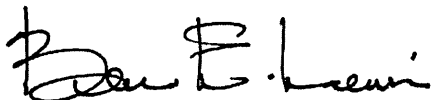


Planning Commission Report
Page 2

Marshall Adkison	Aye
Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-0006 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 4, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0006 to Planned Unit Development.

Location: 0, 3134, 3124 Canal Street North

Real Estate Numbers: 084320-0000, 084321-0000, 084322-0000, 084323-0010

Current Zoning Districts: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Neighborhood Commercial (NC)

Planning District: Northwest, District 5

Agent: Paul M. Harden
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, FL 32202

Owner: Jeffrey Lamberson
TRC Canal, LLC
656 Ellis Oak Ave. Suite 201
Charleston, SC 29412

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2021-0006 seeks to rezone approximately 1.46± acres of land from Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to permit the limited operation of permitted uses in Commercial Neighborhood (CN) classification to serve the neighboring area. There is a

companion Land Use Amendment, 2021-0005. The PUD will allow for limited operation of permitted uses in CN classification to serve the neighboring area.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series (Ordinance 2021-0005) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Neighborhood Commercial (NC).

Plan amendment requests for new NC designations are preferred in locations which are supplied with full urban services; which abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are compatible with adjacent residential neighborhoods. Sites with two or more property boundaries on transportation rights-of-way will be considered preferred locations. This site is an appropriate commercial infill location. The proposed amendment facilitates infill redevelopment of neighborhood commercial retail and services within walking distance of residences and results in the promotion of mobility and growth management goals as established in the 2030 Comprehensive Plan. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series 2021-0005 be approved.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed site is located within the Urban Development Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Goal 3

To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The subject property is located at the corner of Canal Street North and MLK Jr. Parkway and if approved would allow a vacant underutilized piece of property to be developed to permit 9,180 sq. ft. of retail, commercial, and office space. The proposed development will protect and preserve the character of the surrounding neighborhood and become a service to the neighborhood therefore being in compliance with Goal 3.

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for the Herlong Airport. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series (Ordinance 2021-0005) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Neighborhood Commercial (NC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. The agent/owner would need to apply/submit a Mobility application & a CCAS/CRC application to the Concurrency & Mobility Management System Office for review/assessment/approval.

(3) Allocation of residential land use

This proposed Planned Unit Development is being sought in order to permit the limited operation of permitted uses in Commercial Neighborhood (CN) classification to serve the neighboring area. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways: Sidewalks shall be provided in compliance with the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns: Vehicular access to the Property shall be by way of Canal Street and 23rd Street West, substantially as shown in the Site Plan. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property.

Canal Street, from MLK Parkway to 30th Street, is the directly accessed functionally classified roadway in the vicinity. Canal Street is a 2-lane undivided collector in the vicinity and is currently operating at 61.25% of capacity. This Canal Street segment has a maximum daily capacity of 11,232 vpd and a 2020 daily traffic volume of 6,880 vpd.

This application is for ITE Code 814 Variety Store, which could generate 583 vpd. A 34% pass-by trip reduction results in 385 total vpd on the roadway network.

This development is subject to mobility fee review.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The property is located on the West side of Canal Street North between Martin Luther King Jr. Parkway and 23rd Street West. The property and surrounding area is primarily zoned RLD-60 but it has vacant timberland properties to the west and a single family dwellings to the north. To the south of the subject property is MLK Jr. Parkway which is a 4 lane Major arterial roadway on the function highway classifications. South of MLK Jr. Parkway are Industrial zoned properties consisting of uses including warehousing, open storage, and light manufacturing. East side of Canal Street North also is zoned Industrial Light with uses including distribution and warehousing.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single Family Dwelling
South	LI	IL	Warehouse/ Open Storage
East	LI	IL	Retention Pond
West	LDR	RLD-60	Vacant

(6) Intensity of Development

The request is for a rezoning from RLD-60 to PUD in order to permit the limited operation of permitted uses in Commercial Neighborhood (CN) classification to serve the neighboring area. The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated February 10, 2020, project development for a potential Gas station, Fast Food, or General Retail. JEA Availability Number 2020-0430 was issued on 02/10/2020 for 4,000 gpd. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is located in the northwest quadrant of the US-1 (MLK Jr. Parkway) and Canal Street North intersection. The rezoning is being sought to allow a 9,180 sq. ft. retail building. Access to the site is via Canal Street North. There is no direct access to a State facility.

(7) Usable open spaces plazas, recreation areas.

The PUD will not include recreational uses.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District confirmed there is no presence of wetlands on-site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

The applicant provided evidence and a signed affidavit indicating the required Notice of Public Hearing signs were posted on **January 14, 2021**.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0006** be **APPROVED** with the following exhibits:

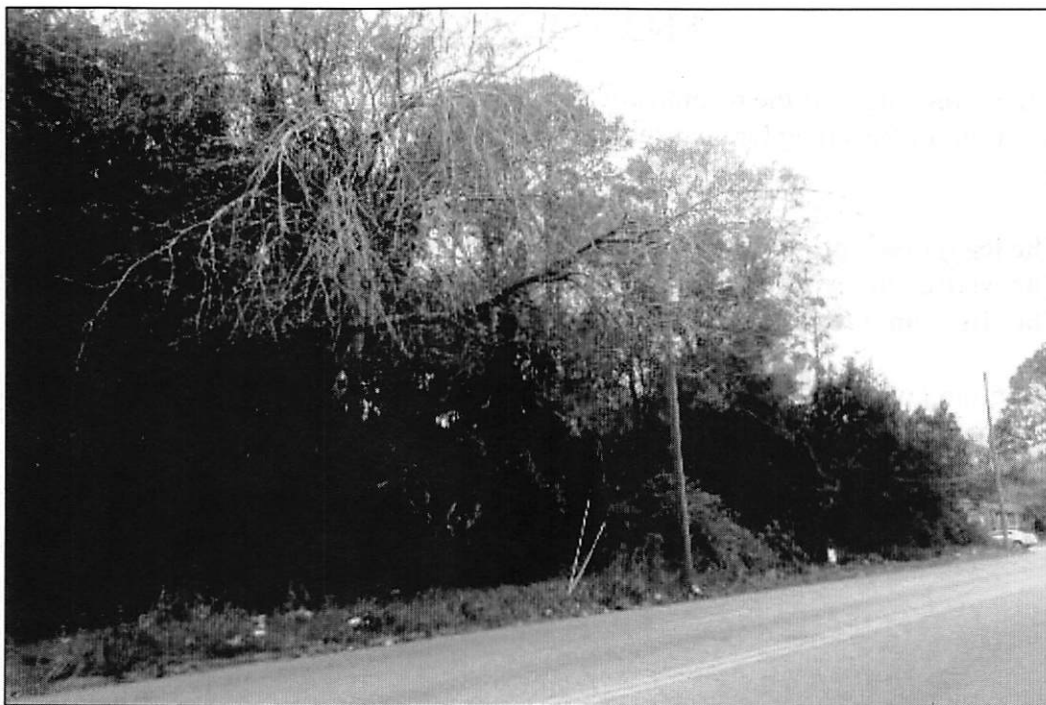
- The legal description dated October 20, 2020.**
- The written description dated October 20, 2020.**
- The site plan dated October 20, 2020.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0006** be **APPROVED**.



Aerial View

Source: JaxGIS



View of Subject Property

*Source: Planning & Development Dept.
Date: January 12, 2021*



Subject Property corner Canal Street N. and 23rd Street W.

*Source: Planning & Development Dept.
Date: January 12, 2021*



View of Property to the North

*Source: Planning & Development Dept.
Date: January 12, 2021*



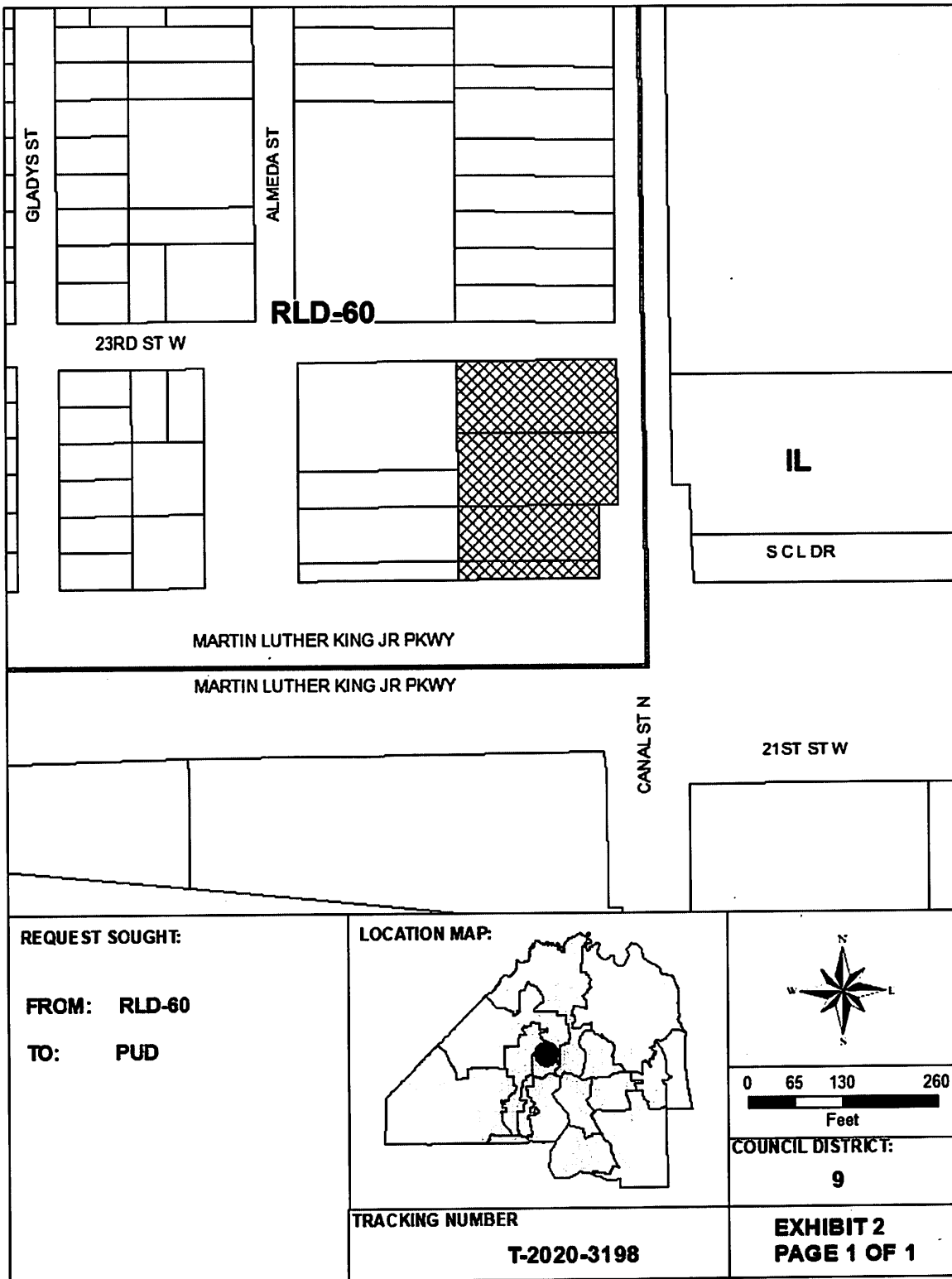
View of Property to the East

*Source: Planning & Development Dept.
Date: January 12, 2021*



Subject Property corner Canal Street N. and MLK Jr. Parkway

*Source: Planning & Development Dept.
Date: January 12, 2021*





21 West Church Street
Jacksonville, Florida 32202-3139

January 15, 2021

MEMORANDUM

To: Planning and Development Department

**From: Susan R. West, PE
JEA**

**Subject: PUD Zoning Application
MLK Jr & Canal St PUD
ORD 2021-0006**

PUD application for a commercial development. JEA Availability Letter 2020-0430 was issued on 02/10/2020 for 4,000 gpd. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0006 Staff Sign-Off/Date ELA / 01/12/2021
 Filing Date 01/12/2021 Number of Signs to Post 3

Hearing Dates:

1st City Council 02/09/2021 Planning Commission 02/04/2021
 Land Use & Zoning 02/17/2021 2nd City Council 02/23/2021

Neighborhood Association GRANT PARK COMMUNITY ASSOCIATION,
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3198 Application Status FILED COMPLETE
 Date Started 10/20/2020 Date Submitted 10/20/2020

General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.
Company Name		
LAW OFFICE OF PAUL M. HARDEN		
Mailing Address		
501 RIVERSIDE AVENUE, SUITE 901		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
LAMBERSON	JEFFREY	J
Company/Trust Name		
TRC CANAL, LLC		
Mailing Address		
656 ELLIS OAK AVE., SUITE 201		
City	State	Zip Code
CHARLESTON	SC	29412
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	084320 0000	9	5	RLD-60	PUD
Map	084321 0000	9	5	RLD-60	PUD

Map	084322 0000	9	5	RLD-60	PUD
Map	084323 0010	9	5	RLD-60	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5489

Total Land Area (Nearest 1/100th of an Acre) 1.46

Development Number

Proposed PUD Name MLK JR & CANAL ST PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

NWQ OF MLK, JR PKWY & CANAL ST N

House #	Street Name, Type and Direction	Zip Code
0	CANAL ST N	32209

Between Streets

MLK, JR PKWY and 23RD ST W

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

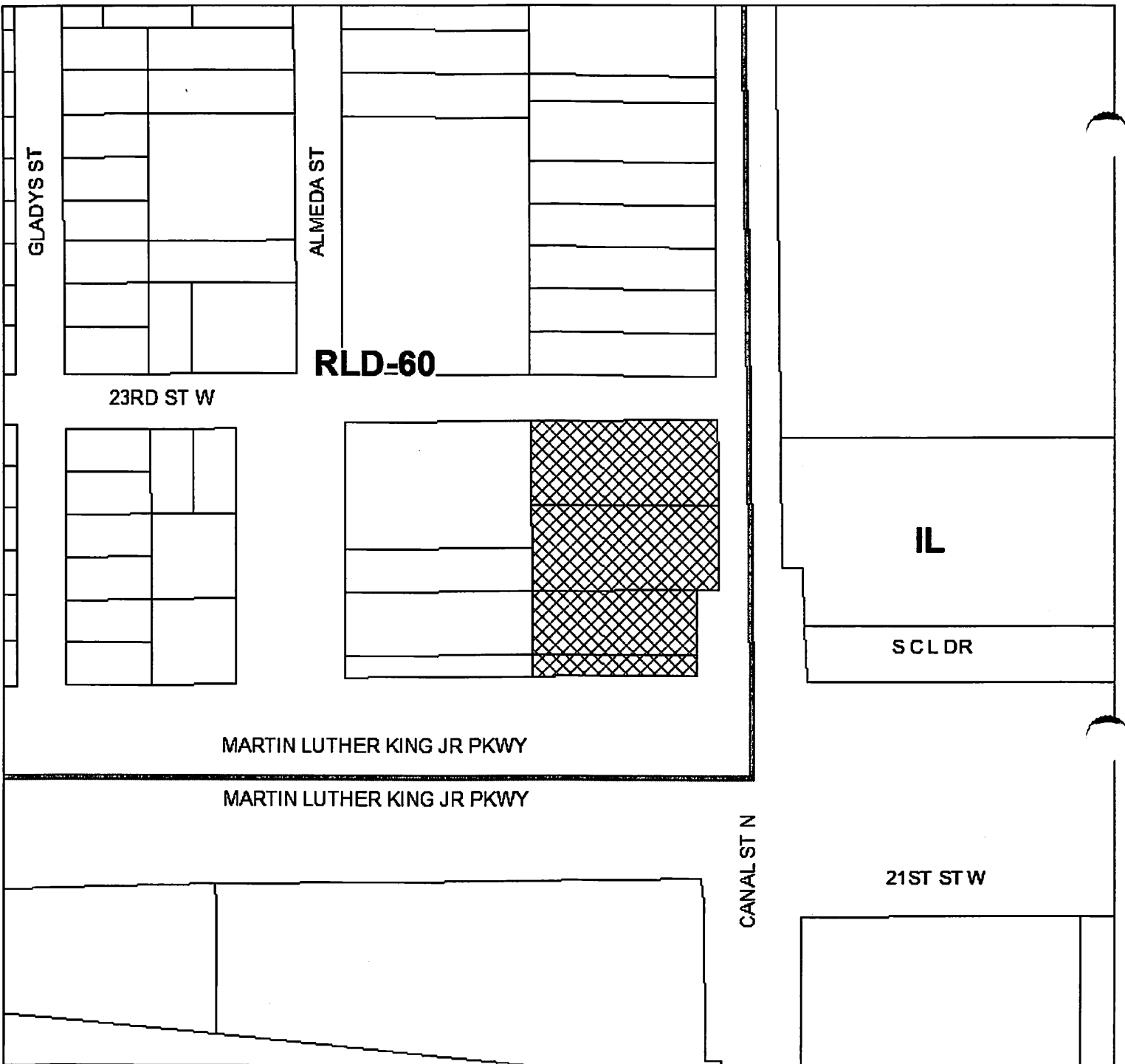
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 1.46 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
 16 Notifications @ \$7.00 /each: \$112.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,401.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

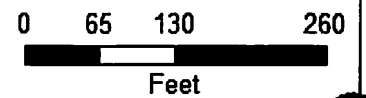
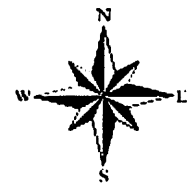
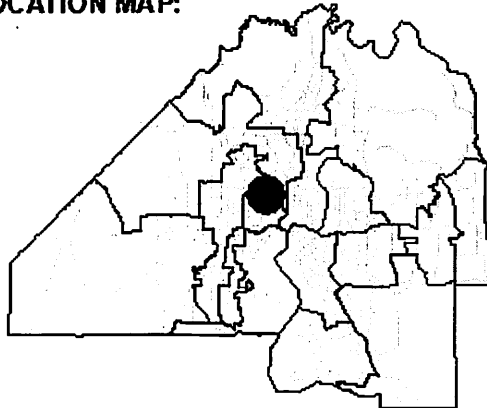


REQUEST SOUGHT:

FROM: RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2020-3198

**EXHIBIT 2
PAGE 1 OF 1**

Legal Description
October 20, 2020

Lots 1, 2, 3, and 4, Lot 5, except the east 25 feet in the Expressway, Block 2, Almeda Gardens, Plat Book 18, Page 78, of the Current Public Records of Duval County, Florida.

And

Part of Lots 6 through 9, Block 2, being the same lands Recorded in Official Records Book 4279, Page 1148, Almeda Gardens, Plat Book 18, Page 78; all of the Current Public Records of Duval County, Florida

PUD WRITTEN DESCRIPTION

MLK Jr. & Canal St. PUD
RE #084320-0000, 084321-0000, 084322-0000, 084323-0010
October 20, 2020

I. PROJECT DESCRIPTION

Applicant proposes to rezone 1.46 acres of property from RLD-60 to PUD. The site is the subject of a companion FLUM Amendment from LDR to NC. These parcels are located in the northwest quadrant of Martin Luther King Jr. Parkway and Canal Street.

The subject parcel is designated LDR on the Future Land Use Maps. The surrounding uses are LDR/RLD-60 to the north and west, and LI/IL to the south and east.

Project Name: MLK Jr. & Canal St. PUD
Project Architect/Planner: Commercial Site Plan, LLC
Project Engineer: Commercial Site Plan, LLC
Project Developer: Twin Rivers Capital, LLC

II.A. QUANTITATIVE DATA

Total Acreage: 1.46
Total amount of floor area: 9,180 s. f.
Total amount of land coverage of all buildings and structures: 9,180 s.f.
Phase schedule of construction (include initiation dates and completion dates):
No phasing

III. USES AND RESTRICTIONS (Parcels A and B)

A. Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.

- (3) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
- (4) Service establishments such as barber or beauty shops, shoe repair shops.
- (5) Restaurants without drive-in or drive-through facilities.
- (6) Banks including drive-through and financial institutions, travel agencies and similar uses.
- (7) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- (8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (9) Day care centers meeting the performance standards and development criteria set forth in Part 4.

B. Limitations on Permitted or Permissible Uses by Exception: N/A

C. Permitted Accessory Uses and Structures: See §656.403

D. Restrictions on Uses: N/A

IV. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD allows for limited operation of permitted uses in CN classification to serve the neighboring area.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Facilities will be maintained by individual parcel owners.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 7,500 s.f.
- (2) *Minimum lot width:* 75 feet
- (3) *Maximum lot coverage:* 50%

- (4) *Minimum front yard:* 10 feet (except the northeast corner of the building, which shall be constructed as shown on the attached site plan)
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 60 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district

B. Ingress, Egress and Circulation:

a. *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Canal Street and 23rd Street West, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

1. One (1) double faced sign not to exceed one hundred (100) square feet in area and eighteen (18) feet in height for each structure. Such freestanding sign shall be of a pylon style, monument or as otherwise approved by the Planning and Development Department.
2. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
3. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

4. Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

N/A

F. Utilities

- Water will be provided by JEA.
- Sanitary sewer will be provided by JEA.
- Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

H. Lighting

All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Light fixtures shall be mounted on canopies so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

D. Provides a gradual step down in uses between existing commercial general use and existing residential use.



**FL - Jacksonville
Martin Luther King Jr
& Canal Street N**

SITE PLAN #1

Site Data Summary

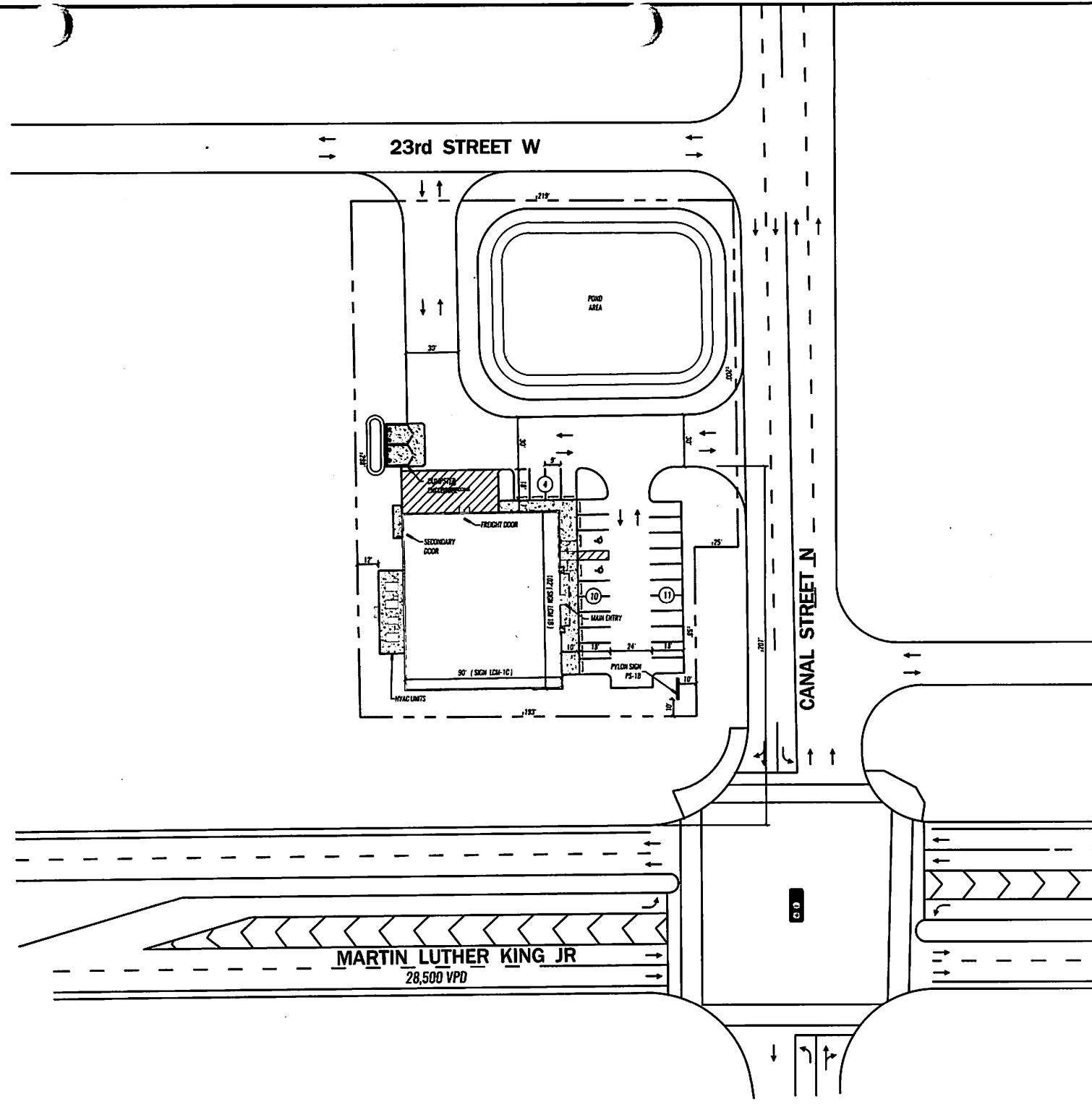
Existing Zoning:	RLD-60
Area Summary:	
Site Area:	±62,799 SF
Building Area:	± 9,180 SF
Asphalt Paving Area:	±18,831 SF
Concrete Area:	±2,556 SF
Green Area:	±17,424 SF
Pond Area:	±14,808 SF
Off Site Paving Area:	±1,150 SF

Parking Summary:	
Required:	25 Spaces
Provided:	25 Spaces
Space Size:	9' x 18'

Building Setbacks:	
Front:	15'
Side:	10'
Rear:	10'

Landscape Requirements / Notes:	
Front:	10'
Side:	10'
Rear:	10'

Notes:



Drawn By:
Commercial
Site Plan, LLC

9/10/20

Prepared For:



Twin Rivers Capital
A Division of CharismaPoint
656 ELLIS OAK AVE, SUITE 201
CHARLESTON, SC 29412
(843) 722-9925

MARTIN LUTHER KING JR
28,500 VPD

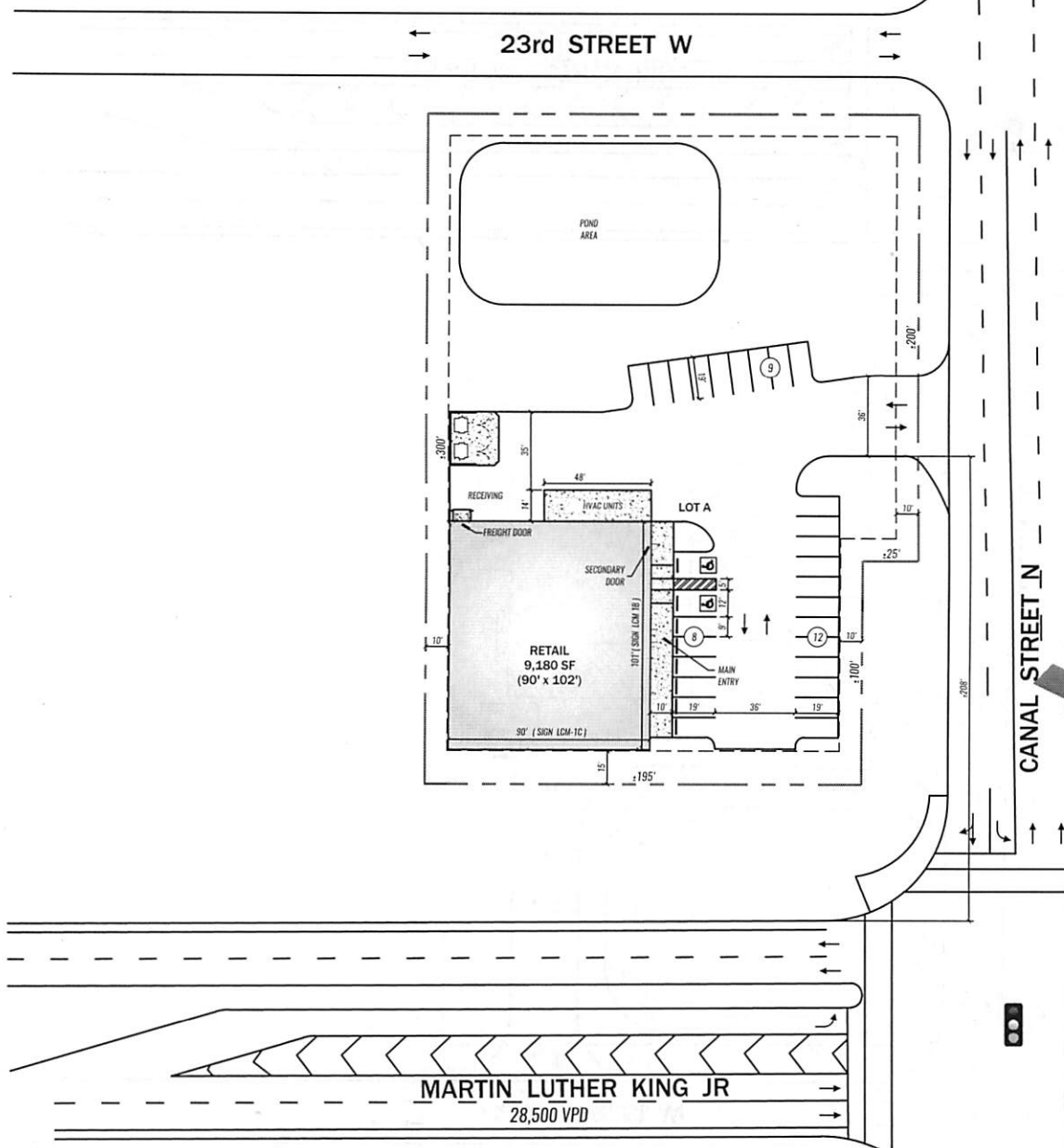


**FL - Jacksonville
Martin Luther King Jr
& Canal Street N**

SITE PLAN #1

Site Data Summary

Existing Zoning:	RLD-60
Area Summary:	
Site Area:	± 63,500 SF
Building Area:	± 9,180 SF
Asphalt Paving Area:	TBD
Concrete Area:	TBD
Green Area:	TBD
Pond Area:	TBD
Off Site Paving Area:	TBD
Parking Summary:	
Required:	28 Spaces
Provided:	29 Spaces
Space Size:	9' x 19'
Building Setbacks:	
Front:	15'
Side:	10'
Rear:	10'
Landscape Requirements / Notes:	
Front:	10'
Side:	10'
Rear:	10'
Notes:	



Drawn By:
Commercial
Site Plan, LLC

Prepared For:



Twin Rivers Capital
Real Estate Development
656 ELLIS OAK AVE, SUITE 201
CHARLESTON, SC 29412
(843) 799-9925