

# City of Jacksonville, Florida

---

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

20 August 2020

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2020-387                      Application for: 11901 Atlantic Blvd PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:    **Approve**

Planning Commission Recommendation:                               **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 22, 2020.
2. The original written description dated March 22, 2020.
3. The original site plan dated February 20, 2020.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

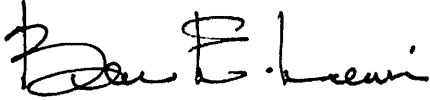
Planning Commission Vote:                6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent

Daniel Blanchard	Aye
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 2020-0387 TO**

**PLANNED UNIT DEVELOPMENT**

**AUGUST 20, 2020**

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 **2020-0387** to Planned Unit Development.

***Location:*** 11901 Atlantic Boulevard  
Between Marketplace Drive and Kernan Boulevard

**Real Estate Number(s):** 167445 0500

***Current Zoning District:*** Planned Unit Development (PUD 2010-0782)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community/General Commercial (CGC)

***Planning District:*** Greater Arlington and Beaches, District 2

**Applicant/Agent:** Eric Sloan  
Sleiman Enterprises, Inc.  
1 Sleiman Parkway, Suite #100  
Jacksonville, Florida 32216

***Owner:*** Michael Herzberg  
Property Management Support, Inc.  
1 Sleiman Parkway #270  
Jacksonville, Florida 32216

**Staff Recommendation:** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2020-0387** seeks to rezone approximately 1.55± acres of land from PUD (2010-0782) to PUD. The rezoning to PUD is being sought so that the property can be developed as an automatic car wash with outside vacuum stations in a 3,911 square foot building. Also included in the PUD are permitted and permissible uses by exception in the Commercial Community/General-1 (CCG-1) zoning district.

The currently PUD (2010-0782) only allows for uses permitted and permissible by exception in the CCG-1 zoning district. This application is to rezone an outparcel of PUD 2010-0782 to allow for an automated car wash facility.

PUD **2010-0782-E** was enacted November 23, 2010 with the following conditions:

(a) The development shall proceed in accordance with the Development Services Division Memorandum dated October 6, 2010, or as otherwise reviewed and approved by the Planning and Development Department.

(b) The development shall be prohibited from using the Floridian Aquifer water for irrigation and shall be required to connect to the JEA re-use water line.

**The Planning and Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

**Condition (a) is not recommended by Staff for this report as the Development Services Division will review any new development prior to permitting and construction.**

**Condition (b) is not recommended by Staff for this report as Development Services will review any new development prior to permitting and construction.**

**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.

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

Yes. The Planning and Development Department finds that the subject site is currently located within the Community General Commercial (CGC) land use category within the Urban Development Area as identified within the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The subject site is a portion of a larger PUD and is located at interchange of Kernan Blvd. and Atlantic Blvd. The site is along the north side of Atlantic Blvd. along a service road since the intersection is elevated. Kernan Blvd. is a minor arterial roadway and Atlantic Blvd. is a major arterial roadway. The land use category is CGC and allows automated car washes. All uses listed on PUD 2010-782-E are consistent with the CGC land use category.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) 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 plan of 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*

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

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

This PUD allows for smart growth techniques by allowing an appropriate combination of complementary land uses. This PUD would allow for an additional commercial use, while still allowing for the proper transition between uses on the property.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

This PUD adheres to FLUE Objective 6.3 by allowing the applicant to utilized a currently vacant portion of their property for a new use. This area has the infrastructure and utilities, and addresses the needs of nearby residents by reducing VMT.

*(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 applicant was approved on December 16, 2019 under Mobility # 102498.0 / CRC

102498.1 and City Development # 7036.027.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a commercial development. 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 with specific reference to the following:

The use and variety of building groupings: The proposed PUD will allow for a currently vacant portion of the property to be utilized as an outparcel for an automated car wash facility. The current PUD governing the property intended for multiple outparcels.

Compatible relationship between land uses in a mixed use project: The current PUD governing the property (PUD 2010-0782) has a mixture of uses including both commercial and residential. Approval of this PUD would allow for an additional, more intense use, while maintaining proper transitions between uses.

*(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 proposed development is located along a corridor where residential, office, commercial and institutional uses function as a mixed-use development. Commercial development at this location will complement the existing uses.

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	CGC/RPI	PUD 2010-0782	Commercial Plaza
South	CGC	PUD 1995-0610	Commercial Plaza
East	CGC/RPI	CCG-1	Hotel
West	RPI	PUD 2010-0782	Commercial Plaza

*(6) Intensity of Development*

The proposed development is consistent with the CGC functional land use category as an automatic car wash commercial development. The PUD is appropriate at this location due to its location at the corner of Atlantic Boulevard and Kernan Boulevard. The building will be hidden from the highway due to the grade separation of the interchange.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The proposed PUD will not amend any of the requirements of the current PUD (2010-0782) but to add an additional use. This PUD is to govern an outparcel located at the corner of Atlantic Boulevard and Kernan Boulevard, and located at the opposite end of the existing PUD from the multi-family residential.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Vehicular access to this site will be available from within the existing development. No new access points are being proposed. The available access points are located on Atlantic Boulevard and Kernan Boulevard.

*(7) Usable open spaces plazas, recreation areas.*

The proposed PUD does not include any recreation or open space areas.

*(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 did identify wetlands on site. Any development impacting these wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(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 site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

### **SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on August 12, 2020 the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2020-0387 be **APPROVED** with the following exhibits:

1. The original legal description dated April 22, 2020.
2. The original written description dated March 22, 2020.
3. The original site plan dated February 20, 2020.





**Aerial View of Subject Property.**



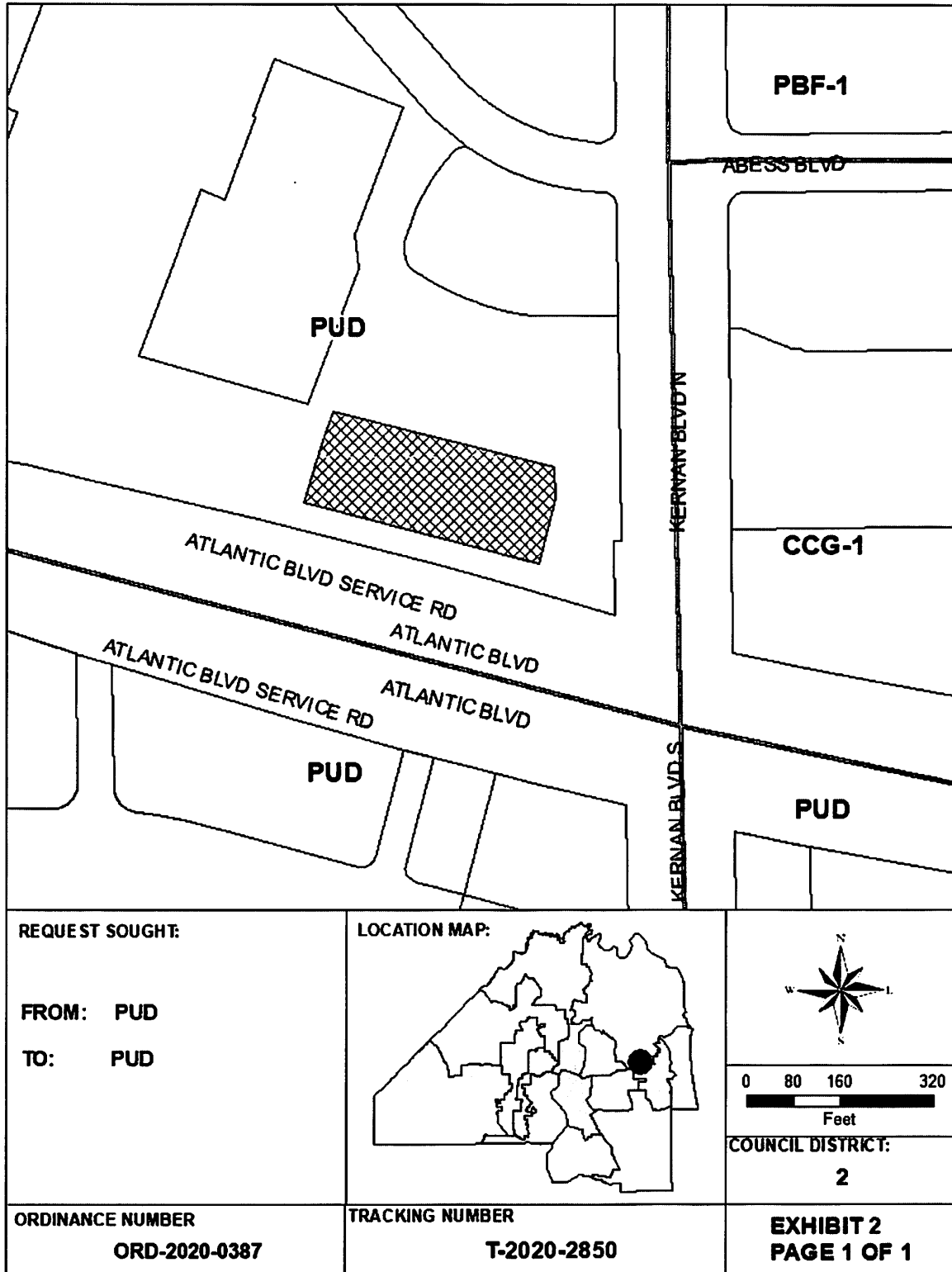
*Source: Planning and Development, 08/12/2020*

**View of Subject Property.**



*Source: Planning and Development, 08/12/2020*

**View of adjacent shopping plaza under Ordinance 2010-0782-E**

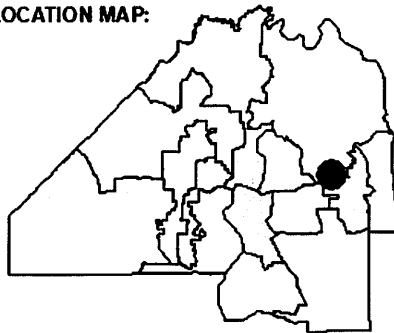


**REQUEST SOUGHT:**

**FROM:** PUD

**TO:** PUD

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**2**

**ORDINANCE NUMBER**

**ORD-2020-0387**

**TRACKING NUMBER**

**T-2020-2850**

**EXHIBIT 2  
 PAGE 1 OF 1**



## Florida Department of Transportation

RON DESANTIS  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.  
SECRETARY

August 4, 2020

Kaysie Cox  
City Planner I  
City of Jacksonville | Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

### RE: Kernan Corner PUD

#### Introduction

Kernan Corner PUD is a proposed rezoning on 1.15 acres to Planned Unit Development (PUD). The property is located in an existing shopping center on the northwest corner of the SR-10 (Atlantic Boulevard) and Kernan Boulevard intersection. The PUD is being sought to allow for the development of an automated car wash facility

#### Accessibility

Access to the site will be provided via an internal roadway within the shopping center. No new access points to a State facility are proposed.

#### Bicycle and Pedestrian Facilities

The PUD written description indicates bicycle and pedestrian facilities will be consistent with the 2030 Comprehensive Plan.

#### Programmed Improvements

There are no FDOT programmed capacity improvements in the vicinity of the project site.

#### Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 10<sup>th</sup> Edition*.

**Table 1**

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Automated Car Wash	948	1	Car Wash Tunnels	-	-	78

**Roadway Capacity**

Table 2 shows the maximum level of service and peak hour volume for SR-10 according to FDOT's *Florida State Highway System Level of Service Report*, dated September 2019.

**Table 2**

<b>County</b>	<b>Road</b>	<b>Segment ID</b>	<b>Segment</b>	<b>FDOT LOS Standard</b>	<b>Maximum Service Volume</b>	<b>2020 Peak Hour Volume</b>	<b>2020 Peak LOS</b>
Duval	SR-10	376	St Johns Bluff Rd to Girvin Rd	D	5,390	5,407	F

The roadway segment of SR-10 identified in Table 2 does not have adequate capacity at the target Level of Service (LOS) standard. The City of Jacksonville should consider implementing additional strategies to mitigate the transportation impacts on this affected State facility.

If you have any questions, please do not hesitate to contact me by email: [scott.clem@dot.state.fl.us](mailto:scott.clem@dot.state.fl.us) or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP  
FDOT D2 Growth Management Coordinator

### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2020-0387 **Staff Sign-Off/Date** KPC / 06/08/2020  
**Filing Date** 07/15/2020 **Number of Signs to Post** 2  
**Hearing Dates:**  
**1st City Council** 08/25/2020 **Planning Commission** 08/20/2020  
**Land Use & Zoning** 09/01/2020 **2nd City Council** N/A  
**Neighborhood Association** GREATER ARLINGTON CIVIC COUNCIL; COMMUNITIES OF EAST ARLINGTON  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 2850 **Application Status** PENDING  
**Date Started** 04/22/2020 **Date Submitted** 04/22/2020

#### General Information On Applicant

**Last Name** SLOAN **First Name** ERIC **Middle Name**  
**Company Name**  
 SLEIMAN ENTERPRISES, INC  
**Mailing Address**  
 1 SLEIMAN PARKWAY SUITE #100  
**City** JACKSONVILLE **State** FL **Zip Code** 32216  
**Phone** 9047314875 **Fax** 9047312411 **Email** ESLOAN@TCICONSTRUCTION.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** HERZBERG **First Name** MICHAEL **Middle Name** W  
**Company/Trust Name**  
 PROPERTY MANAGEMENT SUPPORT, INC.  
**Mailing Address**  
 1 SLEIMAN PARKWAY #270  
**City** JACKSONVILLE **State** FL **Zip Code** 32216  
**Phone** 9047314875 **Fax** **Email** MHERZBERG@SLEIMAN.COM

#### Property Information

**Previous Zoning Application Filed For Site?**   
**If Yes, State Application No(s)** 2010-782-E  

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167445 0500	2	2	PUD	PUD

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

**Existing Land Use Category**

CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre) 1.55**

**Development Number**

**Proposed PUD Name KERNAN CORNER PUD**

**Justification For Rezoning Application**

THE PROPOSED REZONING IS A REASONABLE MANNER BY WHICH TO PERMIT THE DEVELOPMENT OF AN IMPAIRED COMMERCIAL PROPERTY, PROVIDING CONVENIENCE FOR AREA RESIDENTS AND PROMOTING FOR A VARIETY OF USES THAT WILL PROMOTE THE VIABILITY OF THE EXTENSIVE COMMERCIAL NODE LOCATED AT THIS INTERCHANGE. THIS PUD IS DESIGNED TO INCREASE THE USABLE NATURE OF THE PROPERTY WHILE PROMOTING NUMEROUS GOALS, OBJECTIVES AND POLICIES OF THE 2030 COMPREHENSIVE PLAN.

**Location Of Property**

**General Location**

INTERSECTION OF KERNAN AND ATLANTIC BOULEVARDS

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
11901	ATLANTIC BLVD	32225

**Between Streets**

MARKETPLACE DRIVE and KERNAN BOULEVARD

**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**  
  - 1.55 Acres @ \$10.00 /acre:** \$20.00
- 3) Plus Notification Costs Per Addressee**  
  - 3 Notifications @ \$7.00 /each:** \$21.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$951.00

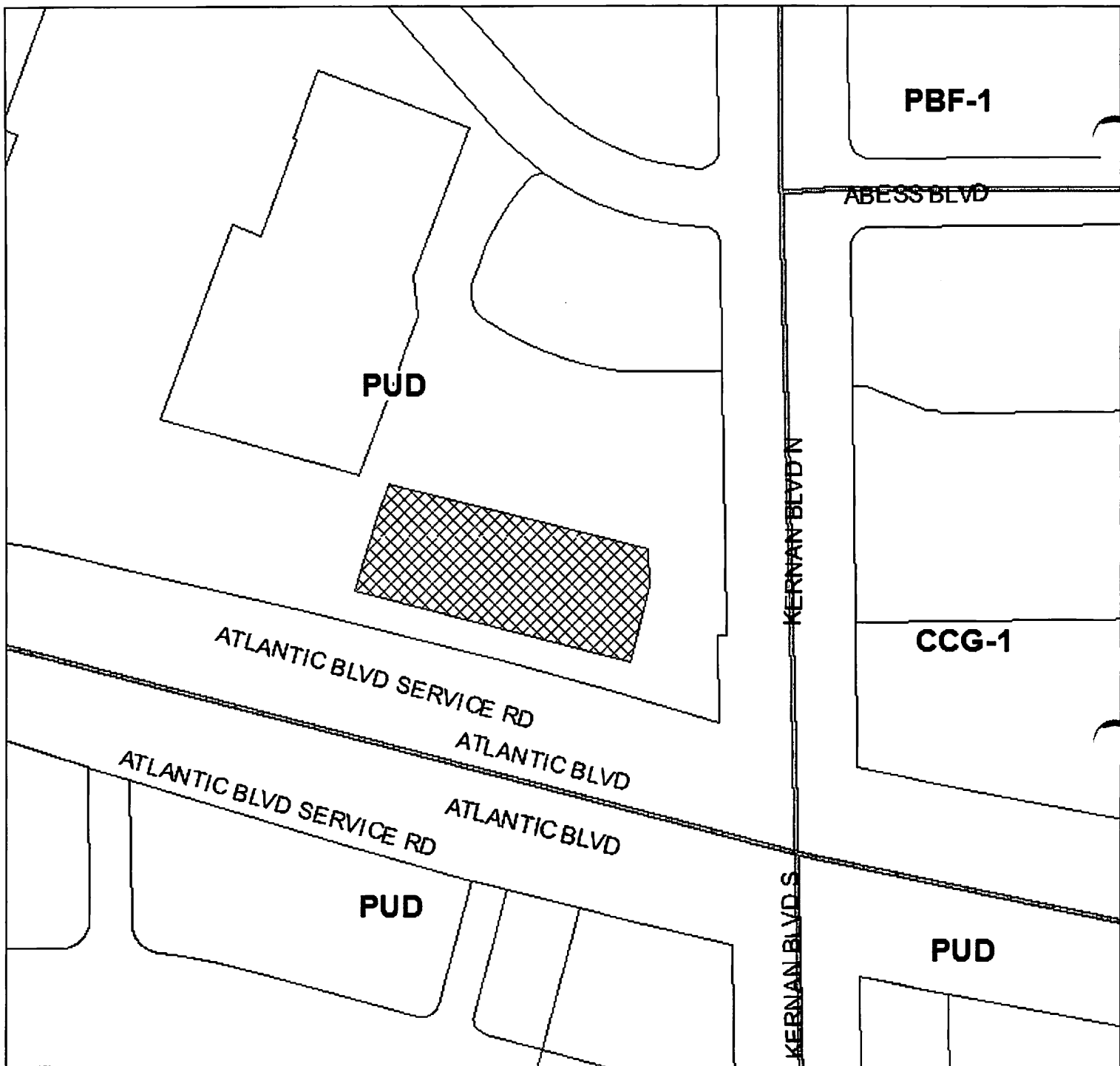
**NOTE: Advertising Costs To Be Billed to Owner/Agent**



## LEGAL DESCRIPTION

### Parcel E

A portion of fractional Section 21, Township 2, South, Range 28, East, Duval County, Florida, and being more particularly described as follows: Commence at the intersection of the former Westerly right-of-way line of Kernan Boulevard (a 200 foot right-of-way as now established) with the former Northerly right-of-way line of Atlantic Boulevard (a variable width right-of-way as now established); thence North 00°45'02" West along said former Westerly right-of-way line and along the Westerly right-of-way line of said Kernan Boulevard, 379.29 feet; thence North 75°43'18" West 103.43 feet to the Point of Beginning; thence South 00°44'21" East 52.66 feet; thence South 14°16'42" West 114.41 feet; thence North 75°43'18" West 415.11 feet; thence North 16°04'45" East 75.97 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Easterly and having a radius of 480.50 feet, an arc distance of 28.41 feet, said arc being subtended by a chord bearing and distance of North 17°46'24" East 28.41 feet to the point of tangency of said curve; thence North 19°28'03" East 61.23 feet; thence South 75°43'18" East 391.81 feet to the Point of Beginning. Lands thus described contain 1.55 acres, or 67,518 square feet more or less.

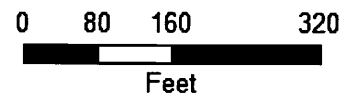
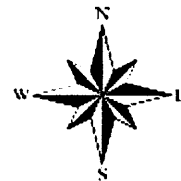
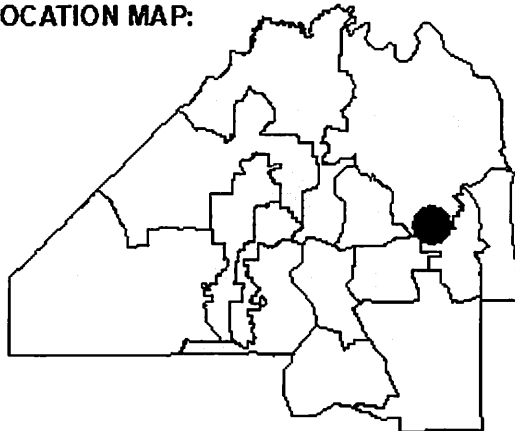


**REQUEST SOUGHT:**

**FROM: PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**2**

**TRACKING NUMBER**

**T-2020-2850**

**EXHIBIT 2  
PAGE 1 OF 1**

**WRITTEN DESCRIPTION**  
**Kernan Corner PUD**  
**March 22, 2020**  
**Exhibit D**

**I. PROJECT DESCRIPTION**

The fee simple owner of the real property identified in the attached Exhibit A, a portion of RE# 167445-0500 (the "Property"), which contains approximately 1.55 acres, is currently zoned PUD (Ord. 2010-782-E) and designated CGC and was originally intended for commercial purposes. The continued development of lands lying to the north and west has prompted additional interest in this center and the owner now seeks to amend the PUD, permitting this one outparcel to be utilized for an auto related use, as an automated car wash.

The Property is located along the north side of Atlantic Boulevard, at the intersection of Kernan Boulevard, in the shadow of a interstate styled, grade separated interchange. It is worth noting that both roadways are designated Major Arterial Roadways according to the City's 2030 Comprehensive Plan and carry traffic volumes of 65,000 vehicles per day (vpd) and 21,000 vpd respectively.

The applicant has not utilized any design professionals for the preparation of this application. The larger parent tract is one of two PUD's which bound the subject property with entitlements for up to 385,000 square feet of commercial and 760 residential units. Currently, two large apartment complexes wrap the outer boundary of the overall property, and a third with another 300 units is in design. The property is hidden from traffic heading east or west along Atlantic as the grade separation of the interchange leaves this parcel visually blocked down below. There are no unique characteristics, variation of elevations or natural features on the property.

The revised PUD will not amend the list of Permitted Uses, or lot requirements for this Property from the previous PUD (Ord 2010-782-E). The revised written narrative contained herein will only address the outparcels intended additional use and provide a detailed Site Plan for the same.

The Property is to be operated and used in accordance with the terms and limitations of the original PUD ordinance and its supporting exhibits, with the sole exception of specific details outlined in this written narrative and the revised Site Plan (Exhibit E), dated 2/ 20/2020. It is the intent of the developer to commence design as soon as possible after zoning approval. Similarly, construction would also be intended to commence immediately upon approval of the zoning and engineering entitlements. All future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

**II. DEVELOPMENT STANDARDS**

*A. Permitted Uses*

1. All permitted uses as identified in Exhibit “D” of Ordinance 2010-782-E (attached)
2. Automated Car Wash Facility

*B. Signage.*

1. As per Exhibit “D” of Ordinance 2010-782-E (attached)

*C. Site Design and Landscaping.*

1. The developer has oriented the building for the proposed additional use in an east to west manner, reducing the visibility of the entry/exit bay from the higher traveled roadway. In consideration of the location of the Property in relation to the overall development and the existence of the overpass, the design minimizes any impacts related to such activity.

*2. General:*

The subject property is to be utilized as a commercial retail and service development, subject to the provisions of the original PUD (Ord. 2010-782-E) or, as applicable, this amended written narrative and its corresponding Site Plan, Exhibit “E”, dated 2/20/2020.

**IV. 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 rezoning is a reasonable manner by which to permit the development of an impaired commercial property, providing convenience for area residents and promoting for a variety of uses that will promote the viability of the extensive commercial node located at this interchange. This PUD is designed to increase the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. Further, the development promotes a more marketable mix of uses that will act to reduce Vehicle Miles Traveled (VMT) for the residents in the vicinity. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to promote such a mix of uses;

Represents and appropriate combination of possible uses, properly designed to promote internal capture of trips, reduction of VMT, convenience to the residents, and clustering of retail activities;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Objective 2.10
2. Goal 3
3. Objective 3.1
4. Objective 3.2
5. Policy 3.2.2
6. Policy 3.2.4
7. Policy 3.2.14
8. Policy 4.1.2

## **V. SUCCESSORS IN TITLE**

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## **VI. PUD REVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* No residential was or is intended for this development.

- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from within the existing development, located at the entryway to the center along Atlantic Boulevard and Kernan Boulevard. No new access points are being proposed.
- D. *External Compatibility/Intensity of Development.* The intent of the development is to permit an additional use for the overall development, which would offer convenience and reduce VMT for the residents in the immediate vicinity.
- E. The various uses are appropriately screened from one another and structures will be oriented in a manner that will foster an appropriate transition as well as reduce externalities otherwise associated with such uses.
- F. *Recreation/Open Space.* The revised PUD does not include any recreation or open space areas.
- G. *Impact on Wetlands.* None.
- I. *Listed Species Regulations.* Not Applicable.
- J. *Off-Street Parking & Loading Requirements.* The parking areas shall be developed as required in Part 6. It being the intent that the areas and locations depicted on the attached plan are sufficient to meet any or all of the required parking and landscape provisions.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* While no additional retention is required, stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements to an already approved off-site location.
- M. *Utilities.* Electric power, water and sewer services are currently furnished to the Property by the Jacksonville Electric Authority.

# EXHIBIT F

PUD Name

**Kernan Corner PUD**

## Land Use Table

---

Total gross acreage	<b>1.55</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Multiple family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Commercial	<b>1.55</b> Acres	<b>100</b> %
Industrial	<b>0</b> Acres	<b>0</b> %
Other land use	<b>0</b> Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b> Acres	<b>0</b> %
Passive open space	<b>0</b> Acres	<b>0</b> %
Public and private right-of-way	<b>1.55</b> Acres	<b>100</b> %
Maximum coverage of buildings and structures	<b>1,682</b> Sq. Ft.	<b>2.4</b> %

**SCRUBBLES - VILLAGES AT KERNAN**

Commercial Development & Associated Infrastructure

11991 Atlantic Boulevard  
 Jacksonville, Florida 32225  
 Todd Buckner Designs

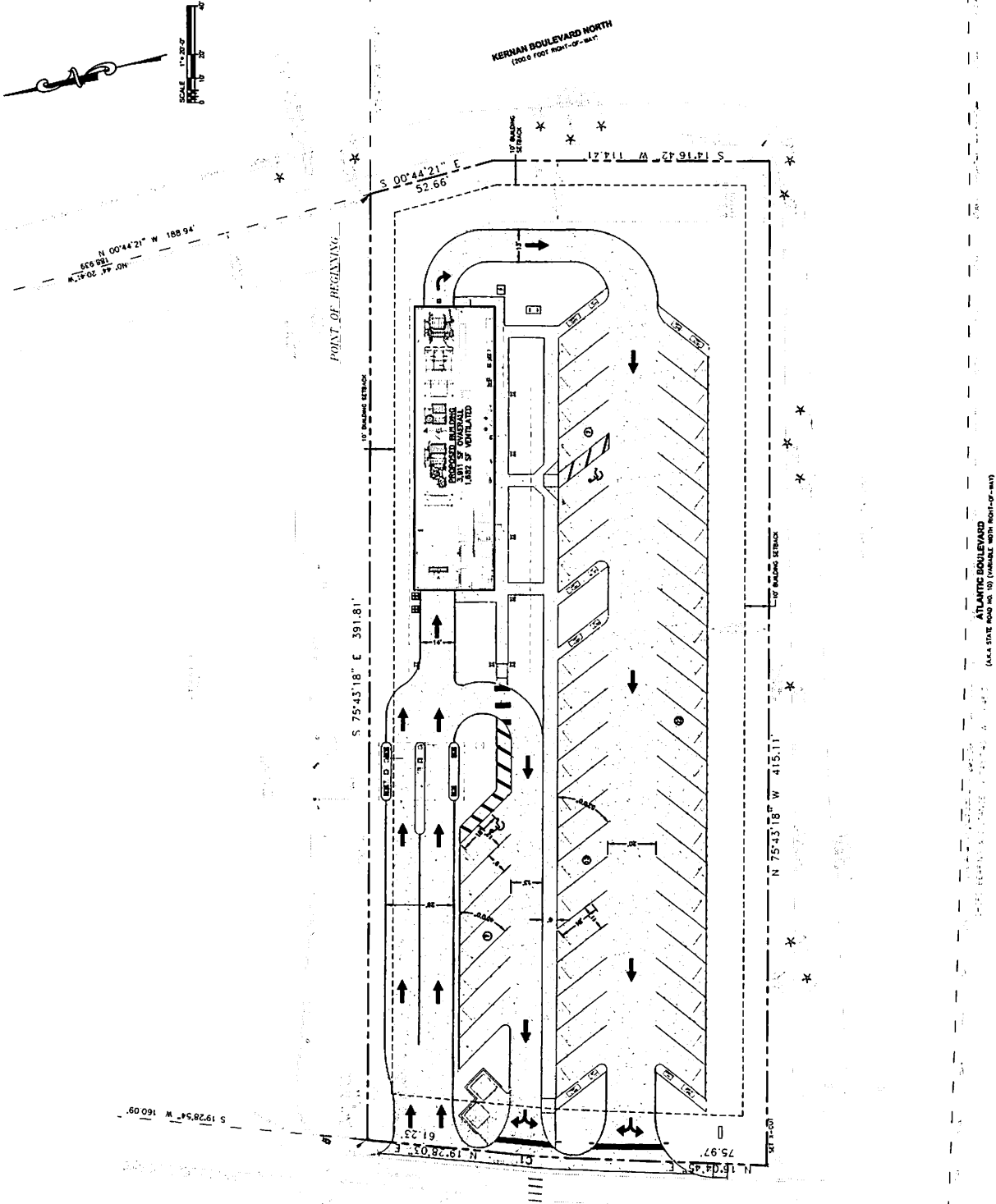
No	Date	Revision
1	11/17/17	Issue for Bid
2	12/14/17	Issue for Bid
3	02/20/18	Issue for Bid
4	03/05/18	Issue for Bid
5	03/05/18	Issue for Bid
6	03/05/18	Issue for Bid
7	03/05/18	Issue for Bid
8	03/05/18	Issue for Bid
9	03/05/18	Issue for Bid
10	03/05/18	Issue for Bid
11	03/05/18	Issue for Bid
12	03/05/18	Issue for Bid
13	03/05/18	Issue for Bid
14	03/05/18	Issue for Bid
15	03/05/18	Issue for Bid
16	03/05/18	Issue for Bid
17	03/05/18	Issue for Bid
18	03/05/18	Issue for Bid
19	03/05/18	Issue for Bid
20	03/05/18	Issue for Bid

Project Number  
 19-0421

Sheet Name  
 Site Geometry

Plan

Sheet Number  
**C3.01**



**LEGEND**

	PROPERTY LINE
	FENCE (CHAIN LINK)
	FENCE (WOODEN)
	EASEMENT
	CURBS & GUTTERS
	CENTERLINE
	CONCRETE
	PAVEMENT (STANDARD DUTY)

**SITE DEVELOPMENT SUMMARY:**

LOT AREA: 34.53 ACRES  
 BUILDING FOOTPRINT AREA: 115.5 ACRES  
 LANDSCAPE: 1.00 ACRES  
 DRIVEWAY: 0.00 ACRES  
 SETBACKS: 0.00 ACRES

FRONT = 20  
 SIDE = 10  
 REAR = 10  
 BUILDING = 10

REQUIRED PARKING: 1,482 SF, VENTILATED  
 1,524 SF / 1,000 SF, X.3 = 8 REGULAR SPACES  
 1,789 SF = 1 HANDICAP SPACES  
 PROPOSED PARKING: 1,482 SF, VENTILATED  
 1,524 SF / 1,000 SF, X.3 = 8 REGULAR SPACES  
 1,789 SF = 1 HANDICAP SPACES

REQUIREMENTS:  
 MAXIMUM BUILDING HEIGHT = 35 FEET  
 MAXIMUM LOT COVERAGE = 35%  
 MAXIMUM LOT AREA = 34.53 ACRES  
 MAXIMUM LOT WIDTH = 100 FEET  
 MAXIMUM LOT DEPTH = 100 FEET  
 MAXIMUM LOT AREA = 34.53 ACRES  
 MAXIMUM LOT WIDTH = 100 FEET  
 MAXIMUM LOT DEPTH = 100 FEET

TOTAL = 48 SPACES

**LEGAL DESCRIPTION:**

A PORTION OF FRACTIONAL SECTION 21, TOWNSHIP 2, SOUTH RANGE 28, EAST, DAVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD AND THE WESTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 00°-48'-02" WEST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID KERNAN BOULEVARD 379.59 FEET; THENCE NORTH 75°-43'-18" WEST 103.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°-44'-21" EAST 52.66 FEET; THENCE SOUTH 14°-16'-42" WEST 114.41 FEET; THENCE NORTH 75°-43'-18" WEST 415.11 FEET; THENCE CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 284.1 FEET, AN ARC DISTANCE OF 28.41 FEET, SAID CURVE BEING TANGENT TO THE WESTERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD AT THE POINT OF BEGINNING; THENCE NORTH 17°-48'-24" EAST 284.1 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°-28'-03" EAST 61.23 FEET; THENCE SOUTH 75°-43'-18" EAST 391.81 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 75°-43'-18" WEST 160.09 FEET OR 87,518.19 SQUARE FEET, MORE OR LESS.