

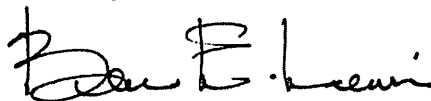


encouraged the agent to meet with them. Ultimately the Commissioners felt the proposed commercial building is appropriate.

Planning Commission Vote:	7-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
David Hacker	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 2022-0758 TO****PLANNED UNIT DEVELOPMENT****NOVEMBER 3, 2022**

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 2022-0758 to Planned Unit Development.

***Location:*** 9743 Old St. Augustine Road  
Between Pritmore Road and Laurelwood Drive

***Real Estate Number:*** 148959-0000

***Current Zoning District:*** Planned Unit Development (PUD) 2009-0830

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

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

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
1431 Riverplace Blvd, Suite 901  
Jacksonville, FL 32207

***Owner:*** Edward Wollstein  
Double Jackster, Inc.  
184 NW 20<sup>th</sup> Street  
Boca Raton, FL 33431

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-0758 seeks to rezone approximately 1.82± acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning is being sought to add an additional 12,000 square feet of infill to the site. The PUD will provide infill development to support additional commercial needs in the area. The proposed PUD differs from the usual application of the zoning code by limiting the uses usually allowed in the Community General Commercial (CGC) zoning districts and the existing PUD grants a waiver of liquor distance from churches and schools, which will also be available through the proposed PUD.

The current PUD, 2009-0830, allows for a restaurant with the retail sales and service of all alcoholic beverages including limited outside sale and service. Additionally, the previous PUD allowed for uses in the CCG-1 zoning district.

**PUD Ord. 2009-0830-E was approved with the following conditions:**

1. Both a lighting and landscape plan shall be provided at the time of PUD verification for review and approval by the Planning and Development Department.
2. No outdoor live entertainment or amplified music shall be allowed.

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

1. Both lighting and landscaping will be reviewed through the Civil Plan Review with Development services and therefore the Planning & Development Department does not forward the previous condition.
2. Due to the close proximity of residential development to the subject property and the allowed use of restaurants the department recommends forwarding this condition to the new PUD.

#### **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 subject site is located within the Community/General Commercial (CGC) land use category. CGC is a category intended to provide for a wide variety of goods and services which serve large areas of the City and a diverse set of neighborhoods. The subject site is currently a restaurant. The proposed PUD seeks to add an additional commercial building to the site. Additionally, the PUD lists multi-family residential integrated with a permitted use as a permitted use within the PUD. Multi-family residential is permitted within the CGC land use category, providing that residential uses shall not be the sole use and shall not exceed 80% of a development. Residential uses within the CGC land use category in the Suburban Development area are also limited to a density of 20 Dwellings per Acre.

**The proposed PUD is consistent with the CGC land use category, provided that written description item 18 is limited to 80% of the development and shall have a maximum density of 20 dwellings per acre.**

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

***(B) Does the proposed rezoning further the goals, objectives and policies of 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:

**Future Land Use Element (FLUE):**

**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 Suburban Development Area and is served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

**Airport Environment Zone**

The site is located within the 300 foot Height and Hazard Zone for the Jacksonville Naval Air Station (NAS-Jax) and Cecil Airport. Zoning will limit development to a maximum height of 300 feet, 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 intended development will meet 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): Community General Commercial (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. Currently, there is nothing in the Concurrency system regarding this proposed development and the agent/owner will need to submit a Mobility application & CRC application (attached) to the Concurrency Office.

**This development is subject to mobility fee review.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development is being requested to revised PUD is to add an additional 12,000 square feet of infill to the site. 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 with specific reference to the following:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** The proposed development is for commercial uses and therefore the property is not required to provide recreational areas.

**The use of existing and proposed landscaping:** The property will be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. However, the required perimeter landscaping may be relocated elsewhere within the Property when ownership or occupancy of the Property is subdivided into separate parcels and reciprocal easements for access, ownership and

maintenance are created among the separate parcels of the property.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, vehicular access for the subject property shall be along Old St. Augustine Road. Comments from The Transportation Planning Division include:

The subject site is approximately 1.82 acres and is accessible from Old Saint Augustine Road, a collector facility. Old Saint Augustine Road is currently operating at 40.6% of capacity. This segment of Old Saint Augustine Road has a maximum daily capacity of 37,611 vehicles per day (vpd) and average daily traffic of 15,289 vpd.

The applicant requests 12,000 square feet of retail (ITE Code 822), which could produce 653 daily trips.

**The separation and buffering of vehicular use areas and sections of vehicular use areas:** If the property were to be 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 of the Property. Additionally, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

***(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 subject parcel is located on the east side of Old St. Augustine Road and just south of San Jose Boulevard. The property is located within an established commercial location along Old St. Augustine Road with the property bordered on the north, west and south by commercial/office developments. To the east of the subject property is Summer Grove condominium development zoned Residential Medium Density-D.

**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-1	Shopping Center
South	RPI	CRO	Office Space
East	MDR	RMD-D	Multi-Family Dwellings
West	CGC	CCG-2	Shopping Center

***(6) Intensity of Development***

The proposed development is consistent with the CGC functional land use category 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 October 18, 2022, JEA has no objection to proposed PUD. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. JEA Availability #2022-3113 shows potable water connection existing 12 inch water main along Old St Augustine Road; existing inch gravity sewer main along Old St Augustine Road.

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

No recreation area is required.

***(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 parking requirements shall be consistent with Part 6 of the City's Zoning Code. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

***(11) Sidewalks, trails, and bikeways***

Pedestrian access shall be developed 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 documentation and photo proof to the Planning and Development Department on **October 17, 2022** that the Notice of Public Hearing sign **was** posted.



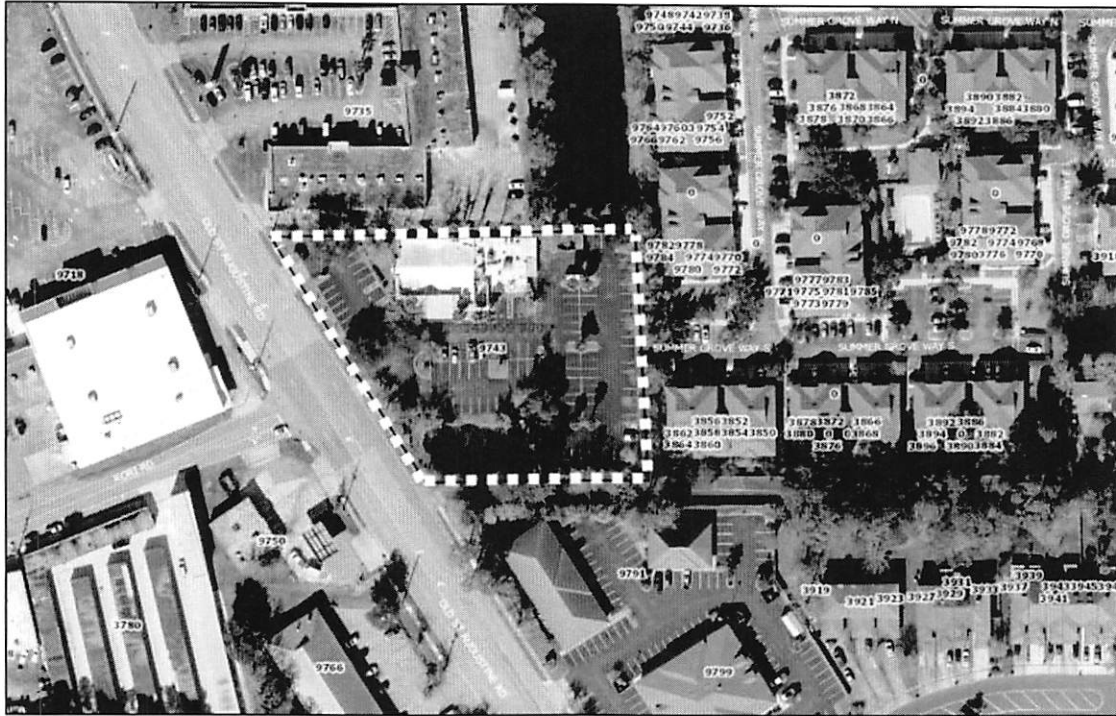
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0758** be **APPROVED with the following exhibits:**

- The original legal description dated July 21, 2022.**
- The original written description dated October 3, 2022.**
- The original site plan dated June 4, 2022.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0758** be **APPROVED W/ CONDITION.**

- 1. No outdoor live entertainment or amplified music shall be allowed.**



Aerial View

Source: JaxGIS



View of the Subject Property

Source: JaxGIS Maps



**View of the Subject Property**

*Source: Planning & Development Department, COJ*  
*Date: October 17, 2022*



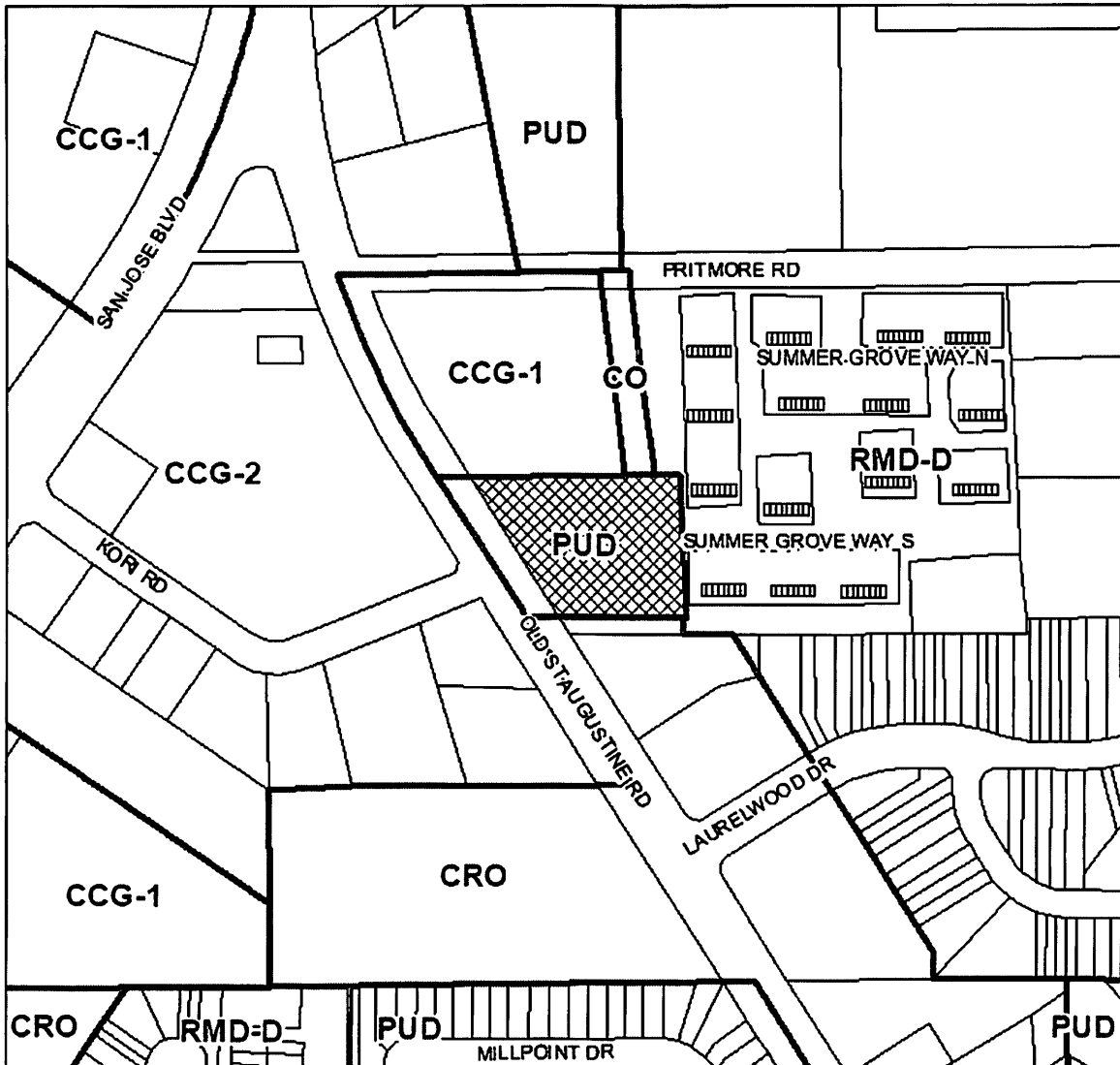
**Location of Proposed Expansion**

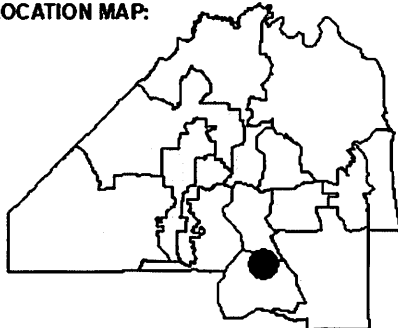
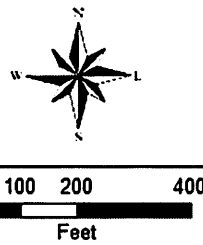
*Source: Planning & Development Department, COJ*  
*Date: October 17, 2022*



**View of Property to the West**

*Source: Planning & Development Department, COJ  
Date: October 17, 2022*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p><b>5</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0758</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4465</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

### Application For Rezoning To PUD

**Planning and Development Department Info**

**Ordinance #** 2022-0758 **Staff Sign-Off/Date** ELA / 09/23/2022  
**Filing Date** 10/11/2022 **Number of Signs to Post** 1

**Hearing Dates:**  
**1st City Council** 11/09/2022 **Planning Commission** 11/03/2022  
**Land Use & Zoning** 11/15/2022 **2nd City Council** N/A

**Neighborhood Association** BENTON LAKES HOA, OXFORD OAKS HOMES ASSOCIATION, GREATER HOOD ROAD COMMUNITY ASSOCIATION  
**Neighborhood Action Plan/Corridor Study** N/A

**Application Info**

**Tracking #** 4465 **Application Status** FILED COMPLETE  
**Date Started** 08/12/2022 **Date Submitted** 08/12/2022

**General Information On Applicant**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HARDEN	PAUL	M.

**Company Name**  
LAW OFFICE OF PAUL M. HARDEN

**Mailing Address**  
1431 RIVERPLACE BLVD, SUITE 901

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32207

<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043965731		PAUL@HARDENLAWOFFICE.COM

**General Information On Owner(s)**

**Check to fill first Owner with Applicant Info**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
WOLLSTEIN	EDWARD	

**Company/Trust Name**  
DOUBLE JACKSTER, INC.

**Mailing Address**  
184 NW 20TH STREET

<b>City</b>	<b>State</b>	<b>Zip Code</b>
BOCA RATON	FL	33431

<b>Phone</b>	<b>Fax</b>	<b>Email</b>

**Property Information**

**Previous Zoning Application Filed For Site?**   
**If Yes, State Application No(s)** 2009-0830-E

<b>Map RE#</b>	<b>Council District</b>	<b>Planning District</b>	<b>From Zoning District(s)</b>	<b>To Zoning District</b>
Map 148959 0000	5	3	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)** 1.82  
**Development Number**

**Proposed PUD Name** REVISED OLD ST. AUGUSTINE ROAD PUD

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property****General Location**

ON THE EAST SIDE OF OLD ST. AUGUSTINE RD, SOUTH OF PRITMORE RD

House #	Street Name, Type and Direction	Zip Code
9743	OLD ST AUGUSTINE RD	32257

**Between Streets**

SAN JOSE BLVD and CROWN POINT RD

**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.

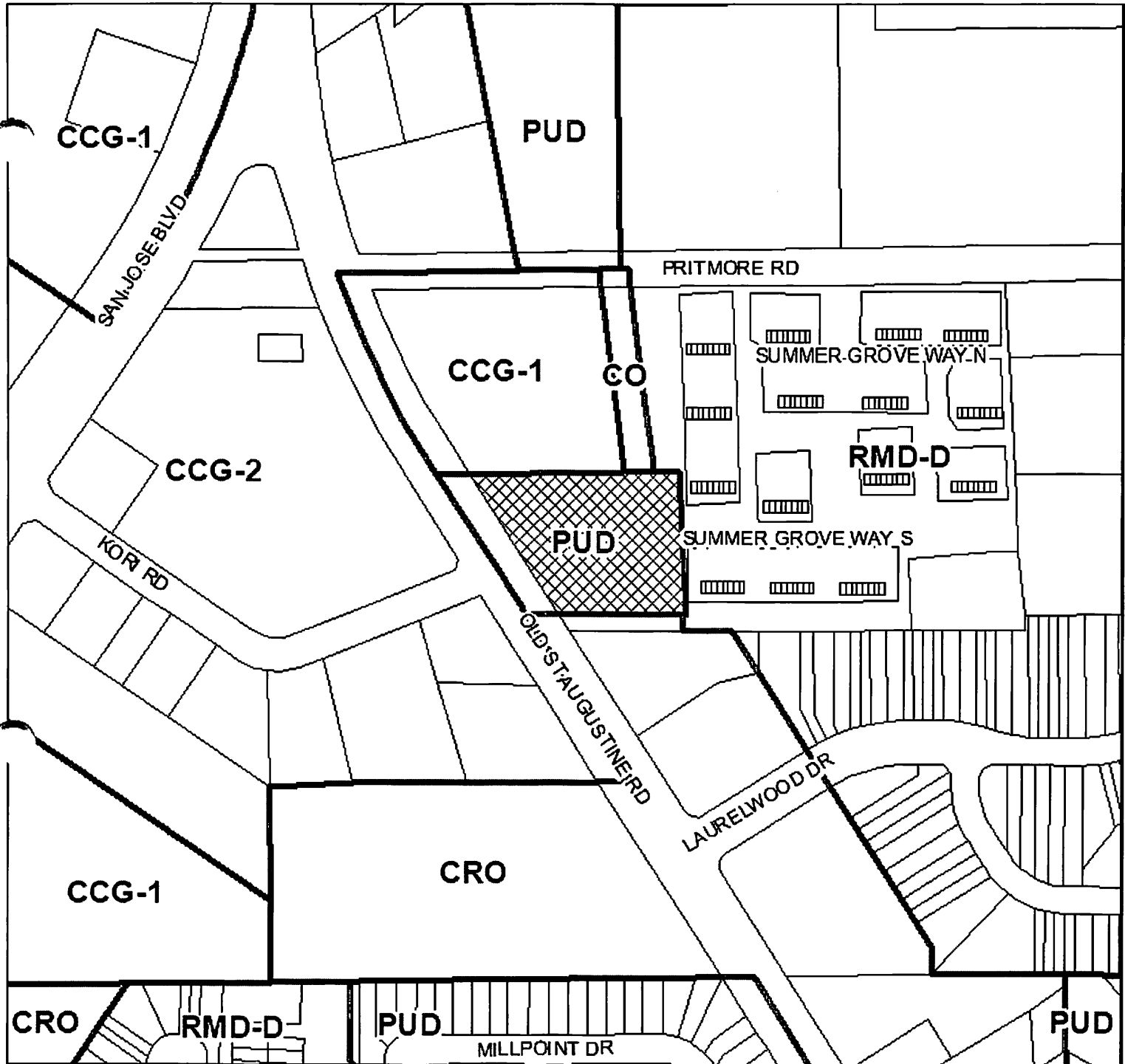
Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof  
1.82 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee  
134 Notifications @ \$7.00 /each: \$938.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,227.00

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

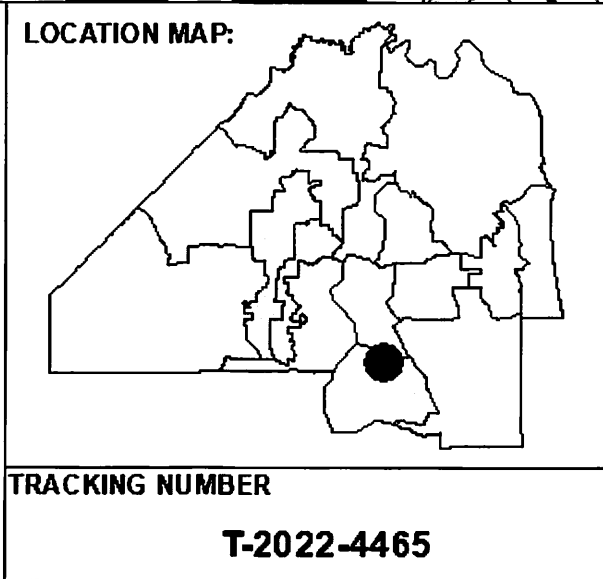




REQUEST SOUGHT:

FROM: PUD

TO: PUD



0 100 200 400  
Feet

COUNCIL DISTRICT:

**5**

**EXHIBIT 2**  
**PAGE 1 OF 1**

# ORDINANCE \_\_\_\_\_

July 21, 2022

## Legal Description

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A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING: THE NORTHEAST CORNER OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 32, SAID POINT BEING SITUATE ON THE NORTHERLY RIGHT OF WAY LINE OF PRITMORE ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH  $02^{\circ}07'30''$  EAST ALONG THE EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 32, A DISTANCE OF 417.83 FEET; THENCE NORTH  $89^{\circ}38'00''$  WEST, A DISTANCE OF 609.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH  $89^{\circ}38'00''$  WEST, A DISTANCE OF 382.62 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD ST. AUGUSTINE ROAD ( A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH  $31^{\circ}41'00''$  EAST ALONG SAID EASTERLY RIGHT OF WAY LINE OF OLD ST. AUGUSTINE ROAD, A DISTANCE OF 303.28 FEET; THENCE SOUTH  $89^{\circ}38'00''$  EAST A DISTANCE OF 232.87 FEET; THENCE NORTH  $02^{\circ}07'03''$  WEST, A DISTANCE OF 257.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES, MORE OR LESS

# WRITTEN DESCRIPTION

Revised Old St. Augustine Road PUD  
RE# 148959-0000  
October 3, 2022

## I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.82 acres of property from PUD to PUD. The property is currently zoned PUD subject to the provisions of Ordinance 2009-830-E. The property is located at 9743 Old St. Augustine Road between San Jose Boulevard and Crown Point Road.

The subject property is currently owned by Double Jackster, Inc., and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently developed as a restaurant. Surrounding uses include: CGC/CCG-1 to the north (commercial retail); MDR/RMD-D to the east (residential); RPI/CRO to the south (commercial office); and CGC/CCG-2 to the west across Old St. Augustine Road (commercial retail).

The property is located in an established commercial location along Old St. Augustine Road. The purpose of the revised PUD is to add an additional 12,000 square feet of infill to the site. The PUD will provide infill development to support additional commercial needs in the area. The existing PUD grants a waiver of liquor distance from churches and schools, which will also be available through the revised written description.

**Project Name:** Revised Old St. Augustine Road PUD

**Project Architect/Planner:** Michael A. Byrd

**Project Engineer:** Michael A. Byrd

**Project Developer:** Double Jackster, Inc.

## II. QUANTITATIVE DATA

**Total Acreage:** 1.82 acres

**Total number of dwelling units:** N/A

**Total amount of non-residential floor area:** N/A

**Total amount of recreation area:** N/A

**Total amount of open space:** N/A

**Total amount of public/private rights of way:** N/A

**Total amount of land coverage of all buildings and structures:** up to 22,000 s.f.

**Phase schedule of construction (include initiation dates and completion dates)**

One phase construction

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

- (1) Commercial retail sales and service establishments.
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) All types of professional and business offices.
- (4) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
- (5) Art galleries, museums, community centers, dance, art or music studios.
- (6) Vocational, trade or business schools and similar uses.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (9) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (10) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (11) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (12) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (13) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (14) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (15) Churches, including a rectory or similar use.
- (16) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the

total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

(17) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.

(18) Multi-family residential integrated with a permitted use.

**B. Permissible Uses by Exception:**

None

**C. Limitations on Permitted or Permissible Uses by Exception:**

N/A

**D. Permitted Accessory Uses and Structures:**

See §646.403

**IV. STATEMENTS**

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

The PUD limits uses from usual Zoning Code application.

**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 areas will be maintained by the owner.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* None

- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 65 feet

**B. Ingress, Egress and Circulation:**

(1) *Parking Requirements.*

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Old St. Augustine Road, 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 developed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

- (1) As per Part 13 of the Zoning Code for CCG-1 zoning district.
- (2) In the event of partitioning, off-site identification signage may be permitted so long as the signage remains located within the boundaries of the PUD.

**D. Landscaping:**

The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that the required perimeter landscaping may be relocated elsewhere within the Property when ownership or occupancy of the Property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the property.

**E. Utilities:**

Water, electric and sanitary sewer will be provided by JEA.

**F. Recreation and Open Space:**

Usable open spaces, plazas, and recreation areas will be constructed as per the Goals and Objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

**G. Wetlands**

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

**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.

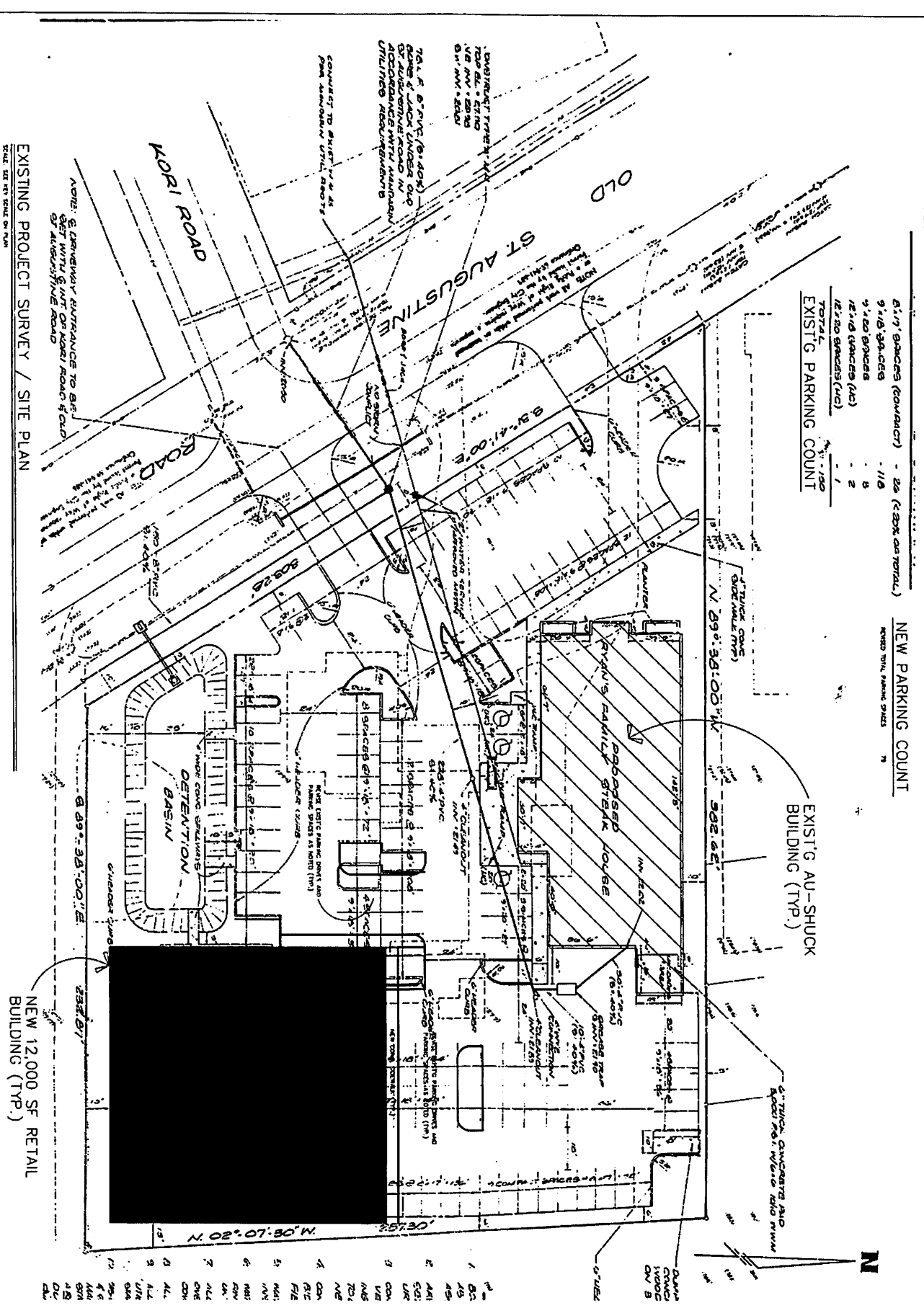
8,171 SQUARES (COMACT)	- 26 (230K SQ TOTAL)
9,148 SQUARES	- 118
4,400 SQUARES	- 8
12,148 SQUARES (AC)	- 2
12,250 SQUARES (AC)	- 1
<b>TOTAL</b>	<b>147,750</b>
<b>EXIST'G PARKING COUNT</b>	<b>147,750</b>

**NEW PARKING COUNT**  
 NUMBER TOTAL PARKING SPACES 75

EXISTING PROJECT SURVEY / SITE PLAN  
 SCALE: SEE SET SHEET OR PLAN

NOTE: 6. DRIVEWAY ENTRANCE TO BE SET WITH S/CENT OF KORI ROAD 5' C/D BY AUGUSTINE ROAD

NEW 12,000 SF RETAIL BUILDING (TYP.)



1	65	1	1
2	44	2	2
3	44	3	3
4	44	4	4
5	44	5	5
6	44	6	6
7	44	7	7
8	44	8	8
9	44	9	9
10	44	10	10
11	44	11	11
12	44	12	12
13	44	13	13
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92	44	92	92
93	44	93	93
94	44	94	94
95	44	95	95
96	44	96	96
97	44	97	97
98	44	98	98
99	44	99	99
100	44	100	100

SEAL: [Professional Engineer Seal]

BOCA BARGOONS OF JAX., INC.  
 AS-BUILT DOCUMENTS AT  
 9745 OLD ST. AUGUSTINE ROAD, SOUTH  
 JACKSONVILLE, FLORIDA 32250  
 SURVEY/SITE PLAN, CODES & NOTES

MICHAEL A. BYRD, NCARB, AIA  
 Architects Planners Interior Designers  
 5800 Beach Blvd., Suite 203 - 144  
 Jacksonville, Florida 32207  
 (904) 509-3937 AR - 09847

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	ISSUED FOR PERMITS
3	11/11/11	ISSUED FOR PERMITS
4	11/11/11	ISSUED FOR PERMITS
5	11/11/11	ISSUED FOR PERMITS
6	11/11/11	ISSUED FOR PERMITS
7	11/11/11	ISSUED FOR PERMITS
8	11/11/11	ISSUED FOR PERMITS
9	11/11/11	ISSUED FOR PERMITS
10	11/11/11	ISSUED FOR PERMITS

SHEET NO. C-01  
 2 OF 9



**PUD Name: Revised Old St. Augustine Road PUD**

**Land Use Table**

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Total gross acreage 1.82 Acres 100%

Amount of each different land use by acreage

Single family 0

Total number of dwelling units 0

Multiple family 0

Total number of dwelling units 0

Commercial 22,000 s.f.

Industrial 0

Other land use

Active recreation and/or open space

Passive open space

Public and private right-of-way

Maximum coverage of buildings and structures 22,000 s.f 25.3%

# AERIAL VIEW



# SITE LOCATION MAP

