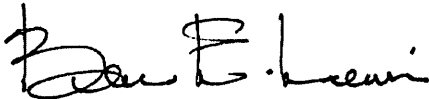




Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Absent
Dawn Motes	Absent
Jason Porter	Aye

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 2021-232 TO**  
**PLANNED UNIT DEVELOPMENT**

**OCTOBER 7, 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 **2021-232** to Planned Unit Development.

***Location:*** Located east of Philips Highway, north of Emerson Street and west of I-95.

***Real Estate Number(s):*** 126071-0060, 126071-0120, 126071-0010, 126071-0100

***Current Zoning District(s):*** Planned Unit Development (PUD 2008-836)

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

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

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

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

***Applicant/Agent:*** Steve Diebenow, Esquire  
DMH&D. PLLC  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** PSF I JAX METRO, LLC  
3100 Monicello Avenue, Suite 600  
Dallas, Texas 75205

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-232 seeks to rezone approximately 37.93 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a maximum of 500 multi-family dwellings and 1,200,000 square feet of office, commercial and non-residential uses.

**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) and Business Park (BP) functional land use categories 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. However, there is a companion Application for Large Scale Land Use Amendment to the Future Land Use Map Series L-5458-20A (Ordinance 2021-632) that seeks to amend the portion of the site that is within the Business Park (BP) land use category to Community General Commercial (CGC). The proposed PUD would allow for redevelopment of the property by incorporating multifamily residential and additional mixed uses on the site which is located within the Urban Priority Development Area. Developments including residential uses are encouraged in the CGC land use category, providing that they are not the sole use of the development and do not exceed 80% of the development. The proposed Written Descriptions allows a maximum of 500 dwelling units, which is consistent with the density requirements of the CGC land use Category. It should be noted that residential uses are not permitted on the ground floor abutting roads classified as arterials or higher. Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5458-20A be approved. 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:**

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**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.

**Policy 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.

**Policy 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.

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

***(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) and Business Park (BP). There is a companion Application for Large Scale Land Use Amendment to the Future Land use Map Series L-5458-20A (Ordinance 2021-632) that seeks to amend the portion of land that is within the Business Park (BP) land use category to 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.

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

This proposed Planned Unit Development intends to utilize lands for a mixed use development of residential, commercial, offices and hotel. 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 written description and the site plan indicate the redevelopment of the site will present an urban streetscape which is consistent with the area.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan will use the existing mall layout to create corridors of open spaces
- Traffic and pedestrian circulation patterns: Vehicular circulation and parking will occur along the perimeter of the site, leaving the interior for pedestrian circulation.
- The use and variety of building groupings: The site plan will use the existing building layout and add new buildings which complement the pedestrian corridors.
- Compatible relationship between land uses in a mixed use project: It is expected the permitted uses will be compatible and not create any adverse impacts.

***(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 surrounding area is primarily commercial uses. The proposed uses will complement the existing uses in the Emerson Street and Philips Highway corridors.

- o 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	LDR	RLD-60	Single family dwellings
	HDR	RHD-B	Multi-family dwellings
	CGC	CCG-2	Personal property storage
South	CGC	CCG-1	Filling station, offices
		CCG-2	Fast food restaurant, car wash
East	LDR	RLD-60	I-95 / Single family dwellings
West	CGC	CCG-2	Restaurant, motel, auto sales
		PUD	Grocery store

- o Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: This site is located within the Brownfields Study Area established by Resolution 2004-1386-A as defined in F.S. 376.79(4). The property may or may not have contamination. Since the property is located within a Brownfields Area, the owner may request the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. The property owner may qualify for tax credits.

The subject site is located within the boundaries of the US-1 Corridor Study and within the northern segment, as identified by the study. The plan identifies the northern segment as an area that is preferred for infill development and the proposed amendment would promote infill redevelopment within this northern segment. Therefore, the proposed rezoning is consistent with the US-1 Corridor Study.

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

The proposed development is consistent with the CGC functional land use category as a mixed use development of residential, commercial, office and hotel uses. The PUD is appropriate at this location because the proposed uses are similar to the existing uses in the immediate area.

- o The existing residential density and intensity of use of surrounding lands: There is an existing multi-family development to the north which has a similar density to the proposed PUD. There are single family dwellings to the south
- o The availability and location of utility services and public facilities and services: Full urban services are available from JEA.
- o The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

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

The residential portion of the project will be developed with the required amount of recreation area. The non-residential portions will have the appropriate open space.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(9) Listed species regulations***

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

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

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

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

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

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on September 29, 2021, the required Notice of Public Hearing sign was posted.

**RECOMMENDATION**

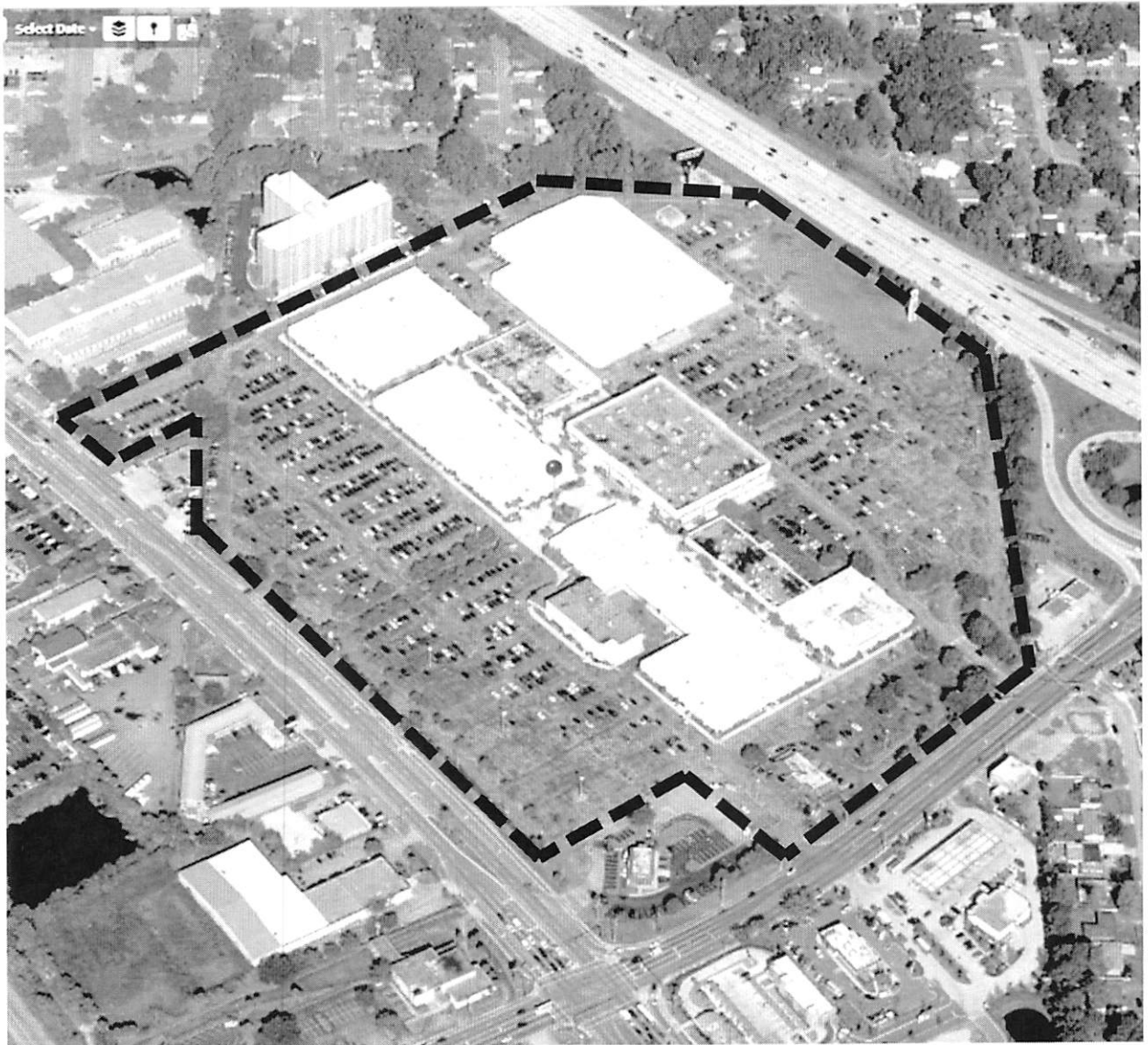
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-232 be **APPROVED with the following exhibits:**

1. The original legal description dated November 17, 2020.
2. The original written description dated March 31, 2021.
3. The original site plan dated January 16, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-232 be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1. The applicant shall make the drive connection improvements pursuant to the Traffic Study dated August, 2021, to help minimize delay and queuing from their connections.





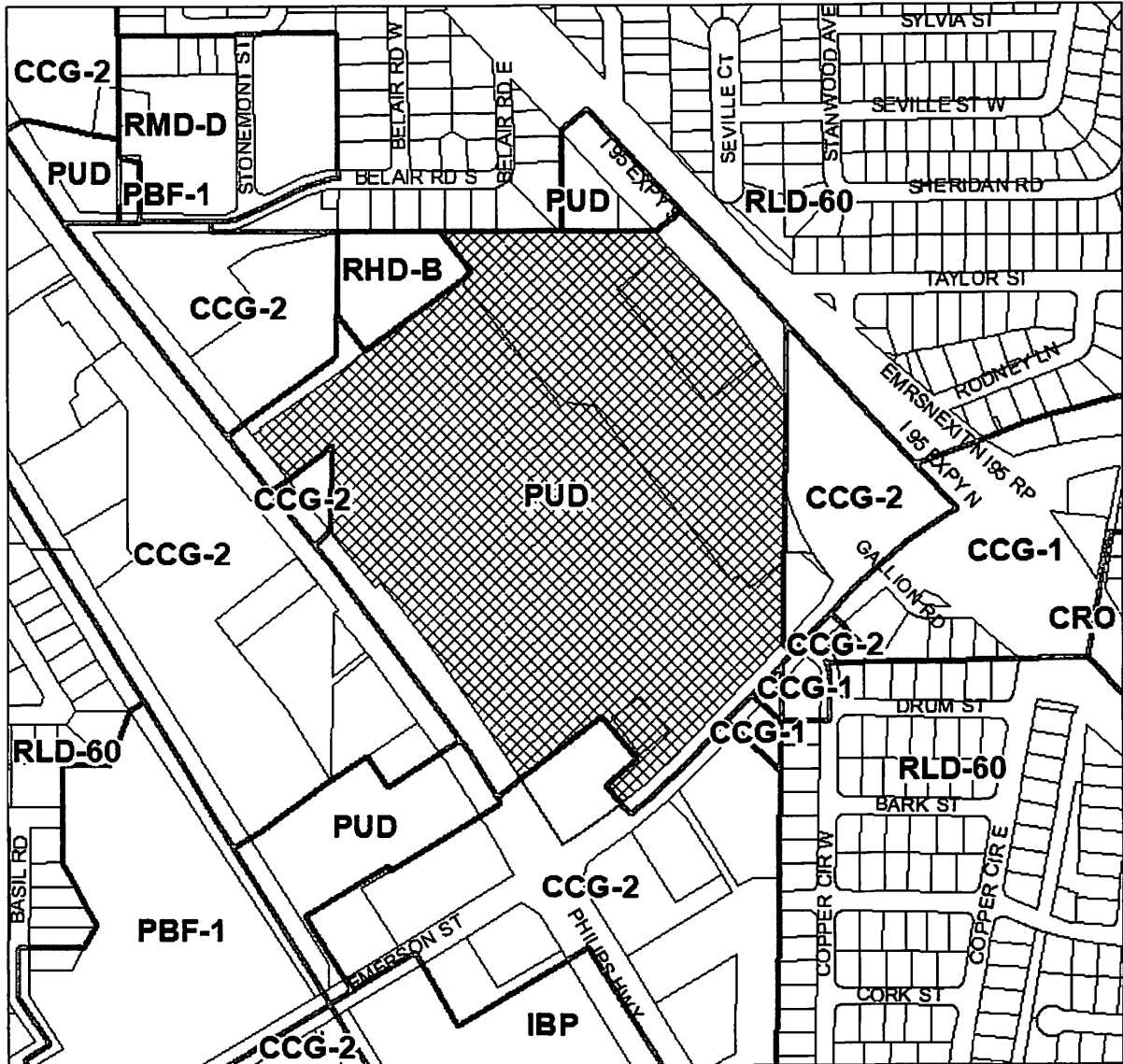
Aerial view of subject property



View of subject property.



View of subject property.



<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-2021-0232</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2020-3293</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 #** 2021-0232 **Staff Sign-Off/Date** BEL / 04/02/2021**Filing Date** 04/21/2021 **Number of Signs to Post** 8**Hearing Dates:****1st City Council** 05/25/2021 **Planning Commission** 05/20/2021**Land Use & Zoning** 06/02/2021 **2nd City Council** 06/08/2021**Neighborhood Association** SPRINGPARK NEIGHBORHOOD ASSOC., PINE FOREST COMMUNITY ACTION CORP.**Neighborhood Action Plan/Corridor Study** US 1 CORRIDOR STUDY**Application Info****Tracking #** 3293**Application Status** PENDING**Date Started** 12/16/2020**Date Submitted** 12/18/2020**General Information On Applicant****Last Name**

TRIMMER

**First Name**

CYNDY

**Middle Name****Company Name**

DRIVER, MCAFFEE, HAWTHORNE AND DIEBENOW, PLLC

**Mailing Address**

1 INDEPENDENT DRIVE, SUITE 1200

**City**

JACKSONVILLE

**State**

FL

**Zip Code** 32202**Phone**

9048070185

**Fax**

904

**Email**

CKT@DRIVERMCAFFEE.COM

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

N/A

**First Name**

N/A

**Middle Name****Company/Trust Name**

PSF I JAX METRO, LLC

**Mailing Address**

3100 MONICELLO AVE, STE 600

**City**

DALLAS

**State**

TX

**Zip Code**

75205

**Phone**

9043011269

**Fax****Email****Property Information****Previous Zoning Application Filed For Site?****If Yes, State Application No(s)** 2008-0363, 2008-836 AND 96-405-345

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 126071 0060	5	3	PUD	PUD
Map 126071 0120	5	3	PUD	PUD
Map 126071 0010	5	3	PUD	PUD

Map 126071 0100 5 3 PUD PUD

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

**Existing Land Use Category**

**Land Use Category Proposed?**

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

5458

**Total Land Area (Nearest 1/100th of an Acre)** 37.93

**Development Number**

**Proposed PUD Name** SAN MARCO EAST PLAZA PUD

**Justification For Rezoning Application**

APPLICANT REQUESTS A NEW PUD THAT WILL ALLOW FOR DEVELOPMENT OF ADDITIONAL MIXED-USES ALONG WITH STRUCTURED PARKING CONSISTENT WITH THE PROPOSED CGG LAND USE.

**Location Of Property**

**General Location**

NORTHEAST CORNER OF PHILIPS HWY AND EMERSON ST

House #	Street Name, Type and Direction	Zip Code
3563	PHILIPS HWY	32207

**Between Streets**

EMERSON ST and BELAIR RD S

**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**  
**37.93 Acres @ \$10.00 /acre:** \$380.00
- 3) Plus Notification Costs Per Addressee**  
**70 Notifications @ \$7.00 /each:** \$490.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,139.00

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

**LEGAL DESCRIPTION**

**November 17, 2020**

PARCEL 1: (RE # 126071-0120)

A portion of the West one-half of the Northeast one-quarter of Section 31, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northwest corner of the West one-half of the Northeast quarter of said Section 31; thence South 89 degrees 45 minutes 00 seconds East, along the Northerly line of said West half of said Northeast Quarter, 295.00 feet to the POINT OF BEGINNING; thence continue South 89 degrees 45 minutes 00 seconds East, along said North line, 624.88 feet to an intersection with the Southwesterly right-of-way line of Interstate Highway No. 95 as now established; thence South 42 degrees 39 minutes 10 seconds East, along said Southwesterly line, 75.72 feet to the most Northerly corner of lands described and recorded in Official Records Volume 3168, Page 878 of the Current Public Records of Duval County, Florida; thence South 51 degrees 40 minutes 50 seconds West, along the Northwesterly line thereof, 193.87 feet to the most Westerly corner thereof; thence South 38 degrees 19 minutes 10 seconds East along the Southwesterly line thereof, 147.02 feet; thence South 51 degrees 40 minutes 50 seconds West a distance of 342.53 feet: thence North 38 degrees 17 minutes 50 seconds West, 450.89 feet to an intersection with the South line of lands described and recorded in Official Records Volume 4337, Page 1171, of said current Public Records; thence North 51 degrees 42 minutes 10 seconds East, along said South line, 41.89 feet to the East most corner thereof; thence North 38 degrees 17 minutes 50 seconds West, along the Northeasterly line thereof, 161.26 feet to an intersection with aforementioned North line of said West one-half of said Northeast one quarter, and the POINT OF BEGINNING, containing 4.486 acres (195,406 square feet) more or less.

TOGETHER WITH Easement Three contained in Easement Agreements dated June 4, 1987 and recorded in Official Records Volume 6345, page 640 and Official Records Volume 6447, page 1956, of the public records of Duval County, Florida.

PARCEL 2: (RE # 126071-0120)

A portion of the West one-half of the Northeast one-quarter of Section 31, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the Northwest corner of the West one-half of the Northeast quarter of said Section 31; thence South 89 degrees 45 minutes 00 seconds East, along the Northerly line of said West half of said Northeast Quarter, 295.00 feet; thence continue South 89 degrees 45 minutes 00 seconds East, along said North line, 624.88 feet to an intersection with the Southwesterly right of way line of Interstate Highway No. 95 as now established; thence South 42 degrees 39 minutes 10 seconds East, along said Southwesterly line, 75.72 feet to the most Northerly corner of lands described and recorded in Official Records Volume 3168, Page 878 of the current Public Records of Duval County, Florida; thence South 51 degrees 40 minutes 50 seconds West, along the Northwesterly line thereof, 193.87 feet to the most Westerly corner thereof; thence South 38 degrees 19 minutes 10 seconds East along the Southwesterly line thereof, 147.02 feet to the POINT OF BEGINNING: thence continue South 38 degrees 19 minutes 10 seconds East along said Southwesterly line, 274.45 feet to the most Southerly corner thereof; thence North 51 degrees 40 minutes 50 seconds East along the Southeasterly line thereof, 205.35 feet to an intersection with the

aforementioned Southwesterly right of way line of Interstate Highway No. 95; thence South 33 degrees 35 minutes 40 seconds East along said right of way line, 125.20 feet to on intersection with the East line of the West one-half of the Northeast one quarter of said Section 31: thence South 01 degrees 07 minutes 50 seconds West, along said East line, 492.09 feet; thence South 51 degrees 42 minutes 10 seconds West, 124.37 feet; thence North 38 degrees 17 minutes 50 seconds West, 45.39 feet; thence South 51 degrees 42 minutes 10 seconds West, 26.37 feet; thence North 38 degrees 17 minutes 50 seconds West, 657.44 feet; thence North 83 degrees 22 minutes 20 seconds West, 78.09 feet; thence South 51 degrees 37 minutes 40 seconds West, 19.16 feet; thence North 38 degrees 17 minutes 50 seconds West, 21.17 feet; thence North 51 degrees 40 minutes 50 seconds East, 342.53 feet to the POINT OF BEGINNING, containing 5.753 acres (250,588 square feet) more or less.

TOGETHER WITH Easement Three contained in Easement Agreements dated June 4, 1987 and recorded in Official Records Volume 6345, page 640 and Official Records Volume 6447, page 1956, of the Public Records of Duval County, Florida.

PARCEL 3: (RE # 126071-0010)

A portion of the West one half of the Northeast one quarter of Section 31, Township 2 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Beginning at the point of intersection of the Northwesterly right of way line of Emerson Road, (formerly Patton Drive, an 80 foot right of way) with the Easterly boundary of the West 1/2 of the Northeast 1/4 of said Section 31, and run North, 1 degree 07 minutes 50 seconds East along said Easterly boundary, a distance of 719.09 feet to a point located in the Southwesterly right of way line of Interstate Route 95; run thence North 33 degrees 35 minutes 40 seconds West along said right of way line, a distance of 125.20 feet to a point of for the POINT OF BEGINNING. From the point of beginning thus described, run South 51 degrees 40 minutes 50 seconds West, a distance of 205.35 feet to a point: run thence North 38 degrees 19 minutes 10 seconds West, a distance of 421.48 feet to a point; run thence North 51 degrees 40 minutes 50 seconds East, a distance of 193.87 feet to a point in said Southwesterly right of way line: run thence South 42 degrees 39 minutes 10 seconds East, along said right of way line, a distance of 293.21 feet to an angle point: run thence South 33 degrees 35 minutes 40 seconds East, continuing along said right of way line, a distance of 129.57 feet to the Point of Beginning, containing 2.00 acres (87,120 square feet) more or less.

PARCEL 4: (RE # 126071-0060)

A portion of the West Half of the Northeast Quarter, together with a portion of Government Lot 4, all in Section 31, Township 2 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows:

For point of reference, commence at a concrete monument located at the Northwest corner of the West Half of the Northeast Quarter of Section 31, aforementioned and run South 89 degrees 45 minutes East, along the Northerly line of the West Half of the Northeast Quarter of said Section 31, a distance of 295.00 feet; thence South 38 degrees 17 minutes 50 seconds East 161.26 feet: thence South 51 degrees 42 minutes 10 seconds West 41.89 feet to the POINT OF BEGINNING; thence along the Southwesterly boundary of the lands conveyed in Official Records Volume 7718, Page 1575 of the current Public Records of said county, the following seven courses and distances: South 38 degrees 17 minutes 50 seconds East 472.06 feet; North 51 degrees 37 minutes 40 seconds East 19.16 feet; thence South 83 degrees 22 minutes 20

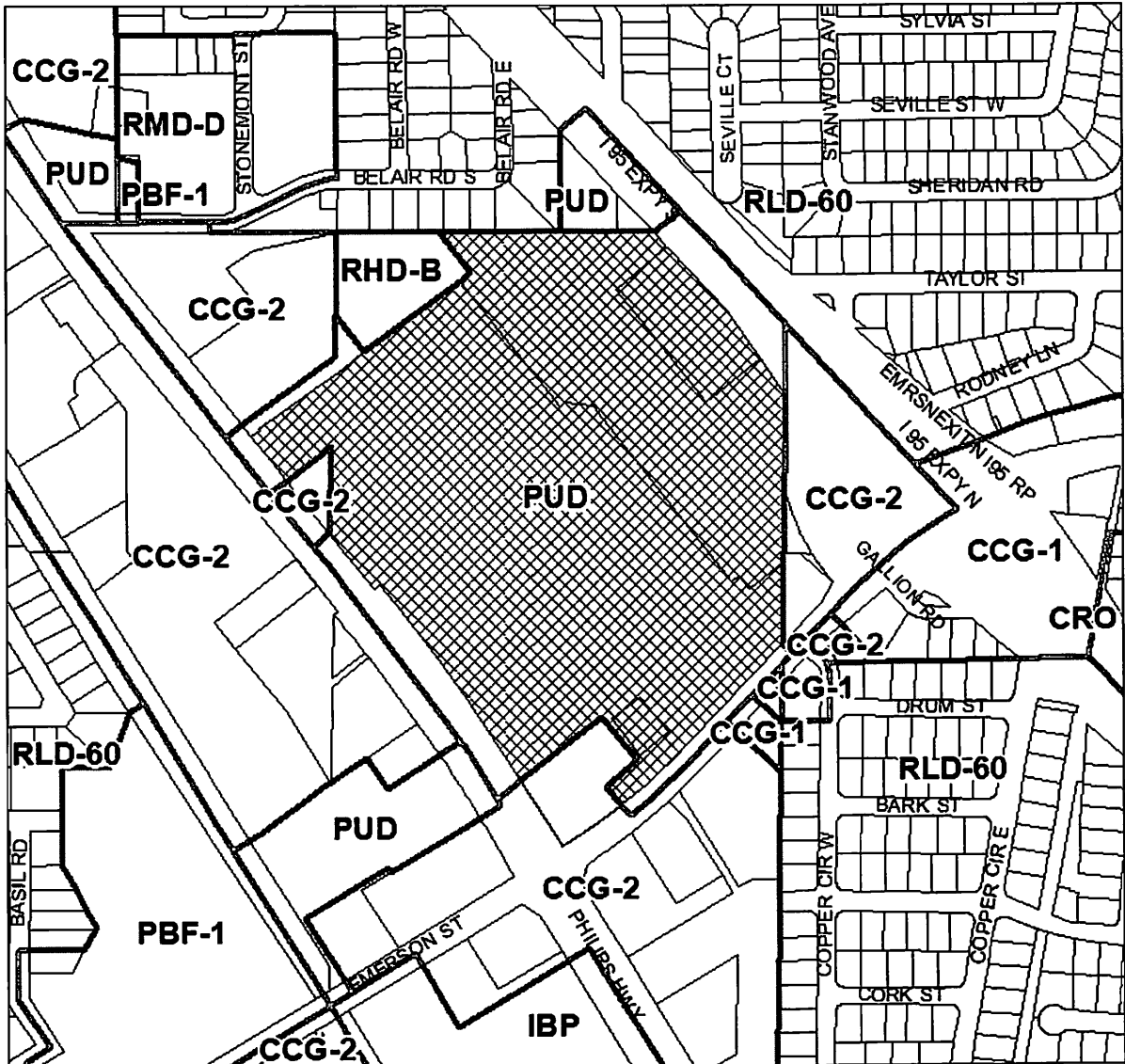


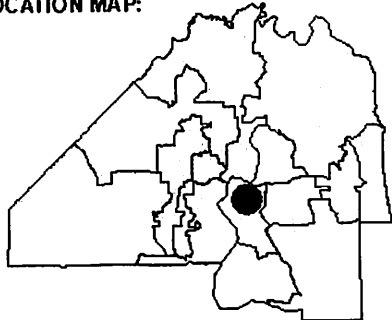
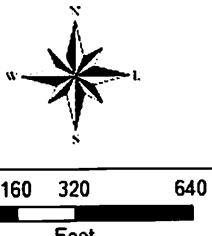
seconds East 78.09 feet; thence South 38 degrees 17 minutes 50 seconds East 657.44 feet; thence North 51 degrees 42 minutes 10 seconds East 26.37 feet; thence South 38 degrees 17 minutes 50 seconds East 45.39 feet; thence North 51 degrees 42 minutes 10 seconds East 124.37 feet to the Westerly boundary of Unit 1, Rodney Subdivision, as recorded in Plat Book 21, Page 70 of said Public Records of Duval County, Florida; thence South 01 degrees 07 minutes 50 seconds West along said Westerly line, 227.00 feet to the Northwestern right of way line of County Road No. 595 (Emerson Road or Patton Drive); thence South 43 degrees 13 minutes 40 seconds West, along said right of way line a distance of 402.76 feet to a point of curvature in said right of way line; thence along the arc of a curve, concave Northwesterly and having a radius of 1,870.08 feet, continuing along said County right of way line, an arc distance of 289.38 feet to a point on the boundary of that certain tract described in deed recorded at Official Records Volume 6345, Page 635, Public Records of said county, said arc being subtended by a chord bearing and distance of South 47 degrees 39 minutes 39 seconds West, 289.09 feet; thence along the boundary of said tract, as follows: first course, North 40 degrees 04 minutes 30 seconds West 70.59 feet; second course, North 49 degrees 55 minutes 30 seconds East, a distance of 118.50 feet; third course, North 38 degrees 17 minutes 50 seconds West, a distance of 163.75 feet; fourth course, South 51 degrees 42 minutes 10 seconds West, a distance of 303.22 feet to a point on the Northeasterly right of way line of PHILIPS Highway (State Road No. 5, U.S. Highway No. 1); thence Northwesterly along said right of way line, as follows: first course, along the arc of a curve, concave Southwesterly with a radius of 11,546.70 feet, an arc distance of 724.90 feet to a point, said arc being subtended by a chord bearing and distance of North 34 degrees 56 minutes 18 seconds West, 724.78 feet; second course, South 53 degrees 15 minutes 00 seconds West, along a line radial to last mentioned curve, a distance of 25.00 feet to a point; third course, Northwesterly, along the arc of a curve, concave Southwesterly with a radius of 11,521.70 feet, an arc distance of 159.20 feet to a point on the Westerly line of the West Half of the Northeast Quarter of said Section 31, said arc being subtended by a chord bearing and distance of North 37 degrees 08 minutes 50 seconds West, 159.20 feet; thence North 01 degrees 08 minutes 00 seconds East, along the Westerly boundary line of the West Half of the Northeast Quarter of said Section 31, a distance of 272.47 feet to a corner of the lands described in Official Records Volume 5923 Page 918; thence South 54 degrees 22 minutes 52 seconds West along the Southerly boundary of said lands, 170.08 feet to the Northeasterly right of way line of said PHILIPS Highway. thence along said Northeasterly right of way line of said PHILIPS Highway 61.4 feet, along the arc of a curve, concave Southwesterly and having a radius of 11,521.70 feet, a chord distance of 61.4 feet, the bearing of the aforementioned chord being North 38 degrees 46 minutes 25 seconds West to the point of tangency, thence continue along the Northeasterly right of way line of said PHILIPS Highway North 38 degrees 55 minutes 35 seconds West a distance of 94.52 feet to the southeasterly line of the lands conveyed In Official Records Volume 11964, Page 292 of said public records, thence along said southeasterly boundary the following four courses and distances: 1) North 54 degrees 17 minutes 00 seconds East, 30.00 feet; 2) thence North 35 degrees 43 minutes 00 seconds West, 4.00 feet; 3) thence North 54 degrees 17 minutes 00 seconds East, 301.05 feet; 4) thence North 51 degrees 08 minutes 20 seconds East, 80.98 feet to a corner of the lands conveyed in Official Records Volume 8996 page 514 of said public records; thence North 51 degrees 42 minutes 10 seconds East along the Northwesterly line of said lands, a distance of 360.32 to the POINT OF BEGINNING, containing 26.064 acres (1,135,329 square feet) more or less.

TOGETHER WITH those certain easements for the benefit of the insured Land as described and set forth in the Easement Agreement dated June 4, 1987, filed June 10, 1987, and recorded in Official Records Book 6345, Page 640, and Official Records Volume 6447, Page 1956, of the current Public Records of Duval County, Florida.

ALSO TOGETHER WITH the sewer easement granted in Warranty Deed recorded in Official Records Book 549, page 362, of the public records of Duval County, Florida.

ALSO TOGETHER WITH those certain easements for the benefit of the insured land as set forth in the Reciprocal Easements and Rights of Way for Storm Water Drainage and Potable Water System Easement as set forth in instrument recorded February 3, 1977, in Official Records Book 4320, Page 775, as modified by Agreement by and between Market Square Limited and Sencit-Jacksonville Company, LTD., as contained in Instrument recorded June 26, 1986, in Official Records Book 6151, Page 2033, of the Public Records of Duval County, Florida.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	
	<p><b>TRACKING NUMBER</b></p> <p><b>T-2020-3293</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>5</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

## PUD WRITTEN DESCRIPTION

### San Marco East Plaza PUD

March 31, 2021

#### I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 37.93 acres of property from PUD to PUD to facilitate redevelopment of parcels located at 3563 Philips Highway (126071 0060), 3605 Philips Highway (RE# 126071 0120), 0 Emerson Street (RE# 126071 0010) and 3143 Emerson Street (RE# 126071 0100) as more particularly described in Exhibit 1 (the "Property").

The Property is located in the Urban Priority Area and is subject to a companion land use amendment to CGC. A PUD was originally approved for the Property by Ordinance 96-405-345 and subsequently amended by Ordinances 2003-836 and 2008-363 as the shopping center was converted to a mixed-use development with commercial, institutional, office and professional, and recreational uses. Applicant acquired the Property in 2019 and desires to add structured parking to the project in order to further redevelop the Property with additional mixed uses consistent with the CGC land use category.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC/LDR/HDR	PUD/RLD-60/RHD-B/CCG-2	Good Year, U Haul, Philips Pointe Apartments, single family residential
East	CGC/LDR	CCG-2/RLD-60	I-95, single family residential
South	CGC	CCG-2/CCG-1	Gas stations, Taco Bell, Emerson Street, Dunkin Donuts, vacant commercial, office, Wendy's, car wash
West	CGC/BP	CCG-2/PUD	Philips Highway, Wells Fargo, restaurant, Emerson Inn, auto dealer

- B. Project name: San Marco East Plaza.
- C. Project engineer: Envision Design + Engineering, LLC.
- D. Project architect: Ervin Lovett Miller.
- E. Project developer: PSF I Jax Metro LLC.
- F. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

- G. Current land use designation: CGC/BP.
- H. Current zoning district: PUD (Ordinance 2008-363).
- I. Requested land use designation: CGC.
- J. Requested zoning district: PUD.
- K. Real estate numbers: 126071 0060, 126071 0120, 126071 0010, 126017 0100.

## **II. QUANTITATIVE DATA**

The project is intended to provide for a broad mix of uses developed over time which may include residential, commercial, institutional, office and professional, and recreational uses as detailed herein. A conceptual site plan illustrating a sample mixed-use development scheme is filed herewith, and criteria for maximum unit count and square footage for the PUD are set forth below. The final unit count or square footage and location for any given use will be determined as the project is developed, subject to any additional density and mixed-use regulations for the CGC land use category as set forth in the Comprehensive Plan.

- A. Total acreage: 37.93 acres.
- B. Total number of dwelling units: Not more than 500 dwelling units.
- C. Total amount of non-residential floor area: Not more than 1,200,000 square feet.
- D. Total amount of land coverage of all buildings and structures: 32.24 acres.

## **III. STATEMENTS**

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

The proposed PUD adopts regulations of the CCG-1 zoning district with the following exceptions:

- 1. The following uses have been added or modified:
  - a. Structured parking is added as a permitted use.
  - b. Personal property storage facilities are not required to have a minimum lot size, yard requirements, or perimeter landscaping.
  - c. The Part 4 distance regulations applicable to game promotions or sweepstakes utilizing electronic equipment and drawings by chance are omitted.
  - d. Part 4 development regulations applicable to day care and care centers have been omitted.
  - e. Outside retail sales of holiday items shall not have a minimum lot size.
  - f. Restaurants may have outdoor sales and service and service of all alcoholic beverages by right, and the minimum distance from a church or school for such liquor license is waived.

- g. Retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both is a permitted use.
  - h. Minimum distance requirements for liquor, beer and wine service are waived.
  - i. Retail sales and service of vehicles and service garages for minor or major repairs are not limited to franchised dealers.
  - j. Outside sales and service is included as a permitted use.
  - k. Warehousing and similar uses with appropriate limitations are added as a permitted use.
2. The following uses that would be permitted or permissible in the CCG-1 zoning district have been omitted:
    - a. Dancing entertainment establishments serving alcohol.
    - b. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
    - c. Crematories.
    - d. Adult arcade amusement centers operated by a licensed permitholder.
    - e. Buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
    - f. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses, provided all merchandise is stored within an enclosed building and no heavy machinery or heavy manufacturing is located on the premises.
  3. Part 6 parking requirements are modified to provide ratios for enumerated uses, allow for shared parking within the PUD, and eliminate a maximum parking restriction.
  4. Part 12 landscaping requirements are modified to provided (1) internal buffering between uses and parcels shall not be required within the PUD due to the horizontal and vertical integration of the project; (2) one tree shall be planted for every forty (40) linear feet of frontage and may be clustered; and (3) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.
  5. Part 13 sign regulations are modified to group signage along I-95 while adopting CCG-1 sign regulations for the remainder of the Property.
- 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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

#### **IV. USES AND RESTRICTIONS**

##### **A. Permitted uses:**

1. Multi-family residential.
2. Commercial retail sales and service establishments.
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. Professional and business offices.
5. Medical offices, clinics, ambulatory centers and physical rehabilitation facilities.
6. Hotels and motels.
7. Day care centers or care centers.
8. Gymnasiums.
9. Churches, including a rectory or similar use.
10. Restaurants including drive-through service, outdoor sales and service, and the retail sale and service of all alcoholic beverages is permitted.
11. 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.
12. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, rock climbing gyms, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, game promotions or sweepstakes utilizing electronic equipment, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, and similar uses.
13. Art galleries, museums, community centers, dance, art or music studios.
14. Vocational, trade or business schools and similar uses.
15. Adult Congregate Living Facility, assisted living, memory care, skilled nursing, and similar facilities (but not group care homes or residential treatment facilities).
16. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
17. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
18. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
19. Personal property storage establishments meeting the performance development criteria set forth in Part 4; provided, however, that there shall be no minimum lot size, yard requirements, or perimeter landscape requirements specific to such use.

20. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
  21. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4; provided, however, that there shall be no minimum lot size required for such use.
  22. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
  23. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
  24. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
  25. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
  26. Structured parking.
  27. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
  28. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  29. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- B. Permissible uses by exception:
1. Residential treatment facilities and emergency shelters.
  2. Retail sales of new or used automobiles.
  3. Service garages for minor or major repairs.
  4. Auto laundry or manual car wash.
  5. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
  6. Blood donor stations, plasma centers and similar uses.
  7. Private clubs.
  8. Billiard parlors.
  9. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
  10. Schools meeting the performance standards and development criteria set forth in Part 4.
  11. Nightclubs.



12. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
13. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4

C. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.

## V. DESIGN GUIDELINES

### A. Lot requirements:

1. Minimum lot area: None, except as required for certain uses pursuant to Zoning Code.
2. Minimum lot width: None.
3. Minimum lot coverage: None, except as required for certain uses pursuant to Zoning Code.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: None, except that a minimum setback of fifteen (15) feet shall be provided where adjacent to a residential district.
7. Maximum height of structures: Sixty (60) feet.

### B. Ingress, egress and circulation:

1. Parking requirements: Parking at an overall rate of 2.45 spaces per 1,000 square feet of gross leased area will be provided for the project pursuant to the ULI shared parking analysis shown in Table 1, below, which is based on the conceptual site plan; or such rate based upon future build out and calculation pursuant to ITD or ULI standards, whichever is less; or as otherwise approved by the Planning and Development Department. The project may provide for a mix of structured and surface parking with no maximum parking restriction. Parking within the PUD may be shared regardless of individual parcel ownership so long as the PUD in its entirety provides sufficient parking for all proposed uses taking into consideration offsetting hours of operation. Where individual parcel owners are involved, such shared parking may be provided "off-site" within the PUD and/or addressed by easement. Loading zones are provided throughout the project.

**Table 1**  
**Metro Plaza-Overall Shared Parking**  
**Peak Parking Demand**

Land Use	Size	Unit	Weekdays		Weekends	
			Peak Parking Rate	Peak Parking Demand	Peak Parking Rate	Peak Parking Demand
Community Shopping Center (<400 ksf)	35.7	ksf GLA	2.9	104	3.2	114
Employee			0.7	25	0.8	29
Restaurant Adjustment <sup>1</sup> *			X/K <sup>*</sup>	X <sup>*</sup>		
Fine/Casual Dining	9	ksf GLA	13.25	119	15.25	137
Employee			2.25	20	2.5	23
Fast-Food Restaurant	4	ksf GLA	12.4	50	12.7	51
Employee			2	8	2	8
Medical/Dental Office	75	ksf GLA	3	225	0	0
Employee			1.6	120	0	0
Hotel (Business)	120	Rooms	1	120	1	120
Employee			0.15	18	0.15	18
Convention Space (Church)**	27.5	ksf GLA	0.5	14	5.5	151
Employee			0.5	14	0.5	14
Residential (Visitors)	200	unit	0.1	20	0.15	30
Residents			0.9	180	0.9	180
Health Club (Rock Gym)	11	ksf GLA	6.6	73	5.5	61
Employee			0.4	4	0.25	3
Office (100k-500 ksf)	384	ksf GLA	0.25	96	0.03	12
Employee			3.15	1210	0.32	123
<b>Total</b>				<b>2419</b>		<b>1072</b>

Note: <sup>1</sup> - ULI's parking demand rate for Shopping Centers assumes that the percentage of restaurant, entertainment, and/or cinema space within the overall shopping center is 10 percent or less. For each percent above 10 percent, a linear increase of 0.03 spaces per 1,000 SF of restaurant, entertainment, and/or cinema space should be calculated, therefore:

~ (13,264 SF/900,208)=1%\*

~(X% - 10%)=X%

~X% \* 0.003 spaces/1,000 SF=X space increase per 1,000 SF

\*Not Applicable for current land use program. Line item included for potential alternate future program.

\*\* Peak Weekday rate for Church use assume 10% of Weekend rate of 5.5/1000.

2. Vehicular access: Vehicular access to the Property shall be by way of Philips Highway and Emerson Street substantially as shown in the site plan. The final location of all access points is subject to the review and approval of the Development Services Division.
  3. Pedestrian access: Sidewalks have been established along the perimeter of the Property along Philips Highway and Emerson Street.
- C. Signs: The PUD shall have a unified signage program consisting of the following:
1. Signage within the PUD shall comply with Part 13 regulations applicable to the CCG-1 zoning district except as specifically modified below.
  2. Interstate signage: The Property has a total of one thousand three hundred fifty-two (1,352) linear feet of frontage along I-95 and the off-ramp to Emerson Street. This PUD is intended to preserve the right to have up to three (3) signs along I-95 (including the off-ramp to Emerson Street). At the time of this PUD, the signs

include a project identification sign, a pylon sign for McDonalds, and a billboard style sign at the I-95 off ramp. The existing signs may be updated and replaced to permit a maximum of three (3) signs along I-95 (including the off-ramp to Emerson Street) subject to the following regulations.

- a. One project/multi-occupant sign not to exceed sixty-five (65) feet in height and an advertising display area (“ADA”) of four hundred (400) square feet.
  - b. One project/multi-occupant or single-occupant sign not to exceed thirty (30) feet in height and an ADA of three hundred (300) square feet.
  - c. One single-occupant pylon sign (currently for McDonalds) not to exceed ninety-one (91) feet in height and an ADA of four hundred (400) square feet.
  - d. Electronic Message Units may be utilized.
  - e. The minimum distance between signs shall be two hundred (200) feet.
3. Ground signage: Ground signage featuring a mix of project identification and tenant identification signs may be located along Emerson Street and Philips Highway. The maximum aggregate ADA shall be six hundred fifty-five (655) square feet along Emerson Street and eight hundred ninety-five (895) square feet along Philips Highway; provided, however, that no individual sign shall exceed an ADA of three hundred (300) square feet per side. The minimum distance between signs shall be two hundred (200) feet.
4. Wall signage: Permitted for all buildings, whether internal or peripheral to the project and unlimited as to the number of signs. The total ADA shall not exceed ten percent (10%) of the occupancy frontage or respective side for each façade and may reflect multiple occupants. The existing mural on the ice rink building at 3605 Philips Highway (which may be repaired or replaced) will not count toward maximum signage. Electronic Message Units may be utilized.
5. Signs may be externally or internally illuminated.
6. Electronic Message Units can be utilized. All electronic message units shall comply with the regulations for changing message devices. Changing message device means any sign with fixed boundaries, frames or edges visible from a public right-of-way or approved private street that either:
- a. Displays a verbal or numerical message that scrolls from left to right, for no more than eight seconds with an eight second break between messages, with all other portions of the sign static and unchanging, or

- b. Changes electronically under the following conditions:
  - i. The entire portion of the sign that can change shall be static and unchanging for at least eight seconds.
  - ii. The time to completely change the entire portion of the sign that can change is a maximum of one second.
  - iii. The change shall occur simultaneously for the entire portion of the sign that can change; and
  - iv. There shall be a default design that will ensure no flashing, intermittent message or any other apparent movement that is displayed should a malfunction occur.

- D. Landscaping: The existing site conditions shall be deemed compliant for purposes of this PUD. At such time as a particular portion of the project is renovated (not to include routine maintenance) said area shall provide landscaping as required pursuant to Part 12 of the Zoning Code; provided, however, that (1) internal buffering between uses and parcels within the PUD shall not be required due to the horizontal and vertical integration of the project; (2) one tree shall be planted for every forty (40) linear feet of road frontage and may be clustered; and (3) structured parking shall not be deemed to be a vehicular use area for landscaping purposes. Because landscaping requirements for the existing project are being met through the overall PUD, future development may require replacement of removed landscaping, or, where necessary, additional landscaping to comply with Part 12.
- E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the Project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- F. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. Waiver of Minimum Distance for a Liquor License: The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Zoning Code is waived.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

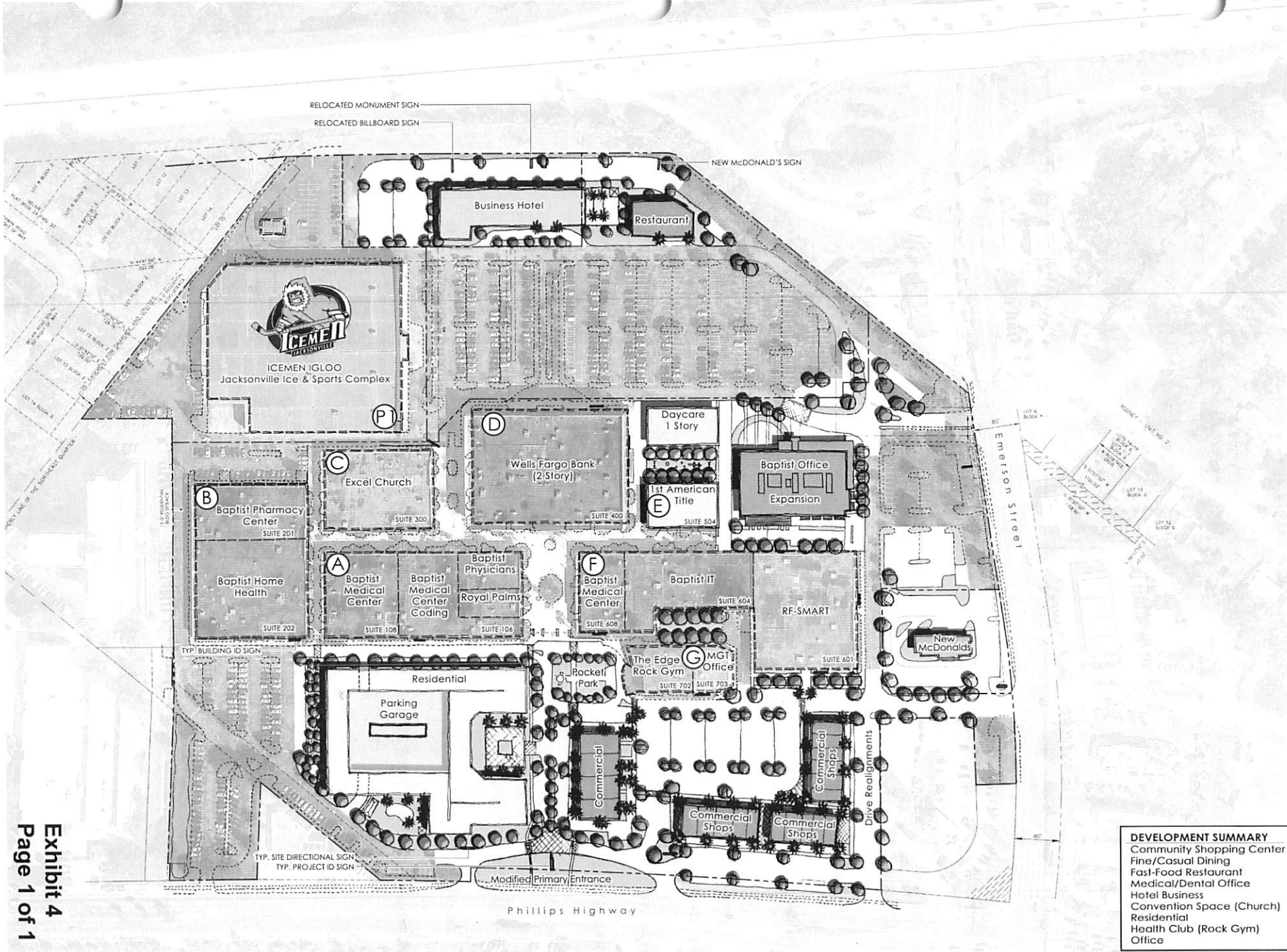
The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- 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:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

5. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
6. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
7. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
8. Policy 3.1.19 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall adopt criteria and standards in order to limit the location of single-family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors, unless the higher density residential development is a component of a mixed or multi-use project.



DEVELOPMENT SUMMARY	
Community Shopping Center	
Fine/Casual Dining	
Fast-Food Restaurant	
Medical/Dental Office	
Hotel Business	
Convention Space (Church)	
Residential	
Health Club (Rock Gym)	
Office	

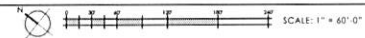
Exhibit 4  
Page 1 of 1

San Marco East Plaza

The Prescott Group

Conceptual Master Plan

May 19, 2021



planning  
architecture  
landscape architecture  
urban design  
visual communication

# EXHIBIT F

PUD Name

**San Marco East Plaza**

Date

Mar 31, 2021

## Land Use Table

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Total gross acreage	<b>37.93</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>3.12</b>	Acres	<b>8</b> %
Total number of dwelling units	<b>200</b>	D.U.	
Commercial	<b>34.46</b>	Acres	<b>91</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>0.35</b>	Acres	<b>1</b> %
Passive open space, wetlands, pond	<b>0</b>	Acres	<b>0</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures	<b>1,404,374</b>	Sq. Ft.	<b>85</b> %