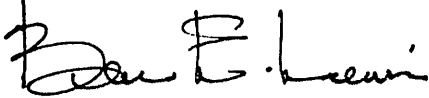


Planning Commission Report
Page 2

Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	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 2022-556 TO
PLANNED UNIT DEVELOPMENT

AUGUST 18, 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 2022-556 to Planned Unit Development.

Location: 651 Commerce Center Drive between Southside Connector and Monument Road

Real Estate Number(s): 120819-0700

Current Zoning District(s): Planned Unit Development (PUD 2001-15-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Michael Herzberg, AICP
12483 Aladdin Road
Jacksonville Florida 32223

Owner: Southside Retail, LLC
1 Sleiman Parkway #270
Jacksonville Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-556 seeks to rezone approximately 22.9 acres of land from PUD to PUD. The rezoning to PUD is being sought to add a service garage for minor and major repairs for electric vehicles (EV) with outdoor vehicle storage, in addition to the other approved uses in the current PUD. As some of the work may involve removing body panels, the major repair classification is required.

The current PUD, 2001-15-E, allows for a variety of commercial retail uses and service establishments and was approved with the following conditions:

(a) The use of Communication Antennas and Communication Towers are allowed subject to the review and approval of an Exception for Cellular Towers pursuant to Part 15 of the Zoning Code and pursuant to Ordinance 2000-1166-E that established a temporary moratorium on the issuance of new permits for the construction or siting of communication towers and optional procedures.

(b) Applicant and the Department recognize that the construction of the Lone Star Road Extension (Tredinick Parkway) from Southside Connector to Monument Road, or an alternate, secondary access to the property is critical to good planning and convenient vehicular circulation. Tredinick Parkway (illustrated along the north property line on the Site Plan) is currently in design by the Jacksonville Transportation Authority. The applicant has relied upon local government to install this roadway as a northerly access point to this commercial center. In the event that Tredinick Parkway is not built, or if construction of Tredinick Parkway has not commenced by July 1, 2002, applicant or his successor shall have the right, subject to review and approval by the Planning and Development Department, to either of the following remedies:

1. To construct a 24 foot-wide private access driveway within the right-of-way of Lone Star Road, connecting the internal "spine road" to Southside Connector, Monument Road or both;
or
2. To enter into a private agreement with the adjoining property owner to construct a joint-use, approved private road in lieu of Tredinick Parkway, connecting Southside Connector to Monument Road

The above remedies relate only to that portion of Lone Star Road right-of-way located east of the Southside Connector and west of Monument Road (the project boundary). Such remedies are irrevocable by administrative action and may be withdrawn or modified only by a majority vote of the City Council. The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

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 Business Park (BP) 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. Commercial retail sales and service establishments and residential uses shall only be permitted as part of mixed use development. Mixed use developments may not include

more than 80 percent of any individual use. The PUD is proposing a service garage for Electric Vehicles. 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. 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:

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.

3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

(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.

(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 category as identified in the Future Land Use Map series (FLUMs): Business Park (BP). 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

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan. 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 a service garage and outdoor storage. 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 PUD is an existing PUD which has been constructed. The PUD will not change the existing streetscape.
- The use of existing and proposed landscaping: The PUD indicates it will comply with Part 12.
- The treatment of pedestrian ways: An interconnected sidewalk has been constructed for pedestrians.
- The use and variety of building sizes and architectural styles: The existing buildings have a modern style with architectural columns, false gables and similar architectural embellishments.
- Traffic and pedestrian circulation patterns: The proposed use will not block or alter the existing drive aisles in the retail center.

(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 showing an area for storage of vehicles in the parking lot. There is sufficient parking over the entire PUD and enclosing an area will not impact other uses. Staff has no issues as long as the area is used for vehicles undergoing repairs.

- 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	PUD (03-1376)	Multi-family, commercial uses
South	CGC	PUD (89-118)	Lowes Home Improvement, commercial uses
East	CSV	PUD (01-15)	Retention pond, wetlands
West	MU	PUD (03-1376)	Multi-family dwellings

(6) Intensity of Development

The proposed development is consistent with the Business Park (BP) functional land use category as a service garage. The PUD is appropriate at this location because it will be compatible with the existing commercial uses approved in the current PUD.

- The availability and location of utility services and public facilities and services: JEA has requested a service availability letter to determine if the existing utility connections are sufficient to accommodate the proposed use.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has access to the Southside Connector via Tredinick Parkway and I-295 via Monument Road.

(7) Usable open spaces plazas, recreation areas.

Open space and recreation area is not required for commercial use.

(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 is developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 18, 2022, the required Notice of Public Hearing sign was posted.



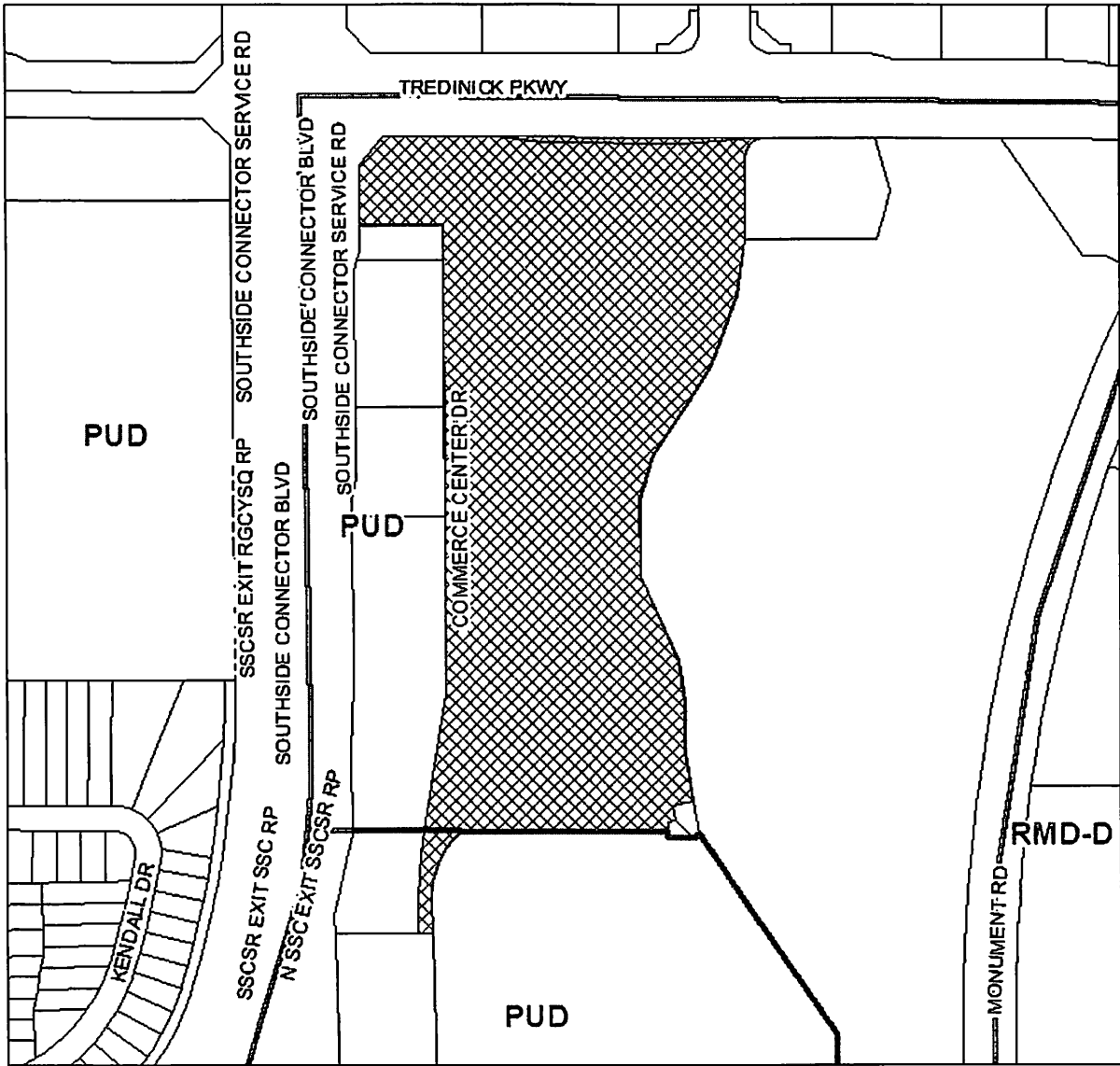
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-556** be **APPROVED** with the following exhibits:

1. The original legal description dated May 31, 2022.
2. The original written description dated May 31, 2022.
3. The original site plan dated May 31, 2022.



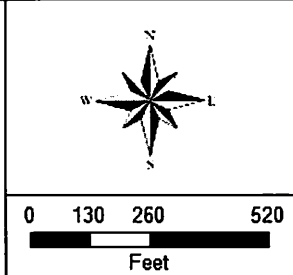
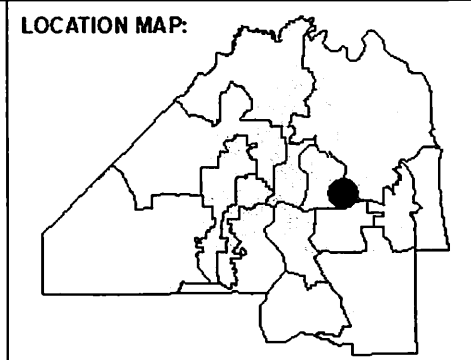
Aerial view of subject property.



REQUEST SOUGHT:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

1

ORDINANCE NUMBER

ORD-2022-0556

TRACKING NUMBER

T-2022-4307

EXHIBIT 2

PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0556 **Staff Sign-Off/Date** BEL / 06/30/2022

Filing Date 07/20/2022 **Number of Signs to Post** 8

Hearing Dates:

1st City Council 08/24/2022 **Planning Commission** 08/18/2022

Land Use & Zoning 09/07/2022 **2nd City Council** N/A

Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL, REVITALIZE ARLINGTON, INC., COMMUNITIES OF EAST ARLINGTON, FREE4LIFE FOUNDATION

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4307

Application Status PENDING

Date Started 05/31/2022

Date Submitted 06/06/2022

General Information On Applicant

Last Name	First Name	Middle Name
HERZBERG	MICHAEL	

Company Name

Mailing Address

12483 ALADDIN ROAD

City	State	Zip Code
JACKSONVILLE	FL	32223

Phone	Fax	Email
9047318806	9047311109	MHERZBERG@SLEIMAN.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
LLC.	SOUTHSIDE	RETAIL

Company/Trust Name

SOUTHSIDE RETAIL, LLC

Mailing Address

1 SLEIMAN PARKWAY #270

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9047318806		MHERZBERG@SLEIMAN.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2001-015

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 120819 0700	1	2	PUD	PUD

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

Existing Land Use Category

BP

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 22.90

Development Number

Proposed PUD Name E AUTO PUD

Justification For Rezoning Application

TO ADD MAJOR AUTO REPAIR TO LIST OF PERMITTED USES, MINOR AUTO REPAIR AND SERVICE GARAGES ARE PERMITTED IN THE EXISTING PUD. HOWEVER, AS THE PROPOSED SUPPORT CENTER IS FOR ELECTRIC VEHICLES, THE MAJOR AUTO REPAIR WILL NOT INCLUDE THE OILS AND OTHERS FLUIDS THAT HAVE ENVIRONMENTAL IMPACTS.

Location Of Property

General Location

SOUTH SIDE OF TREDNICK PARKWAY, JUST WEST OF COMMERCE CENTER DRIVE.

House #	Street Name, Type and Direction	Zip Code
651	COMMERCE CENTER DR	32225

Between Streets

SOUTHSIDE CONNECTOR SERVICE ROAD and COMMERCE CENTER DRIVE

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

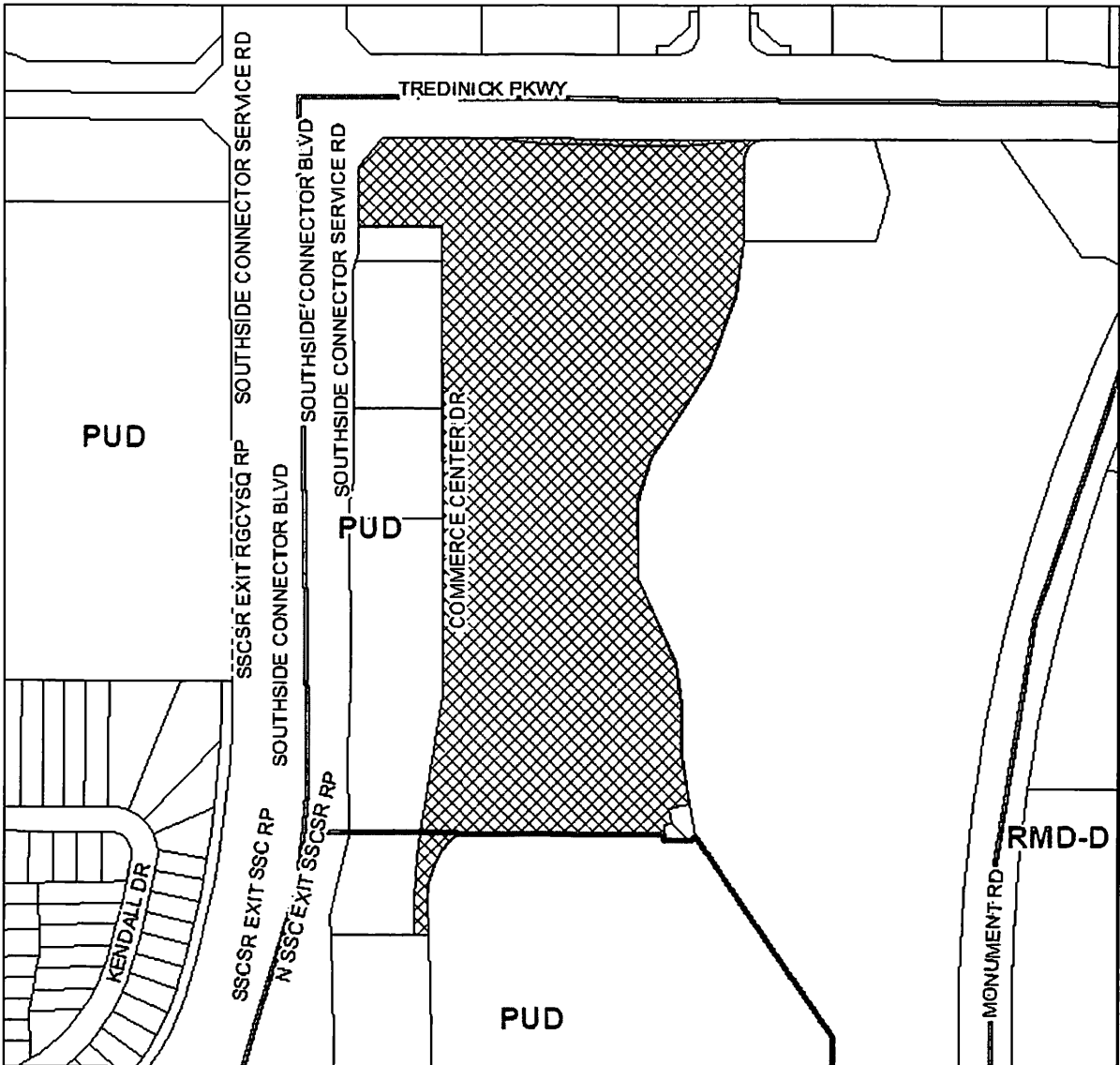
- Exhibit H** Aerial Photograph.

LEGAL DESCRIPTION
May 31, 2022

Parcel 1

A part of Section 13, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the Northeast corner of said Section 13; thence South 00°36'08" East along the East line of said Section 13, 40.00 feet to a point on the Southerly right-of-way line of Lone Star Road (an 80.00 foot right-of-way as now established); thence North 89°49'41" West along said Southerly right-of-way line, 1579.69 feet to the Point of Beginning, said point lying on a curve, concave Southeasterly, having a radius of 50.00 feet; thence Southwesterly, leaving said Southerly right-of-way line and along the arc of said curve, an arc distance of 78.69 feet, said arc being subtended by a chord bearing and distance of South 45°05'10" West 70.82 feet to the point of tangency of said curve; thence South 00°00'00" West, 186.94 feet; thence South 08°32'30" West, 133.32 feet; thence South 20°34'41" West, 178.60 feet; thence South 32°03'21" West, 111.12 feet; thence South 34°21'26" West, 137.76 feet; thence South 16°10'30" West, 106.28 feet; thence South 00°32'04" East, 180.00 feet; thence South 24°10'54" East, 215.81 feet; thence South 07°12'28" East, 98.92 feet; thence South 00°23'32" East, 118.69 feet; thence South 10°05'33" East, 116.74 feet; thence South 79°54'27" West, 48.50 feet; thence South 10°05'33" East, 36.99 feet; thence South 87°12'45" West, 19.00 feet; thence South 03°18'51" East, 27.51 feet to a point on the Easterly extension of the northerly line of Commerce Center Drive, as recorded in Plat Book 51, pages 93 and 93A of the current public records of Duval County, Florida; thence North 89°26'00" West, along said Easterly extension and along said Northerly line and its Westerly extension, a distance of 486.66 feet to the centerline of said Commerce Center Drive (a 60 foot private right-of-way as per Plat Book 51, pages 93 through 93A inclusive of the current public records of said county); thence Southerly along said centerline run the following three courses and distances; Course No. (1) thence along and around the arc of a curve concave Southeasterly and having a radius of 300.00 feet, an arc distance of 11.66 feet, said arc being subtended by a chord bearing and distance of South 44°31'55" West 11.66 feet to the point of compound curvature; Course No. (2) thence along and around the arc of a curve concave Southeasterly and having a radius of 200.00 feet, an arc distance of 164.64 feet, said arc being subtended by a chord bearing and distance of South 22°03'44" West 160.03 feet; Course No. (3) South 01°31'15" East 82.12 feet; thence South 89°46'05" West 33.16 feet; thence North 00°13'55" West 81.69 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 1353.30 feet, an arc distance of 158.68 feet, said arc being subtended by a chord bearing and distance of North 04°54'29" East 158.59 feet to the point of tangency of said curve; thence North 08°47'37" East 327.13 feet; thence North 00°02'44" West 1094.68 feet; thence South 90°00'00" West 195.84 feet to the Easterly right-of-way line of Southside Connector (a variable width right-of-way as now established); thence North 00°28'45" West along said right-of-way line, 141.48 feet; thence North 41°29'46" East along said right-of-way line, 87.42 feet to the aforesaid Southerly right-of-way line of Lone Star Road; thence South 89°49'41" East along said Southerly right-of-way line, 896.58 feet to the Point of Beginning.

Containing 22.90 acres, more or less.

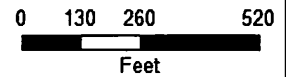
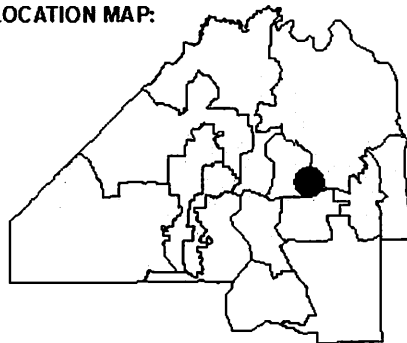


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

1

TRACKING NUMBER

T-2022-4307

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit “D”

Electric Auto Repair PUD

Written Description

Date: May 31, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Business Park (BP)
- B. Current Zoning District: Planned Unit Development (PUD)
- C. Requested Zoning District: PUD
- D. RE #: 120819-0700
- E. Project Planner: Michael Herzberg
- F. Project Engineer: None
- G. Project Developer: N/A

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 22.9± acres of property from PUD to PUD. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”) dated May 31st, 2022. The proposed PUD rezoning permits one additional use for the Property, being a Garage for Major Repairs, with outdoor vehicle storage (limited to vehicles for repair service only), and further limited to operations by an Electric Vehicle Manufacturer. No gasoline or diesel engine work is to be permitted at this location.

The proposed PUD is required as the existing PUD permits Service Garages and minor repairs but does not include Major Repairs. The Zoning Code defines Major Repairs as including removal and disassembly of engines, removal of body panels, and major mechanical work and body repair. While the combustion engine requires various oils and fluids for operation, the modern electronic vehicle is quite different, much cleaner, and creates little or no noise. Electronic vehicles will require electric engine replacement, which will necessitate the removal of panels to conduct such work and thus, are deemed by the city to be Major Repairs. The PUD will permit the reuse of an existing 80,000 square foot vacant big box retailer, that has been empty since 2019. In the era of smaller retail buildings and online shopping, this building has been very difficult to reuse and or backfill. However, this international electric vehicle manufacturer would occupy the entire space, refurbishing the building for their specific need with all work being conducted indoors. All other components of the PUD would remain, and no other changes would be intended.

The proposed use is far less intensive than a conventional Major Automotive Repair facility as the repairs are limited to Electric Vehicles only, significantly reducing noise, fumes, and environmental impacts normally associated with such use. The introduction of this facility would create employment opportunities within the Urbanized area of Arlington, helping to revitalize the community, promoting adaptive reuse and reducing blight created by vacant structures. Considering the location and access to the roadway network, the site is ideal for such use.

The subject Property is not within any designated flood zone and the engineering design provides off site retention, located just to the east. Reuse of the existing structure is intended to commence immediately upon approval of the entitlements and required permitting.

Permitted Uses

This PUD shall permit the use of Service Garage for Major Repairs of Electric Vehicles

And all uses permitted in the original PUD (Ordinance 2001-0015) as follows:

1. Retail outlets for sale of groceries, food (including delicatessens which prepare specialty food items) and drugs, home improvement items (including outside sales areas such as garden centers), wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras, or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, florist or shops, delicatessens, bakeries, home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts, and accessories) and similar, indoor retail sales uses.
- 2) Service establishments such as barber or beauty shops, shoe repair shops, quality and fast-food restaurants (including alcohol sales and/or outdoor seating areas and/or drive-through windows), interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed . buildings using nonflammable liquids and with no odor or fumes detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, communication towers, funeral homes, marinas, blueprinting, job printing, radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
- 3) Banks (including drive-through tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- 4) All types of professional and business offices, newspaper offices (but not newspaper printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.
- 5) Hotels and motels.
- 6) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses.
- 7) Art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools and 'similar uses.

- 8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- 9) Retail plant sales (including outside display, but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- 10) Express or parcel delivery offices.
- 11) Veterinarians subject to the performance standards and development criteria set forth in Part 4,
- 12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- 13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4. .
- 14) Churches, including a rectory or similar use.
- 15) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- 16) 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, including permanent or restricted outside sale and service meeting the performance standards and development criteria set forth in Part 4.
- 17) Service stations, service garages for minor repairs and car washes.
- 18) Pawn shops (limited to items permitted in the CCG-1 Zoning District).
- 19) Private clubs.
- 20) Billiard parlors.

Expressly prohibited uses include:

- 1) Adult entertainment establishments.
- 2) Adult book stores.
- 3) Outdoor sales lots for automobiles, mobile homes, trucks, or other vehicles.

A. Minimum Lot and Building Requirements.

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:
 - a. Front – Ten (10) feet
 - b. Side – Ten (10) feet
 - c. Rear – Ten (10) feet
2. ***Minimum Lot Requirements.*** 213,000 square feet, as depicted on Exhibit E, dated 5/31/22
3. ***Maximum Height of Structures.*** Forty (40) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
4. ***Maximum parcel coverage by all buildings.*** Forty (40) percent.

B. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping to be funded by existing easement and agreements for the shopping center.

C. **Access.** As shown on the Site Plan, access to the property and all surrounding parcels already exist and will remain unchanged. The final design of and screening for the outdoor vehicle storage shall be subject to the review and approval of the Planning and Development Department, with the intent being to provide adequate security for the vehicles, but to maintain a proper aesthetic.

D. **Pedestrian Circulation.** The overall development provides an interior sidewalk system as well as connection to the public sidewalks along the property boundaries, consistent with the Comprehensive Plan. No changes are intended for this new use.

E. **Recreational/Open Space.** The overall development includes an almost 35 acre conservation area and retention facility, just to the east of this location.

F. **Signage.** The PUD shall continue to utilize the existing sign regulations as described in the Master PUD of Ordinance 2001- 15. While this property will be a separate PUD, for ease of interpretation and administration the existing master pylon signs will be utilized and no changes from the standards are intended. Wall signage for this use will be permitted, consistent with the Zoning Code for CCG-1 uses.

G. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The property has a Reciprocal Easement Agreement for cross parking and sufficient parking for the center as a whole is readily available.

H. **Landscaping/Fencing/Screening.** There will be no changes to the existing landscaping or landscape areas. Should such need arise, the Planning and Development Department will have the authority to permit needed modifications, where no net loss of landscape areas is proposed overall.

I. **Stormwater Retention.** A stormwater retention/detention system already exists to the east and serves the entire shopping center in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

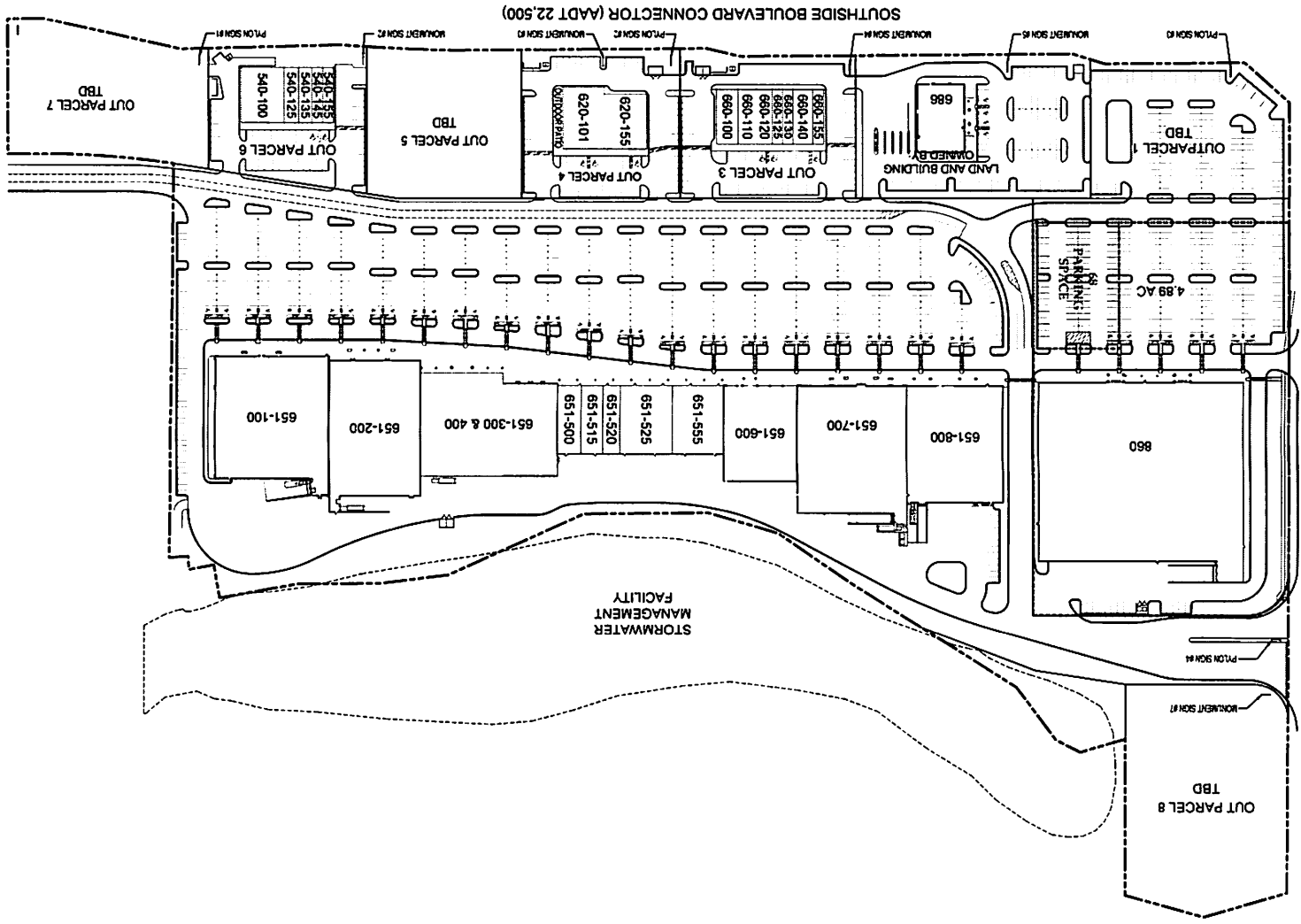
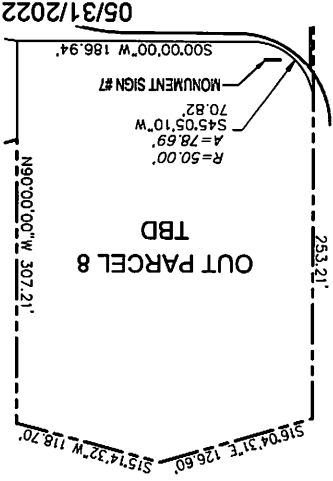
J. **Utilities.** JEA will continue to provide all electric power, water and sewer services.

K. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

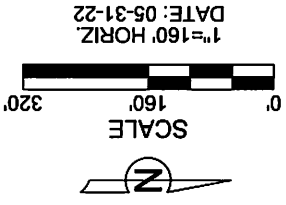
L. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan (Exhibit E dated 5/31/22) is conceptual and revisions to the Site Plan, including internal circulation, location of vehicle storage, may be required as the proposed reuse proceeds through final permitting, subject to the review and approval of the Planning and Development Department.

III. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is currently within the BP land use category, which permits commercial development, consistent with the previously approved PUD (Ordinance 2001-15-E). The proposed development is consistent with the following components of the 2030 Comprehensive Plan: Goal 3.2, Policies 3.2.1, 3.2.2, 3.2.10, 3.2.12, 3.2.14.
- B. **Roadways / Consistency with the Concurrency Management/ Mobility System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.
- C. **Allocation of Residential Land Use.** This proposed development does not include residential use and would therefore not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access to the proposed use and all other parcels for the site. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External Compatibility/Intensity of Development.** The proposed development would serve to promote the existing retail and development located in this area of Regency. While a considerable amount of retail space in this Arlington Community is vacant or underutilized, this proposal would promote the area, offer new employment opportunities, and provide convenience to both customers and the area residents. The use as a retail repair facility is consistent with the character of the existing built environment.
- F. **Recreation/Open Space.** No new recreation or open space will be created for this PUD.
- G. **Impact on Wetlands.** No wetlands exist on the developed portion of this PUD.
- H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.
- I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use and the shopping center that this site is a part of.
- J. **Sidewalks, Trails, and Bikeways.** All sidewalks will be maintained and any modifications necessary to accommodate this use will either be compliant with the City's Comprehensive Plan or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.



SOUTH SIDE COMMONS
 660 COMMERCE CENTER DRIVE, JACKSONVILLE, FLORIDA 32225



05/31/2022

North

EXHIBIT F

PUD Name

Electric Auto Repair PUD

Date

Jun 6, 2022

Land Use Table

Total gross acreage	22.9	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	22.9	Acres	100 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	0	Acres	0 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	453,024	Sq. Ft.	40 %