

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

3 September 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.: 2020-481 **Application for: Rockola 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 July 1, 2020.
2. The original written description dated July 24, 2020.
3. The original site plan dated July 16, 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.

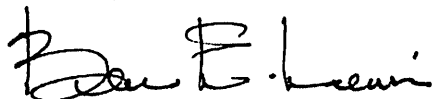
Planning Commission Vote: 7-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
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 2020-481 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 3, 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 **2020-481** to Planned Unit Development.

Location: Southside of 103rd Street between Rockola Road and Old Middleburg South

Real Estate Number(s): 015228-0005, 015227-0100

Current Zoning District(s): Planned Unit Development (PUD 2005-837)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

Applicant/Agent: Blair Knighting
Kimley Horn & Associates, Inc.
12740 Gran Bay Parkway, Suite 2350
Jacksonville, Florida 32258

Owner: Samuel Newey
720 Oaks Field Road
Jacksonville, Florida 32211

Donna Helming
Segovia Ventures, LLC
3733 W. University Boulevard, Suite 204
Jacksonville, Florida 32217

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-481 seeks to rezone approximately 3.87 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a restaurant with drive through, allow parking in front of the buildings facing 103rd Street and removes the condition which requires compliance with the Town Center Vision Plan for 103rd Street.

PUD Ord. 2005-837-E was approved with the following conditions:

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated September 15, 2005, and attached hereto as **Exhibit 3**, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) Prior to verification of substantial compliance, the developer shall submit a detailed recreation plan, including playground equipment on the active recreation site, for review and approval by the Planning and Development Department.
- (c) The buffer area on the north side of the Subject Property between the residential and commercial uses shall contain an eight-foot high, 85% opaque, vinyl fence.
- (d) The commercial portion of the development must meet all criteria in the Town Center Vision Plan for 103rd Street and is subject to final review and approval by the Planning and Development Department.

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

- Condition (a) does not need to be included as the development is subject to the review and approval of Transportation Planning when plans are submitted for permitting.
- Condition (b) does not need to be included as the residential phase has already been completed.
- Condition (c) should be included with the PUD. Although the fence is constructed, it is vital to the sustainability of the mixed use.
- Condition (d) has been incorporated into the proposed written description.

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.

(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 Community General Commercial (CGC) 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. The proposed PUD. 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.

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

Yes/No. This proposed rezoning to Planned Unit Development is in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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.

(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 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

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): CGC. 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial retail and service establishments. 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 proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The proposed street frontage will be similar to other developments in the area along 103rd Street.
- The use of existing and proposed landscaping: The development is required to meet Part 12 of the Landscape Regulation of the Zoning Code.
- The treatment of pedestrian ways: There is an existing sidewalk along 103rd Street. A connection from the sidewalk to the proposed development is required.
- Traffic and pedestrian circulation patterns: Allowing parking in front of the buildings will not create any adverse impacts to the pedestrian and vehicular circulation.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The PUD is not changing or adding any uses that are not already approved in the PUD.
- The type, number and location of surrounding external uses: There are single family dwellings to the south which were planned as a mixed use development. The PUD requires an 8 foot high opaque vinyl fence and landscape buffer, which will reduce any impact from the proposed commercial 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	CCG-2	Undeveloped
South	CGC	PUD (05-837)	Single family dwellings
	MDR	PUD (05-837)	Single family dwellings
East	CGC	CCG-1	Undeveloped
West	CGC	PUD (12-647)	School

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Staff has reviewed the Town Center Vision Plan – 103rd Street and the Southwest Vision Plan against the proposed PUD. The Town Center Vision Plan mainly focused on improvements to the infrastructure with decorative street lights, furniture, landscaping and transportation improvements. There were no specific recommendations for architectural designs and building improvements. The same is true for the Southwest Vision Plan.

The current PUD included specific design guidelines for the commercial portion, however this area has remained undeveloped for 15 years. It appears these guidelines have hindered development. The proposed PUD will still comply with the original signage restrictions, thereby maintaining portions of the Vision Plans.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category for commercial retail and service establishments. The PUD is appropriate at this location as the proposed uses will serve the immediate area.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:
- The existing residential density and intensity of use of surrounding lands: The PUD was developed as a mixed use with commercial and residential.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: 103rd Street is maintained by FDOT and any access points will be approved by FDOT.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. Recreational areas are not required for commercial 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 did not identify any 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 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 26, 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 2020-481 be **APPROVED with the following exhibits:**

1. The original legal description dated July 1, 2020.
2. The original written description dated July 24, 2020.
3. The original site plan dated July 16, 2020.



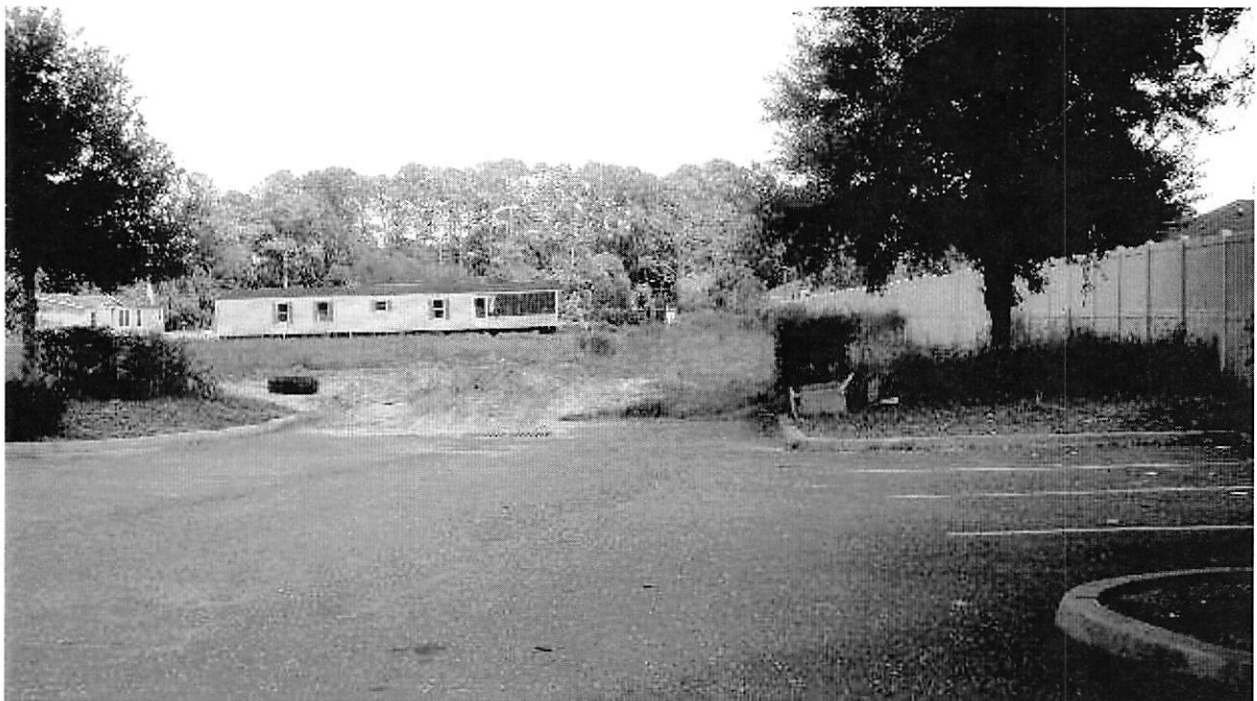
Aerial view of subject property.



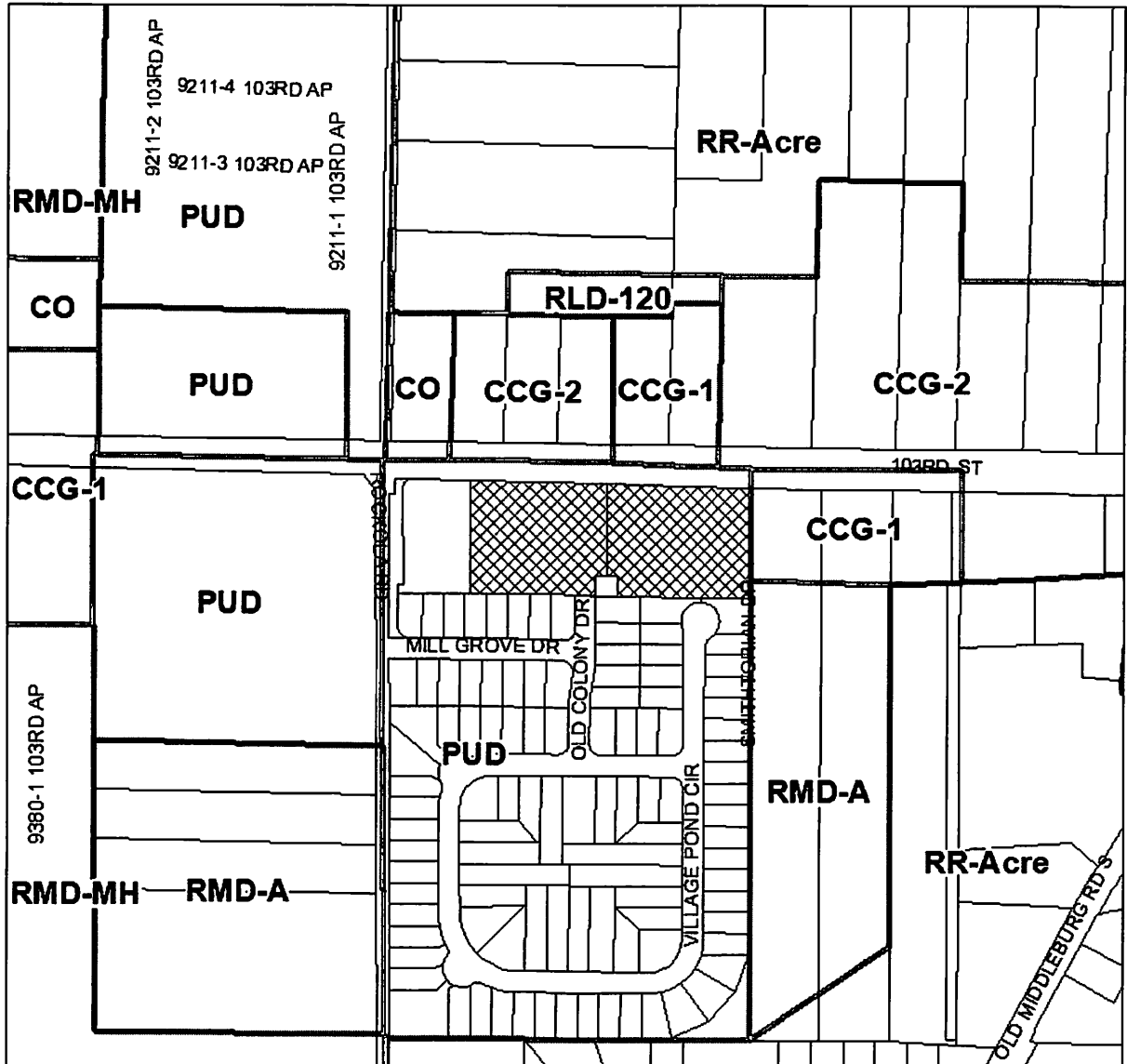
View of undeveloped commercial from 103rd Street

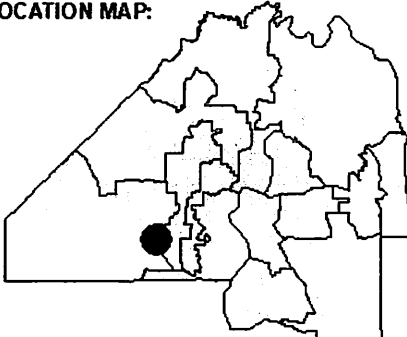



Existing retail on corner.



Access to undeveloped commercial, showing existing vinyl fence buffering residential.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 130 260 520 Feet</p>
<p>ORDINANCE NUMBER ORD-2020-0481</p>	<p>TRACKING NUMBER T-2020-2980</p>	<p>COUNCIL DISTRICT: 12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD**Planning and Development Department Info****Ordinance #** 2020-0481 **Staff Sign-Off/Date** BEL / 07/27/2020**Filing Date** 08/05/2020 **Number of Signs to Post** 2**Hearing Dates:****1st City Council** 09/08/2020 **Planning Commission** 09/03/2020**Land Use & Zoning** 09/15/2020 **2nd City Council** N/A**Neighborhood Association** ARGYLE AREA CIVIC ASSOC., WEST JAX CIVIC ASSOC.**Neighborhood Action Plan/Corridor Study** NONE**Application Info****Tracking #** 2980**Application Status** PENDING**Date Started** 07/01/2020**Date Submitted** 07/01/2020**General Information On Applicant**

Last Name	First Name	Middle Name
KNIGHTING	BLAIR	

Company Name
KIMLEY HORN AND ASSOCIATES, INC.

Mailing Address
12740 GRAN BAY PARKWAY WEST, SUITE 2350

City	State	Zip Code
JACKSONVILLE	FL	32258

Phone	Fax	Email
9048283917	904	BLAIR.KNIGHTING@KIMLEY-HORN.COM

General Information On Owner(s) Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
NEWAY	SAMUEL	

Company/Trust Name

Mailing Address
720 OAKS FIELD RD

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
9048283917		BLAIR.KNIGHTING@KIMLEY-HORN.CO

Last Name	First Name	Middle Name
HELMING	DONNA	

Company/Trust Name
SEGOVIA VENTURES, LLC

Mailing Address
3733 W. UNIVERSITY BLVD SUITE 204

City JACKSONVILLE	State FL	Zip Code 32217
Phone 9048283917	Fax 	Email BLAIR.KNIGHTING@KIMLEY-HORN.CO

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) PUD 2005-0837-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	015228 0005	12	4		PUD
Map	015227 0100	12	4		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) 3.87

Development Number

Proposed PUD Name ROCKOLA PUD

Justification For Rezoning Application

PLEASE SEE THE PUD WRITTEN DESCRIPTION FOR JUSTIFICATION

Location Of Property

General Location

WEST JACKSONVILLE

House # 0	Street Name, Type and Direction 103RD ST	Zip Code 32210
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Between Streets

ROCKOLA ROAD and SMITHORIAN DR

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**
- 3.87 Acres @ \$10.00 /acre: \$40.00**

3) Plus Notification Costs Per Addressee

57 Notifications @ \$7.00 /each: \$399.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,708.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1 LEGAL DESCRIPTION

WEST PARCEL

A portion of Tract 7, Block 1, Section 16, Township 3 South, Range 25 East, Jacksonville Heights, Jacksonville, Duval County, Florida, according to map thereof recorded in Plat Book 5, page 93 of the current public records of said county and being more particularly described as follows, for a point of reference commence at the intersection of the Easterly line of the Westerly one-half of said Tract 6 with the Southerly right of way of 103rd Street (a 100 foot right of way as now established); thence North 89 degrees 07 minutes 47 seconds West, along said right of way, 335.03 feet to the Point of Beginning.

From the point of beginning thus described; thence South 00 degrees 09 minutes 50 seconds West, 266.98 feet; thence North 89 degrees 28 minutes 32 seconds West, 37.14 feet; thence North 00 degrees 31 minutes 28 seconds east, 5.00 feet; thence North 89 degrees 28 minutes 32 seconds West, 452.58 feet; thence North 00 degrees 12 minutes 46 seconds West, 19.76 feet; thence North 89 degrees 47 minutes 14 seconds East, 12.00 feet; thence North 00 degrees 12 minutes 46 seconds West, 225.09 feet to a point of curvature; thence in a Northeasterly direction, along the arc of a curve, said curve being concave Southeasterly and having a radius of 22.00 feet, a chord bearing and distance of North 31 degrees 26 minutes 31 seconds East, 23.09 feet to the said Southerly right of way of 103rd Street; thence South 89 degrees 07 minutes 47 seconds East, along said right of way, 467.33 feet to the Point of Beginning.

EXCEPTING THEREFROM the lands as conveyed in Official Records Book 15088, page 1692 and further excepting the lands as conveyed in Official Records Book 13330, page 441 and further excepting the lands as conveyed in Official Records Book 13886, page 411 of the current public records of Duval County, Florida.

EAST PARCEL

A portion of Lot 14, as shown on the plat of Archibald Gilmore Subdivision, recorded in Plat Book 6, page 43 of the current public records of Duval County, Florida, being more particularly described as follows:

Commencing at the intersection of the Easterly line of Lot 2, said plat of Archibald Gilmore Subdivision, with the Southerly right of way line of Merrill Road (an 80 foot right of way as established by the Florida Department of Transportation Right of Way Map, Section 72515-2601), said plat also being the Northwest corner of those certain lands described in deed recorded in Official Records Volume 1934, page 107 of said current public records; thence South 00 degrees 37 minutes 27 seconds East along the Westerly line of said last mentioned lands and along the Easterly line of said Lot 2, a distance of 465.20 feet to the Southeast corner of said Lot 2; thence South 89 degrees 46 minutes 07 seconds West along the Southerly line of said Lot 2, 608.24 feet to a point situate in the Easterly right of way line of Jane Street (as previously established for a width of 60 feet); thence continue South 89 degrees 46 minutes 07 seconds West along said Southerly line of Lot 2 and a Westerly prolongation thereof, and along the Northerly line of said Lot 14, a distance of 75.00 feet to a point situate on the present Westerly right of way line of Jane Street (as established by the Florida Department of Transportation Right of Way Map, Section 72002-2528, Sheet 5) for a Point of Beginning; thence South 00 degrees 44 minutes 51 seconds East along said Westerly right of way line, 356.40 feet to a point situate on the southerly line of said Lot 14; thence South 89 degrees 46 minutes 07 seconds West along said Southerly line of Lot 14, a distance of 538.99 feet to a point situate on the Easterly limited access right of way line of State Road 9-A, as shown on the aforementioned Right of Way Map, Section 72002-2528, said right of way line being on a curve concave Easterly and having a radius of 1089.92 feet; thence Northerly around and along said curved Easterly right of way line, 162.03 feet, said arc being subtended by a chord bearing and distance of North 18 degrees 19 minutes 43 seconds East, 161.88 feet to the point of tangency of said curve; thence North 22 degrees 35 minutes 15 seconds East, continuing along said Easterly right of way line, 220.16 feet to a point situate on said Northerly line of Lot 14; thence North 89 degrees 46 minutes 07 seconds East along said Northerly line of Lot 14 and along the line described in Boundary Line Agreement recorded in Official Records Volume 8755, page 878 of said current public records, a distance of 388.90 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

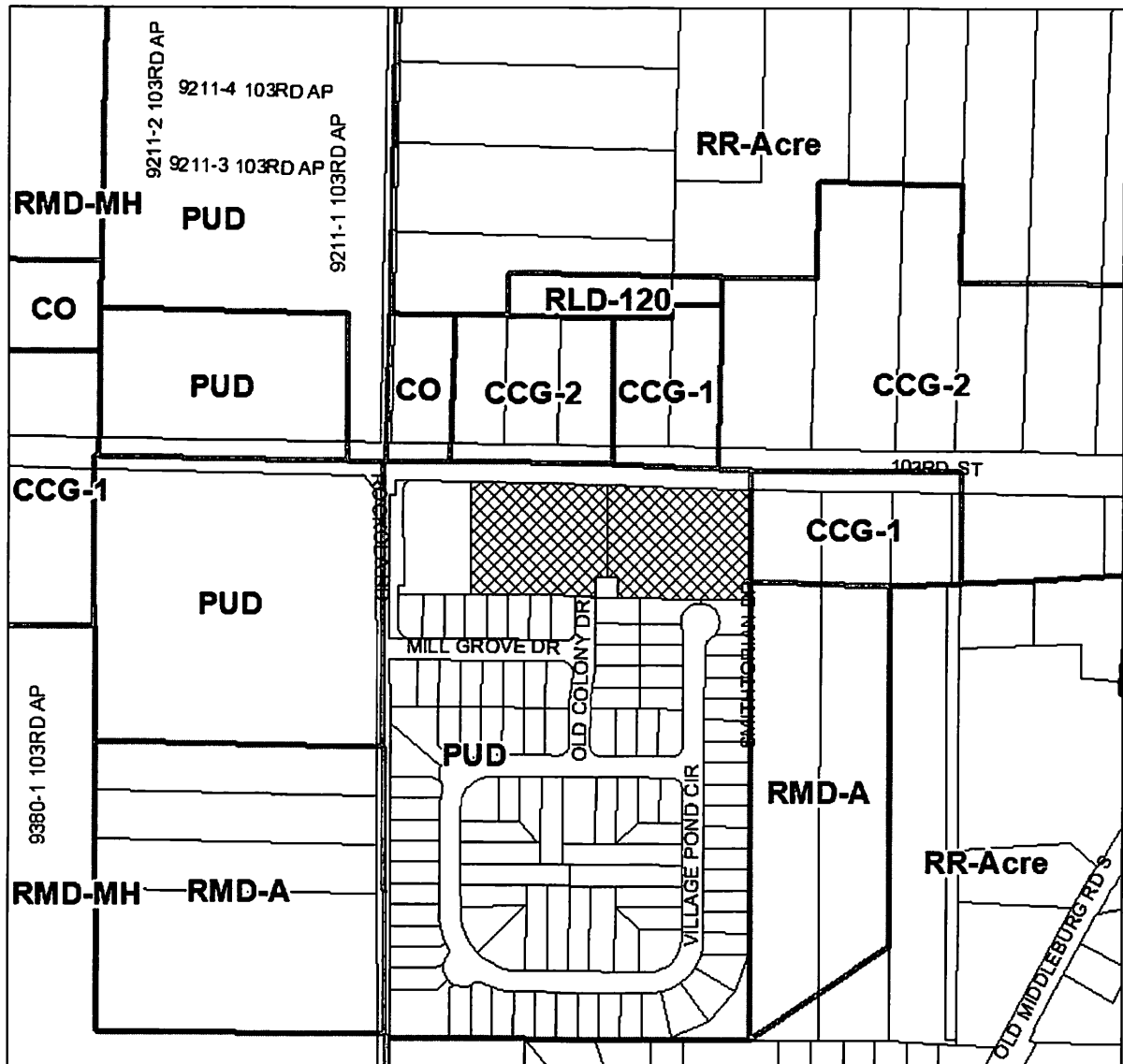
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to a point situate in the Easterly right of way line of Jane Street (as previously established for a width of 60 feet); thence continue South 89 degrees 46 minutes 07 seconds West along said Southerly line of Lot 2 and a Westerly prolongation thereof, and along the Northerly line of said Lot 14, a distance of 75.00 feet to a point situate on the present Westerly right of way line of Jane Street (as established by the Florida Department of Transportation Right of Way Map, Section 72002-2528, Sheet 5) for a Point of Beginning; thence South 00 degrees 44 minutes 51 seconds East along said Westerly right of way line, 356.40 feet to a point situate on the southerly line of said Lot 14; thence South 89 degrees 46 minutes 07 seconds West along said Southerly line of Lot 14, a distance of 538.99 feet to a point situate on the Easterly limited access right of way line of State Road 9-A, as shown on the aforementioned Right of Way Map, Section 72002-2528, said right of way line being on a curve concave Easterly and having a radius of 1089.92 feet; thence Northerly around and along said curved Easterly right of way line, 162.03 feet, said arc being subtended by a chord bearing and distance of North 18 degrees 19 minutes 43 seconds East, 161.88 feet to the point of tangency of said curve; thence North 22 degrees 35 minutes 15 seconds East, continuing along said Easterly right of way line, 144.25; thence North 89 degrees 48 minutes 17 seconds East, 99.46 feet; thence North 00 degrees 18 minutes 14 seconds West, 70.03 feet to a point situate on said Northerly line of Lot 14; thence North 89 degrees 46 minutes 07 seconds East along said Northerly line of Lot 14 and along the line described in Boundary Line Agreement recorded in Official Records Volume 8755, page 878 of said current public records, a distance of 328.93 feet to the Point of Beginning.

TOGETHER WITH:

That Grant of Easement recorded in Official Records Book 13612, Page 625, of the current public records of Duval County, Florida.

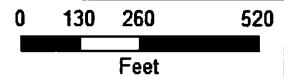
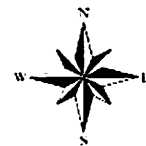
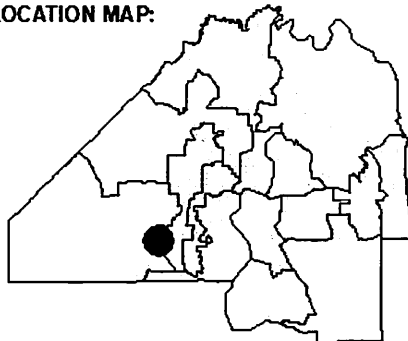


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2020-2980

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT D

**WRITTEN DESCRIPTION
For
Rockola PUD
July 24, 2020**

I. PROJECT DESCRIPTION

A. This application seeks the approval of a neighborhood-scale commercial development along 103rd Street that was once part of a mixed-use project. The two subject parcels (RE#015228-0005 and RE#015227-0100) are located along the south side of 103rd Street between Smithtorian Drive and Rockola Road in the City of Jacksonville. Both parcels contain approximately four (4) acres in total. This application seeks to allow commercial uses to serve the surrounding residential and commercial properties. The predominant land uses in this section of 103rd Street are commercial, institutional, and residential.

The developer desires to development the subject site into various light commercial uses such as such as office, retail, and quick service restaurants. This project should be considered an infill project considering that all of the surrounding parcels are developed. The area has a mix of uses such as residential, institutional, and commercial however, there is a void of retail and service-related commercial uses such as restaurants. Considering the mix of residential and institutional uses, there is a need for those users to have these types of commercial services in proximity.

This PUD will amend, restate, and supersede the existing PUD (2005-0837-E).

Project Team		
Developer	Engineer	Planning Team

Verdad Real Estate and Construction Services 1211 South White Chapel Blvd Southlake, TX 76092	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258
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- B. Current Land Use Category: Community/General Commercial (CGC)
- C. Current Zoning District: Planned Unit Development (PUD 2005-0837)
- D. Requested Land Use Category: N/A
- E. Requested Zoning District: Planned Unit Development (PUD)
- F. Real Estate Number(s): 015228-0005 (west) & 015227-0100 (east)

II. QUANTITATIVE DATA

- A. Total Acreage: Approximately 3.87 acres
- B. Total number of dwelling units: N/A
- C. Total amount of non-residential floor area: Maximum 59,002 SF
- D. Total amount of recreation/open space: N/A
- E. Total amount of land coverage of all buildings and structures: N/A
- F. Total amount of impervious surface ratio: Maximum 85%
- G. Phase schedule of construction (include initiation dates and completion dates): Construction will commence within five (5) years and be completed within ten (10) years.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan and permits restaurants with a drive through, where the existing PUD (2005-837) would not. In addition, this PUD removes the condition in the original 2005 PUD that requires compliance with the Town Center Vision Plan for 103rd Street. This condition causes conflict between the existing internal access road and future use of this site. The original 2005 PUD also restricts parking in front of the buildings. Lastly, the CGC Future Land Use Category includes consideration for retail and service establishment uses therefore a land use amendment would not be required to allow for retail and commercial uses as described within this PUD.

- 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.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

- A. Permitted Uses and Permissible Uses by Exception:

All permissible uses and uses by exception shall be consistent with Sections 656.312.A of the City of Jacksonville's Ordinance Code (Commercial Neighborhood (CN) Zoning Districts). In addition, drive-thru facilities in conjunction with a permitted or permissible use or structure will be permissible by right.

These uses will complement the existing residential, institutional, and commercial uses within the surrounding area, considering the surrounding properties are in various zoning districts such as CCG-1, CCG-2, and PUD. This PUD, modeled after the Commercial Neighborhood

(CN) zoning district, will be a good transition from the more intensive uses and zoning districts surrounding the property along this section of 103rd Street.

Commercial Neighborhood Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Multi-family residential vertically integrated with a permitted use on the ground floor.
- (4) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
- (5) Service establishments such as barber or beauty shops, shoe repair shops.
- (6) Restaurants with drive-in or drive-through facilities.
- (7) Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
- (8) Libraries, museums and community centers.
- (9) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- (10) Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- (11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (12) Employment office (but not a day labor pool).
- (13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (14) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
- (15) Pharmacies in existence as of the effective date of Ordinance 2018-75-E shall be legally permitted uses and shall not be deemed legal nonconforming uses.

B. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.312.A.II(b) of the City of Jacksonville's Zoning Code.

C. Limitations on permitted or permissible uses by exception.

All of the permitted and permissible uses by exception in this PUD are subject to the following unless otherwise provided for:

1. They shall be conducted entirely within an enclosed building, except for outside storage approved by exception.
2. They shall be provided with off-street loading facilities which are located at the rear or side of the building and visually screened from an abutting public or approved private street.
3. Off-street parking shall comply with Part 12 Landscaping Requirements.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum width and area.
 - a. Width—75 feet.
 - b. Area—7,500 square feet.
2. Maximum lot coverage by all buildings and structures.
3. 35% Minimum yard requirements

- a. Front—10 feet
- b. Side—0 feet
- c. Rear—20 feet
4. Maximum height of structures
 - a. 35 feet

B. Ingress, Egress and Circulation:

1. **Parking Requirements.** The vehicle parking requirement shall be consistent with Part 6 of the Zoning Code excluding the maximum parking standard found in Section 656.604. Parking shall be allowed in front of the buildings along 103rd Street.
2. **Vehicular Access.**
 - a. Vehicular access to the Property shall be by way of existing right in/right out access off of 103rd Street. The access driveway from 103rd Street that leads to Dollar General will be extended to the east, across the subject properties to provide access to both of the subject parcels. A full access points through the south easement along Rockola Road will allow access to the west parcel with vehicular interconnection to the east parcels. In addition, the vehicle access from the residential to the south will be extended into the commercial development. The final location of the access points is subject to the review and approval of the Planning and Development Department.
 - b. If ownership or occupancy of the Property is subdivided among more than one person or entity, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels within the subject Property.
3. **Pedestrian Access.**

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan. The internal sidewalks throughout the site will connect with the external sidewalk system for pedestrian access to surrounding areas.

C. Signs:

All signs with the exception of monument signs shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code; more specifically 656.1303(c)(2).

For a cohesive and consistent appearance of the development, any outparcel within this PUD may contain one monument sign up to ten (10) feet in height with a maximum of fifty (50) square feet in sign area. Monument signs may be externally illuminated and shall be designed so that all means of support are concealed.

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code. In addition, the south property line of the subject parcels will contain a ten (10) foot landscape buffer with an eight (8) foot vinyl fence with 85% opacity. The existing stormwater pond may be located within the buffer area along the south property line for the east parcel.

E. Recreation and Open Space:

The project does not include residential uses. As such, recreational area is not required. However, per Chapter 656 requirements for maximum impervious surface ratio, there will be a minimum of 15% of open space provided within the PUD.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The site is currently cleared and vacant, therefore wetlands will not be impacted by the development of the site.

H. Stormwater:

The development of this vacant site will require St Johns River Water Management District permitting, which includes the existing stormwater pond.

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 community.

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

The existing PUD from 2005 is not consistent with the development trend along 103rd Street therefore, a rezoning is required. Because of the unique nature of the parcels linked with a previous PUD, it is more efficient to rezone the parcels to PUD with more appropriate and compatible lot and design standards. The existing Suburban Area of the Community/General Commercial (CGC) land use category allows for retail and commercial uses as requested in this PUD.

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

The intent of the CGC-Suburban Area is to have "development in a nodal development pattern. ...about a roadway classified as an arterial or higher on the Functional Highway Classification Map." This project is located on 103rd Street which is labeled as a "Minor Arterial" on the Functional Highway Classification Map. In addition, commercial retail sales and service establishments are listed as principle uses in this land use category. This project is consistent with the intention of the Suburban Areas in CGC.

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

The proposed PUD rezoning will promote the City of Jacksonville’s 2030 Comprehensive Plan by meeting the following objectives and policies:

FLUE Policy 1.1.5:

The amount of land designated for future development should provide for a balance of uses that:

- i. Fosters vibrant, viable communities and economic development opportunities;
- ii. Addresses outdated development patterns;
- iii. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The proposed development will meet this policy by adding commercial development in a mostly developed area. This project will provide approximately 20,000 SF of desired commercial, office, and retail uses which will help encourage more redevelopment and economic opportunities in the area.

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 will meet the intent of this policy. The innovative design of the site ensures the interconnection of all parcels between Rockola Road and Smiththorian Drive as well as pedestrian connection between the residential uses and the proposed commercial development.

FLUE Policy 1.1.18:

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The infill nature of this development meets the intent of this policy.

FLUE Policy 1.1.22:

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed infill project permits less intensive commercial and retail uses than most of the surrounding zoning districts. These less intensive uses help buffer the more intense CCG-1 and CCG-2 zoning districts from the residential to the south.

FLUE Policy 1.1.25:

The City will encourage the use of such smart growth practices as:

- i. Interconnectivity of transportation modes and recreation and open space areas;

- ii. A range of densities and types of residential developments;
- iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
- iv. Use of the Development Areas;
- v. Revitalization of older areas and the downtown, and
- vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

This project is located on 103rd Street, a major East/West thoroughfare, which is highly developed with various commercial uses. Developing along this commercial corridor helps reduce generated trips and suburban sprawl. The project adds to the mix of commercial uses in the surrounding area and helps with the transition from the residential to the south and commercial uses to the north and east. These features meet the intent of this policy.

FLUE Objective 2.2:

Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.

This vacant parcel is an under-utilized commercial property. The proposed PUD will ensure that this property is developed appropriately and available to the surrounding community.

FLUE Objective 2.10:

Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.

Because this project is infill development, it will reduce the potential negative impact of urban sprawl.

FLUE Objective 3.4:

Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

The proposed project is an infill commercial development adjacent to existing residential and commercial properties which exhibits a compact and connected design.

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.

The subject parcel is surrounded by developed sites. This is one of the last remaining vacant parcels in the area. Developing this site as proposed will be considered an efficient use of

land, considering the available infrastructure, utilities, and public facilities. This project will bring much needed retail and commercial uses to the surrounding community.

Transportation Element Policy 2.3.4:

New development sites shall be required, wherever possible, to share existing access points.

The single access point from 103rd Street will serve as access to all three parcels between Rockola Road and Smiththorian Drive.

Transportation Element Policy 2.3.9:

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement.

The developer will provide vehicular interconnection between the uses along 103rd Street between Rockola Road and Smiththorian Drive as well as pedestrian/bicycle access between the commercial uses and the south residential parcels.

D. The project will have internal and external compatibility.

All proposed uses within the PUD will be compatible internally and externally. The proposed site plan includes internal vehicle accesses between the separate parcels with access to both 103rd Street and Rockola Road. In addition, the internal sidewalks between uses will also connect to the existing external sidewalk system. Currently, from aerial views, it appears the houses to the south are cutting through the vacant subject parcel to access 103rd St and Rockola Road. The existing fence line will need to be extended to hinder this unofficial cut through, however the developer has agreed to install a pedestrian/bicycle gate for the residents to access the new developments.

The commercial and retail nature of the proposed project helps create a mixed-use compact development for the residential, institutional, and other commercial users in this area. There are limited retail and commercial options for the people who work and live in the area. This project will help fill that need.

CO

CCG-2

CCG-1

SITE DATA

PARCEL ID: 015228 0005 015227 0100
ZONING: PUD ORDINANCE #2005-0837
LANDSCAPE AREA FROM 103RD STREET = 10'
LANDSCAPE BUFFER (REAR) = 15'
BUILDING SETBACK (REAR) = 20' (MIN.)

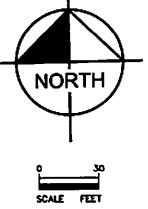
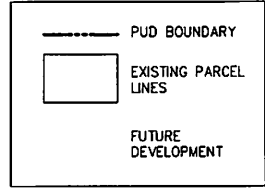
PARCEL AREA
POPEYES PARCEL = 0.81 AC
FUTURE DEVELOPMENT = 3.05 AC
POND AREA = 0.58 AC
POND COVERAGE OF DEV. AREA = 15%
TOTAL SITE AREA = 3.87 AC

BUILDING COVERAGE AREA
POPEYES = 2,107 SQ FT
FUTURE COMMERCIAL
OUTPARCELS (APPROX.) = 3,500 SQ FT EACH
TOTAL BUILDING
COVERAGE AREA (MAX) = 59,002 SQ FT

**PARKING (POPEYES PARCEL)
REQUIRED:**
1 SPACE/4 SEATS
1 SPACE/2 EMPLOYEES

PROVIDED:
28 SEATS
24 STANDARD (9' X 18') SPACES
2 ADA COMPLIANCE SPACES
26 TOTAL SPACES

LEGEND



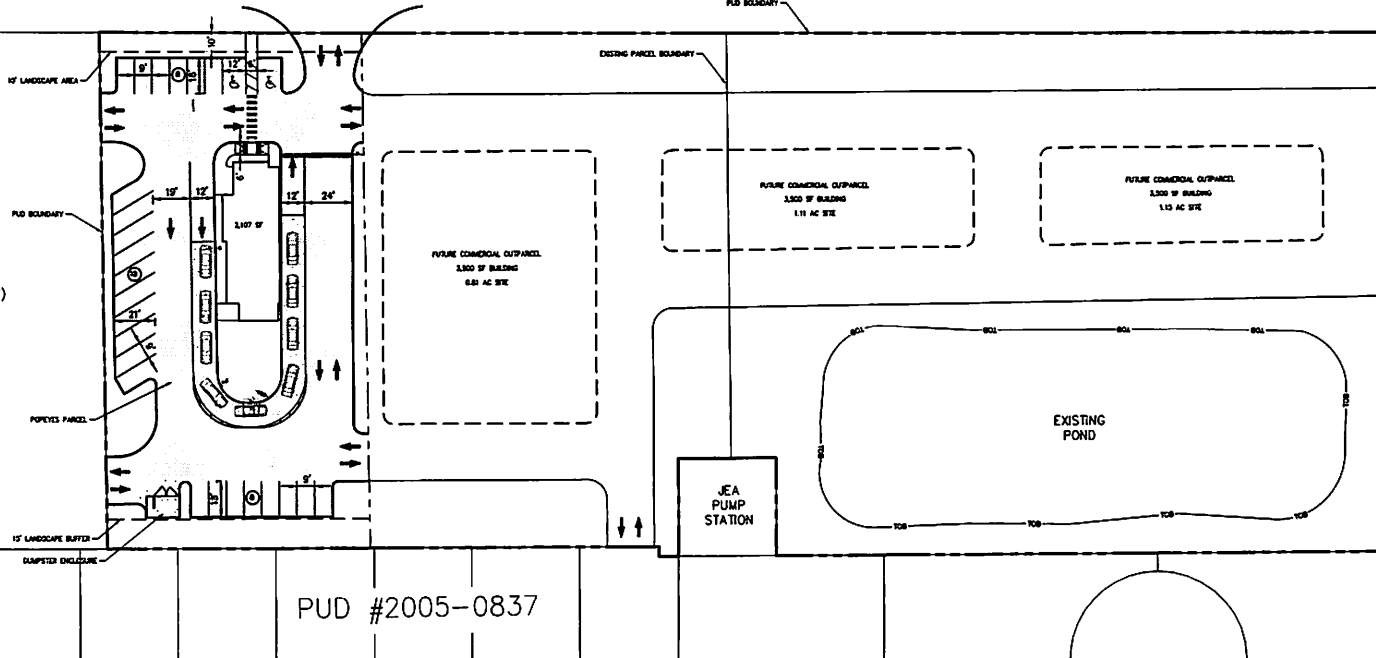
QUANTITATIVE DATA

TOTAL AMOUNT OF OPEN SPACE (POPEYES)	= ±6,700 SF
TOTAL AMOUNT OF LAND COVERAGE OF ALL BUILDINGS AND STRUCTURES	= MAX 35%
IMPERVIOUS AREA	= MAX 85%

103RD STREET

ROCKOLA ROAD

EXISTING DOLLAR GENERAL (PUD #2005-0837)



CCG-1

RMD-A

PUD #2005-0837

Exhibit 4
Page 1 of 1

EXHIBIT E
ROCKOLA PUD SITE PLAN

JULY 16, 2020

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-828-3900

EXHIBIT F
LAND USE TABLE

EXHIBIT F

PUD Name

Rockola PUD

Land Use Table

Total gross acreage	3.87 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Commercial	3.87 Acres	100 %
Industrial	0 Acres	<input type="text"/> %
Other land use (Pond)	0.54 Acres	14 %
Active recreation and/or open space	0 Acres	<input type="text"/> %
Passive open space	<input type="text"/> Acres	<input type="text"/> %
Public and private right-of-way	0 Acres	<input type="text"/> %
Maximum coverage of buildings and structures	84,288 Sq. Ft.	50 %

EXHIBIT H
AERIAL PHOTOGRAPH



EXHIBIT H-AERIAL MAP OF BOTH PARCELS

ROCKOLA PUD APPLICATION



EXHIBIT I
SITE LOCATION MAP



EXHIBIT I-LOCATION MAP OF BOTH PARCELS

ROCKOLA PUD APPLICATION

