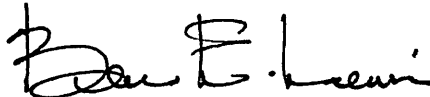


Planning Commission Report
Page 2

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

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-70 TO

PLANNED UNIT DEVELOPMENT

MARCH 4, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-70 to Planned Unit Development.

Location: 435 Interstate Drive between Clark Road and Spotted Fox Ridge Avenue and west side of Interstate Center Drive between Interstate Center Court and Clark Road

Real Estate Number(s): 020694-0000, 020673-0100, 020690-0400

Current Zoning District(s): Planned Unit Development (PUD 2003-1420)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Applicant/Agent: Janis Fleet
Fleet & Associates, Inc.
11557 Hidden Harbor Way
Jacksonville, Florida 32223

Owner: Bernard Neiderman
435 Clark Road Holdings, LLC
Jacksonville, Florida 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2021-70 seeks to rezone approximately 16.10 acres of land from PUD to PUD. The rezoning to PUD is being sought to include multi-family dwellings for seniors as a permitted use. The developer has determined that the existing building at 435 Interstate Center Drive is better suited for age restricted dwellings rather than a hotel. There is no change to the uses approved in the current PUD.

PUD Ord. 2003-1420-E was approved with the following conditions:

- a. The development shall be subject to the review and approval of the Department of Public Works, Traffic Engineering Division, pursuant to the memorandum dated November 14, 2003, attached hereto as **Exhibit C**, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department; and,
- b. The development shall be subject to the review and approval of the Planning and Development Department, Transportation Planning Division, pursuant to the memorandum dated November 10, 2003, attached hereto as **Exhibit D**, or as otherwise approved by the Planning and Development Department; and
- c. The development shall be subject to the review and approval of the Jacksonville Transportation Authority, pursuant to the memorandum dated November 14, 2003, attached hereto as **Exhibit E**, or as otherwise approved by the Planning and Development Department; and
- d. The site plan shall be altered so the movie theater complex is moved to the interior of the project site and be subject to the review and approval of the Planning and Development Department; and
- e. A lighting plan shall be subject to the review and approval of the Planning and Development Department considering light intensities, fixture heights, and light type and sources.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and has determined the conditions do not need to be continued in this PUD as those agencies or departments will review any future development plans as part of the review process.

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 east parcel contains an existing office building which will be renovated to provide 66 units of affordable housing to those 55+. The property on the west side will remain a shopping center which was in the original PUD in 2003. Clark Road abutting the southern property line is a collector roadway and Interstate Center Drive is an unclassified roadway. CGC allows for mixed-use on a site. 66 units comply with the 80/20 minimum requirements of CGC.

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:

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.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 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.

(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): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is in/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 and age restricted multi-family housing and similar uses. 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: A review of the site plan indicates that future development will be consistent with the streetscape development in the area
- The use of existing and proposed landscaping: The PUD indicates it will comply with Part 12 of the Zoning Code.
- The use and variety of building setback lines, separations, and buffering: The development standards in the written description are similar to the CCG-1 standards. These standards are consistent with the immediate area.
- The use and variety of building sizes and architectural styles: The PUD does not present any architectural style.
- The variety and design of dwelling types: The PUD is proposing adding age restricted multi-family units.
- Compatible relationship between land uses in a mixed use project: Staff has reviewed the proposed uses and sees no incompatibility between those uses.

(5) External Compatibility

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

- The 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 (03-1420)	Camping World RV sales
South	CGC	CCG-1	Undeveloped, retention pond
East	LI	IL	Interstate I-95
West	LDR CGC	RLD-60 CCG-1	Undeveloped marsh, single family subdivision Convenience store, boating supplies

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a mixed uses development. The PUD is appropriate at this location because it will support the emerging residential developments to the north and southwest.

- The existence and treatment of any environmental issues to the proposed PUD property or surrounding lands: Approximately 11.9 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard and the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The parcels will have access to I-95 via Interstate Center Drive and Clark Road.
- Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site,

Section 654.122 of the Code of Subdivision Regulations should be followed.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and.

(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. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 17, 2021, the required Notice of Public Hearing sign was posted.





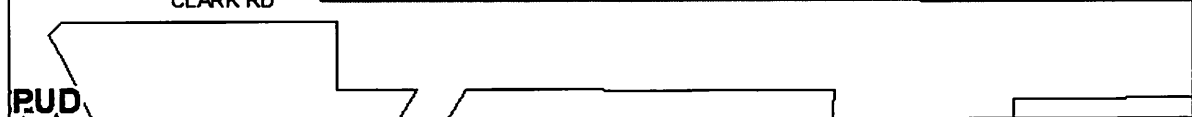
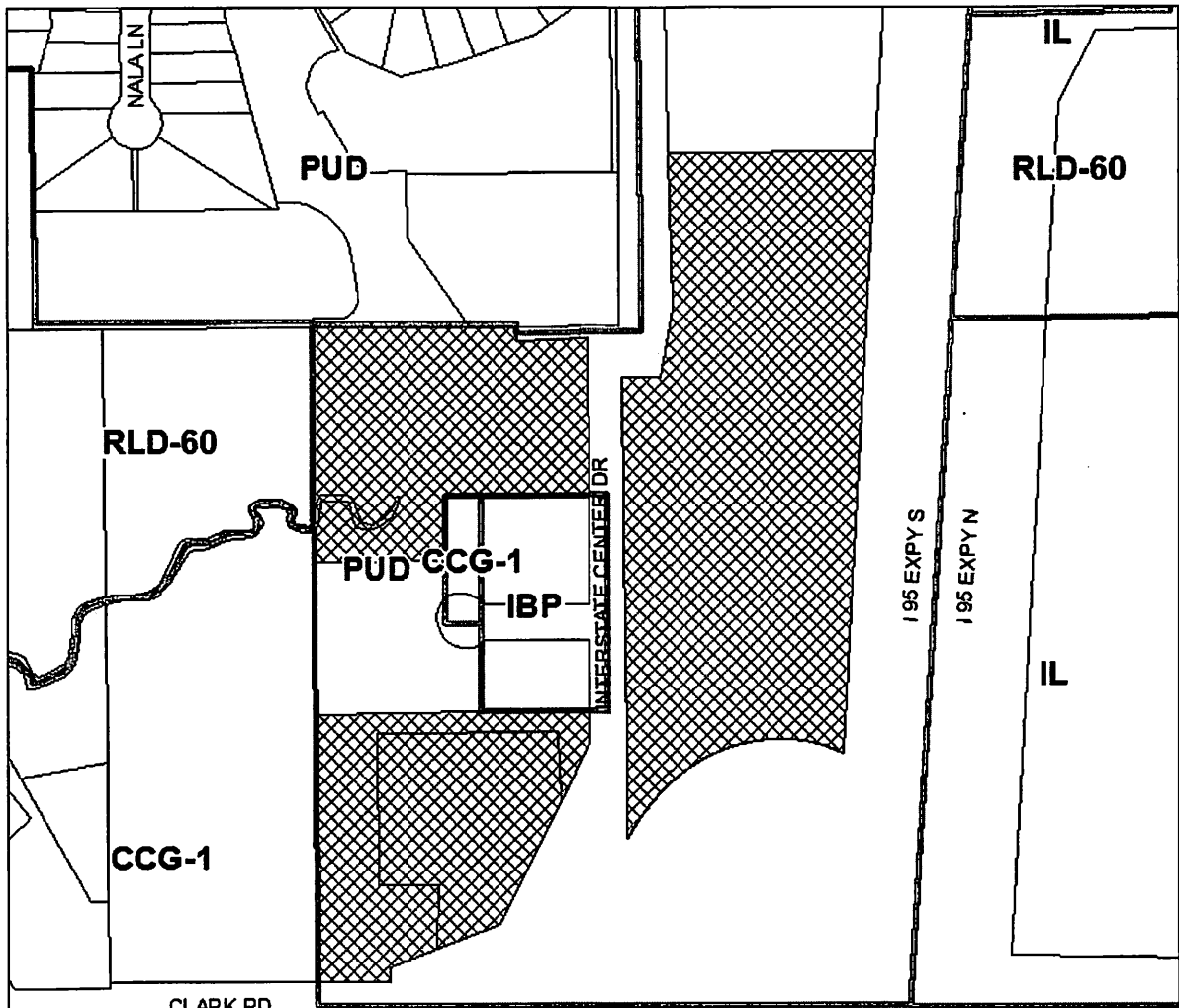
RECOMMENDATION

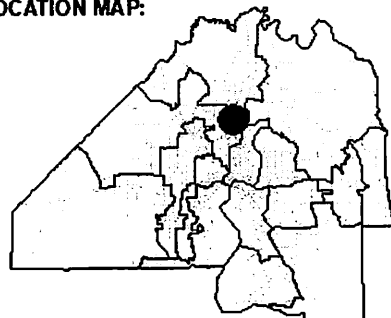
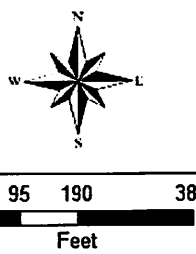
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-70** be **APPROVED** with the following exhibits:

1. The original legal description dated December 2, 2020
2. The original written description dated January 11, 2021
3. The original site plan dated November 23, 2020



Aerial view of the subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0070</p>	<p>TRACKING NUMBER</p> <p>T-2020-3268</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0070 Staff Sign-Off/Date BEL / 02/09/2021
 Filing Date 02/10/2021 Number of Signs to Post 6
 Hearing Dates:
 1st City Council 03/09/2021 Planning Commission 03/04/2021
 Land Use & Zoning 03/16/2021 2nd City Council 03/23/2021
 Neighborhood Association TROUT RIVER JAX, THE EDEN GROUP, INC.
 Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3268 Application Status PENDING
 Date Started 12/01/2020 Date Submitted 12/02/2020

General Information On Applicant

Last Name FLEET First Name JANIS Middle Name
 Company Name FLEET ASSOCIATES ARCHITECTS PLANNERS, INC.
 Mailing Address 11557 HIDDEN HARBOR WAY
 City JACKSONVILLE State FL Zip Code 32223
 Phone 9046667038 Fax 904 Email JFLEET@FLEETARCHITECTSPLANNERS.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name NEIDERMAN First Name BERNARD Middle Name K
 Company/Trust Name 435 CLARK ROAD HOLDING, LLC
 Mailing Address 435 CLARK ROAD
 City JACKSONVILLE State FL Zip Code 32218
 Phone 9047606332 Fax Email BERNIES3000@YAHOO.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2003-1420-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 020694 0000	8	6	PUD	PUD
Map 020673 0100	8	6	PUD	PUD
Map 020690 0400	8	6	PUD	PUD
Map				

020690 0600 8 6 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) 16.10

Development Number

Proposed PUD Name CLARK ROAD/INTERSTATE CENTER DRIVE

Justification For Rezoning Application

THIS PROPERTY IS PART OF THE HOPE PLAZA PUD APPROVED IN 2003. THE CURRENT OWNER PURCHASED THIS PORTION OF THE HOPE PLAZA PUD IN 2016 AND WOULD LIKE TO RENOVATE THE EXISTING BUILDING FOR MULTI-FAMILY HOUSING FOR SENIORS (55+). THE REMAINING REQUIREMENTS OF THE HOPE PLAZA PUD WILL REMAIN BASICALLY THE SAME. ADDING THE MULTI-FAMILY COMPONENT WILL PROMOTE A MIXED USE DEVELOPMENT, PROVIDING AFFORDABLE MULTI-FAMILY HOUSING, COMMERCIAL SERVICES, AND OPEN SPACE IN A PLANNED DEVELOPMENT FOR THE AREA.

Location Of Property

General Location

WESTSIDE TO I-95 -NORTH OF BROWARD ROAD

House #	Street Name, Type and Direction	Zip Code
435	CLARK RD	32218

Between Streets

CLARK ROAD and INTERSTATE 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.
- 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**
 - 16.10 Acres @ \$10.00 /acre:** \$170.00
- 3) Plus Notification Costs Per Addressee**
 - 20 Notifications @ \$7.00 /each:** \$140.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,569.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE LYING AND BEING A PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ AND A PART OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THOSE CERTAIN LANDS SHOWN ON THE PLAT OF EAST HIGHLANDS, AS RECORDED IN PLAT BOOK 28, PAGES 34 AND 34A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°23'44" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼ AND ALONG THE SOUTH LINE OF THE LANDS SHOWN ON THE PLAT OF NORTH PANAMA, AS RECORDED IN PLAT BOOK 5, PAGE 9 OF SAID PUBLIC RECORDS, 495.80 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 03°14'34" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 2048.51 FEET TO A POINT SITUATE IN A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 221.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°27'43" WEST, 86.78 FEET; THENCE AROUND AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°38'44", AN ARC DISTANCE OF 87.35 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 270.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°05'21" WEST, 220.72 FEET; THENCE AROUND AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°15'05", AN ARC DISTANCE OF 227.38 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 388.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°38'55" WEST, 112.22 FEET; THENCE AROUND AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°37'47", AN ARC DISTANCE OF 112.61 FEET TO A POINT SITUATE IN THE WEST LINE OF SAID NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 13. THE PROCEEDING THREE COURSES ON THE THREE CURVES MENTIONED ARE AROUND THE LIMITED ACCESS RIGHT OF WAY AT THE INTERCHANGE FOR INTERSTATE HIGHWAY NO. 95 AND CLARK ROAD; THENCE NORTH 00°35'48" WEST ALONG SAID LAST MENTIONED WEST LINE, 854.37 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 13; THENCE NORTH 00°27'30" WEST ALONG THE WEST LINE OF SAID SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 13, 1328.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PART OF THE PROPERTY CONVEYED BY INTERSTATE NORTH OFFICE CENTER, LTD., A FLA. LTD. PARTNERSHIP, BY QUEENS PROPERTIES, INC., ITS GENERAL PARTNER, UNDER THAT CERTAIN DEED OF DEDICATION TO THE CITY OF JACKSONVILLE, DATED MAY 25, 1982 AND RECORDED IN VOLUME 5575, AT PAGE 2124 AND LESS AND EXCEPT THAT PART RECORDED IN OFFICIAL RECORDS VOLUME 14254, PAGE 888 AND OFFICIAL RECORDS VOLUME 11112, PAGE 595 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.

Together with

A PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST ¼, THENCE SOUTH 89°48' WEST ALONG THE NORTHERLY LINE OF SAID NORTHWEST ¼, A DISTANCE OF 112.7 FEET; THENCE SOUTH 0°47'40" EAST, 682 FEET TO A POINT OF BEGINNING; THENCE NORTH 89°57'40" WEST, A DISTANCE OF 300 FEET; THENCE SOUTH 0°47'40" EAST, A DISTANCE OF 250 FEET; THENCE NORTH 89°48' EAST, A DISTANCE OF 100 FEET; THENCE SOUTH 0°47'40" EAST, A DISTANCE OF 125.2 FEET; THENCE NORTH 58° EAST 114.65 FEET; THENCE NORTH 25°26'30" EAST, 229.78 FEET; THENCE NORTH 0°36'40" WEST, A DISTANCE OF 106.37 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT EXISTING ROADS AND RIGHTS OF WAY.

And

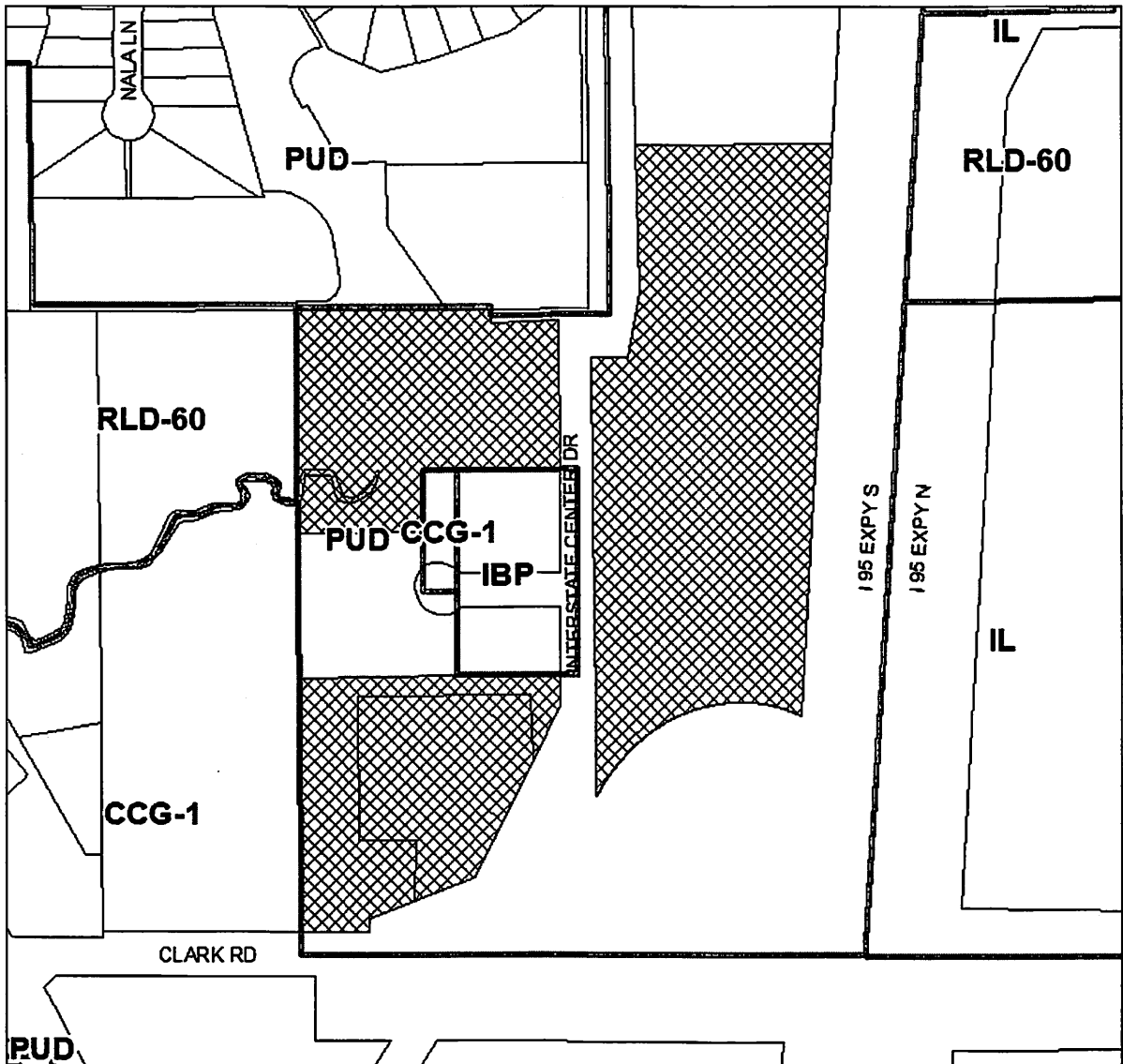
A PARCEL OF LAND IN THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF THE SAID NORTHWEST ¼ OF THE SOUTHWEST ¼ FOR A POINT OF BEGINNING; GO THENCE WEST ALONG THE NORTH LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼, 520.7 FEET, MORE OR LESS TO A POINT; THENCE SOUTH AND PARALLEL WITH EAST LINE OF NORTHWEST ¼ OF THE SOUTHWEST ¼, 1142 FEET, MORE OR LESS TO THE NORTH LINE OF CLARK ROAD; THENCE EAST ALONG THE NORTH LINE OF CLARK ROAD, 513.95 FEET, MORE OR LESS TO THE EAST LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE SOUTHWEST ¼, 1142 FEET, MORE OR LESS TO THE POINT OF BEGINNING; LESS AND EXCEPT EXISTING ROAD RIGHTS OF WAY AND EASEMENTS, INCLUDING ANY RIGHT OF WAY OR PART THEREOF CONVEYED TO THE STATE ROAD DEPARTMENT OF JACKSONVILLE EXPRESSWAY AUTHORITY, THEIR PREDECESSORS OR SUCCESSORS.

LESS AND EXCEPT THAT CERTAIN PROPERTY CONVEYED BY DEEDS RECORDED IN OFFICIAL RECORDS VOLUME 4241, PAGE 375; OFFICIAL RECORDS VOLUME 14775, PAGE 1048; OFFICIAL RECORDS VOLUME 5165, PAGE 1054; AND OFFICIAL RECORDS VOLUME 16276, PAGE 175, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

December 2, 2020

Exhibit 1

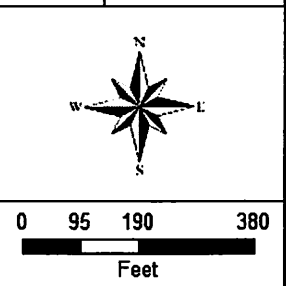
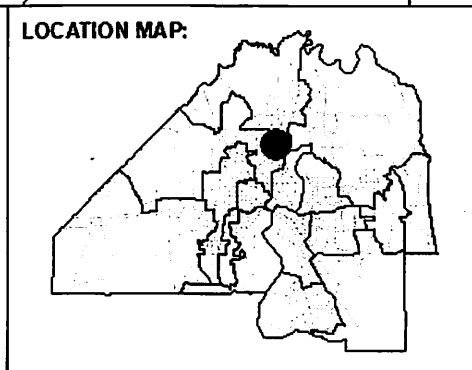
Page 1 of 1



REQUEST SOUGHT:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2020-3268

EXHIBIT 2

PAGE 1 OF 1

Exhibit D

WRITTEN DESCRIPTION

Clark Road/Interstate Center Drive PUD

January 11, 2021

I. PROJECT DESCRIPTION

The property subject to the rezoning is owned by 435 Clark Road LLC, who purchased this property in 2016. It will to be developed by 435 Clark Road LLC, a Florida Corporation. Fleet & Associates Architects/Planners, Inc. will provide planning and architecture for the project and a professional engineer will be determined after PUD approval.

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

The subject property, identified as Real Estate# 020690-0400, 020694-0000, 020673-0100, and 020690-0600, is 16.1+/- acres located in the northside of Jacksonville, west of I-95, and north of Clark Road. It is part of the Hope Plaza PUD approved in 2003. The main reason for the rezoning from PUD to PUD is to add multi-family dwelling units for persons 55 and older, as a permitted use to this mixed use development . The other requirements of the Hope Plaza PUD remain basically the same. The purpose of this PUD rezoning is to continue the development of a mixed used community that provides affordable housing and retail opportunities for the new and existing residents in the area. It will redevelop an existing office building in deteriorating condition, for affordable housing to those 55+, with retail shopping and restaurants within walking distance in the development.

- B. Project Name: Clark Road/Interstate Center Drive PUD
- C. Project Architect/Planner: Fleet & Associates Architects/Planners, Inc.
- D. Project Engineer: To be determined
- E. Project Developer: 435 Clark Road LLC
- F. Current Land Use Designation: CGC
- G. Current Zoning District: PUD
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 020690-0400
020694-0000
020673-0100
020690-0600

II. QUANTITATIVE DATA

- A. Total Acreage: 16.1 acres
- B. Total number of dwelling units: 66 dwelling units
- C. Total amount of non-residential floor area: 55,000 s.f.
- D. Total amount of recreation area: 1.4 acres
- E. Total amount of open space: 3.7 acres open space
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 67,000 s.f.
- H. Phase schedule of construction (include initiation dates and completion dates):
 - Phase 1 – 2021 - 2023
 - Renovate the existing office building for multi-family housing for seniors (55+)
 - Develop the shopping center
 - Phase 2 – 2024-2026
 - Develop remaining commercial property

III. STATEMENTS

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

This PUD was part of the Hope PUD approved in 2003 as a mixed use development. This PUD rezoning will maintain the components of the Hope Plaza PUD and add a multi-family development as a permitted use to the PUD. The development provides a planned development with multi-family housing, commercial/services with passive and active open space.

- 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.

The property is owned by 435 Clark Road LLC, who will develop the project. After the project is developed, it will be operated and maintain by this entity.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:
 - 1) Multi-family dwelling units for Seniors – 55+
 - 2) Medical and dental or chiropractor offices (but not hospitals).
 - 3) Professional offices.
 - 4) Business offices.

- 5) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time provided the gross floor area shall not exceed four thousand square feet.
- 6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- 7) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- 8) Private clubs.
- 9) Art galleries, dance art, gymnastics karate and martial arts and music studios, and theaters for stage performances.
- 10) Cosmetology and similar uses.
- 11) Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
- 12) Drive-thru and Drive-in facilities in conjunction with a permitted or permissible use or structure.
- 13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- 14) Retail outlets for sale of food and drugs, 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 (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses, television and radio (including repair incidental to sales), drug and similar products, dry cleaning pickup station.
- 15) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, 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 such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.
- 16) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- 17) All types of professional and business offices, newspaper offices (but not 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.
- 18) Hotels and motels.
- 19) 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 (but not dance halls).
- 20) Art galleries, museums, community centers, dance, art or music studios, vocational trade or business schools and similar uses.
- 21) Express or parcel delivery offices, telephone exchanges, motor bus or other transportation terminals (but not freight or truck terminals) and similar uses.
- 22) Veterinarians subject to the performance standards and development criteria set forth in Part 4.

- 23) Outside retail sales/display of merchandise for specific time of the year, New Years, Memorial Day, Valentine's Day, 4th of July, Labor Day, Thanksgiving and Christmas will be allowed within the retail and commercial parcels.
- 24) 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.
- 25) Retail outlets for the sales of new or used automobiles and trucks (empty gross vehicle weight of five thousand pounds or less).
- 26) Restaurants with decks in conjunction the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- 27) Billiard parlors.
- 28) Personal property storage facilities meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area: None*
- (2) *Minimum lot width: None*
- (3) *Maximum lot coverage: 35 %*
- (4) *Minimum front yard: 0 ft*
- (5) *Minimum side yard: 0 ft.*
- (6) *Minimum rear yard: 10 ft.*
- (7) *Maximum height of structures: Eighty (80') feet for the existing structure, forty-five (45') for all other structures.*

B. Parking

- (1) *Parking Requirements.* Parking requirements for on-site parking shall be pursuant to Section 656.604 Ordinance Code. Twenty-five percent (25%) of the parking spaces may be compact spaces (8' x 16'). The size requirements of parking spaces shall be in accordance with Section 656.607, of the Zoning Code. The remainder of the parking spaces will be in accordance with Section 656.604 of the Zoning Code and the required number will be based on the use within the parcel.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Clark Road or Interstate Center Drive substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Planning Department.

- 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.*

Existing sidewalks along Interstate Center Drive and Clark Road will provide pedestrian access to the project.

C. Signs:

Unless, otherwise noted and/or approved by the Planning Department, signage shall be provided as follows:

Multi-family Parcel

2 signs on I-95 - 200 sq. ft. / 35 ft. in height each. Signs to be at least 300 feet apart.

1 sign on Interstate Center Drive/entrance to multi-family – 100 sq. ft. / 20 ft. in height.

Commercial Parcel

2 signs on Clark Road/Interstate Center Drive - 200 sq. ft. / 35 ft. in height Signs to be at least 200 feet apart.

Wall signs are permitted not to exceed 10% of the occupancy frontage of the building.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

A walking trail will be provided around the retention pond to provide recreation and open space for the residents of the multi-family dwelling units.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

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

H. Buffers

A minimum five-foot (5') buffer shall be provided along the portion of properties adjacent to I-95 and will be accomplished with a landscape buffer. Along the northern

property lines, within the development area of the subject property, there shall be a minimum 10' landscape buffer. There will only be a break in the landscape buffer along the property when an ingress/egress point is proposed, otherwise the landscape buffer will be as stated above. A 25-foot average buffer shall be provided adjacent to all wetlands, but in no case shall the wetland buffer be less than 10 feet, as set forth by the St. Johns River Water Management District.

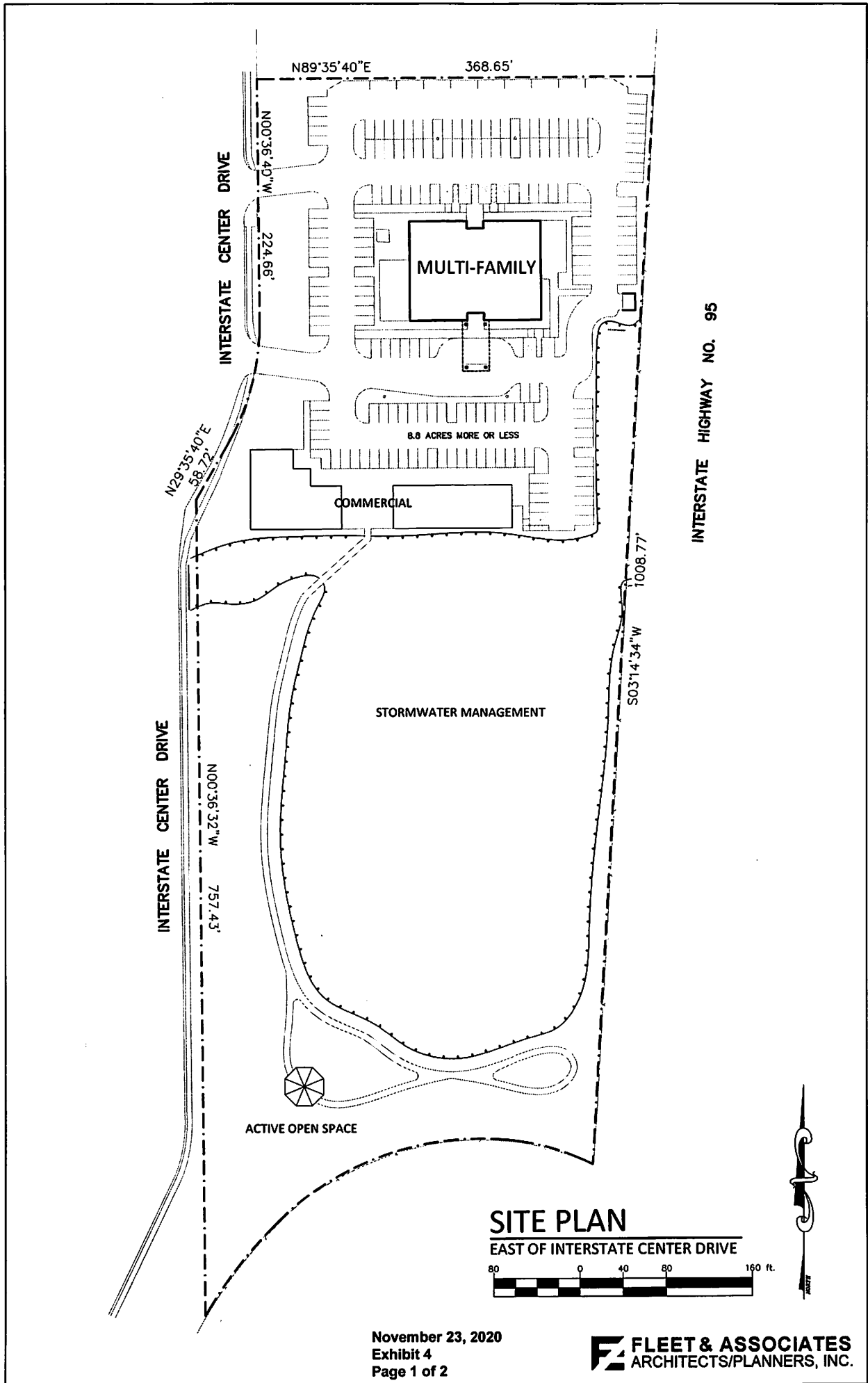
VI. DEVELOPMENT PLAN APPROVAL

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.

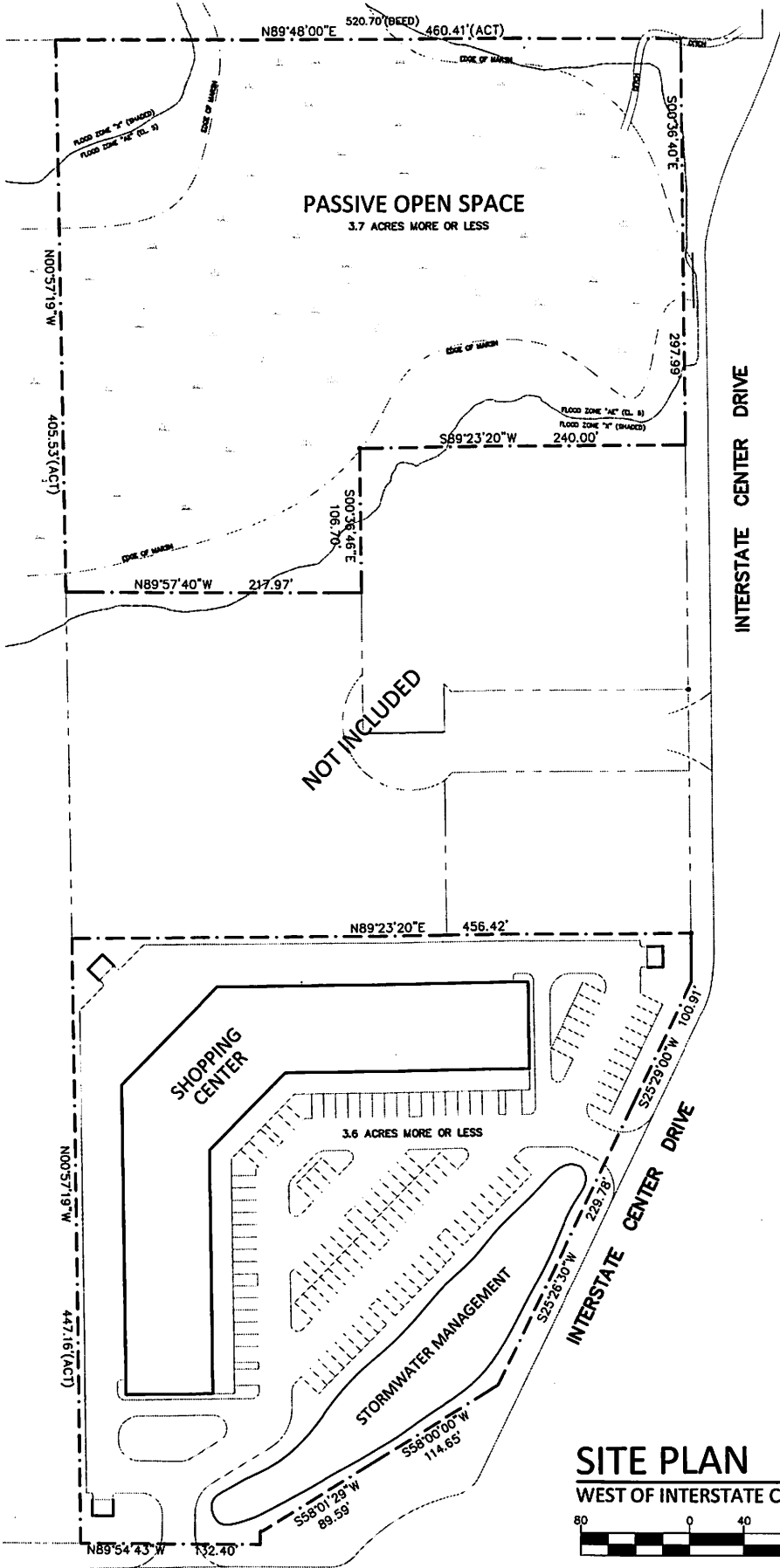
- A. Is more efficient than would be possible through strict application of the Zoning Code
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.



SITE PLAN

EAST OF INTERSTATE CENTER DRIVE





CLARK ROAD

November 23, 2020
 Exhibit 4
 Page 2 of 2

F FLEET & ASSOCIATES
 ARCHITECTS/PLANNERS, INC.

SITE PLAN
 WEST OF INTERSTATE CENTER DRIVE

EXHIBIT F

PUD Name

Clark Road/Interstate Center Drive

Land Use Table

Total gross acreage	16.1 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	6.4 Acres	40 %
Total number of dwelling units	66 D.U.	
Commercial	4.6 Acres	29 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	1.4 Acres	9 %
Passive open space	3.7 Acres	22 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	67,000 Sq. Ft.	10 %