

# City of Jacksonville, Florida

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Lenny Curry, Mayor

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

October 21, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-649**    **Application for: Main Street Food Truck PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:      **Approve with Conditions**

Planning Commission Recommendation:                              **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 30, 2021.
2. The revised written description dated September 30, 2021.
3. The original site plan dated June 30, 2021

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

1. There shall be no amplified music after 10:00 PM.
2. All lighting shall be directed away from any residential dwellings. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
3. All structures, signs, fencing shall will require a Certificate of Appropriateness (COA) by the Historic Preservation Section.

4. Bicycle parking shall comply with Part 6, Subpart B of the Zoning Code.

**Planning Department conditions:**

5. There shall be no amplified music after 10:00 PM.
6. All lighting shall be directed away from any residential dwellings. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
7. All structures, signs, fencing shall will require a Certificate of Appropriateness (COA) by the Historic Preservation Section.
8. Bicycle parking shall comply with Part 6, Subpart B of the Zoning Code.

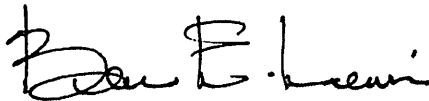
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
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 2021-649 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 **2021-649** to Planned Unit Development.

***Location:*** 1352 Main Street North between 3<sup>rd</sup> Street and 4<sup>th</sup> Street

***Real Estate Number(s):*** 070889-0000

***Current Zoning District(s):*** Commercial Community General-S (CCG-S)

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

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

***Planning District:*** Urban Core, District 1

***Applicant/Agent:*** Hector Zayas  
1224 Laura Street North  
Jacksonville Florida 32206

***Owner:*** Chris Hionides  
P.O Box 330108  
Atlantic Beach Florida 32233

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-649 seeks to rezone approximately 0.39 acres of land from CCG-S to PUD. The rezoning to PUD is being sought to allow up to four food trucks, outdoor dining, sale of beer and wine, dog park, playground, and outdoor stage. The site is currently a paved parking lot with a small

The parcel is within the Springfield Zoning Overlay and the Springfield Historic District.

**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 CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD will allow food trucks, outdoor dining, sale of beer and wine, dog park, playground and outdoor stage. 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.

**2.2.8** Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

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

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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:

**The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Springfield Zoning Overlay and Historic District:**

The Overlay was created for the purpose of revitalizing the Springfield Historic District while recognizing the unique character and historic development pattern of the neighborhood. Standard zoning districts do not recognize the small lots, high lot coverage and other aspects of the neighborhood's unique development pattern.

**Internally illuminated signs are generally not recommended within the Springfield Historic District, and any proposed development on the site will require a Certificate of Appropriateness (COA) for the design and construction before development will be permitted. Applicant can contact the Historic Preservation Section at (904) 255-7800.**

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

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

This proposed Planned Unit Development intends to utilize lands for commercial outdoor 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: The area along Mains Street North has a varied streetscape
- The use and variety of building groupings: The site contains an existing 768 sq. ft. building. No other builds are proposed.
- The particular land uses proposed and the conditions and limitations thereon: The staff has recommended two conditions for hours of amplified music and lighting. If these two conditions are approved, then no negative impacts area expected.

***(5) External Compatibility***

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

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The staff is recommending two conditions designed to reduce the potential for negative impacts for abutting residential dwellings.
- The type, number and location of surrounding external uses: There are commercial uses on three side of the subject property. Single family dwellings abut the west property line. If approved as conditioned, the proposed uses are not expected to create significant adverse impacts.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-S	Parking lot, car wash
South	CGC	CCG-S	Undeveloped grass lot
East	CGC	PBF-1 PUD (93-1248)	JFRD Station #2 Major repair garage
West	MDR	RMD-S	Single family dwellings

- 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: The staff has recommended two conditions limiting the hours of amplified music and lighting. If these two conditions are approved, then no negative impacts area expected.

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

The proposed development is consistent with the CGC functional land use category as a commercial development. The PUD is appropriate at this location because it will offer an

opportunity for residents to gather and socialize. The intensity is similar to other uses in this commercial corridor of Main Street.

- The existing residential density and intensity of use of surrounding lands: Single family dwellings are separated from the subject property by an alley. If approved with the recommended conditions, staff feels the proposed use will not create any negative impacts to the adjacent residential dwellings.

***(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.

***(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 subject property will not have any off-site parking spaces for customers. Food trucks will have access from 4<sup>th</sup> Street. There are approximately four spaces on Main Street North directly in front of the site. It is expected that most customers will walk or bike to the site as Springfield is a walkable neighborhood. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

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

There are existing sidewalks along 4<sup>th</sup> Street and Main Street North.

**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 **2021-649** be **APPROVED with the following exhibits:**

1. The original legal description dated June 30, 2021.
2. The revised written description dated September 30, 2021.
3. The original site plan dated June 30, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-649** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. There shall be no amplified music after 10:00 PM.
2. All lighting shall be directed away from any residential dwellings. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
3. All structures, signs, fencing shall will require a Certificate of Appropriateness (COA) by the Historic Preservation Section.
4. Bicycle parking shall comply with Part 6, Subpart B of the Zoning Code.





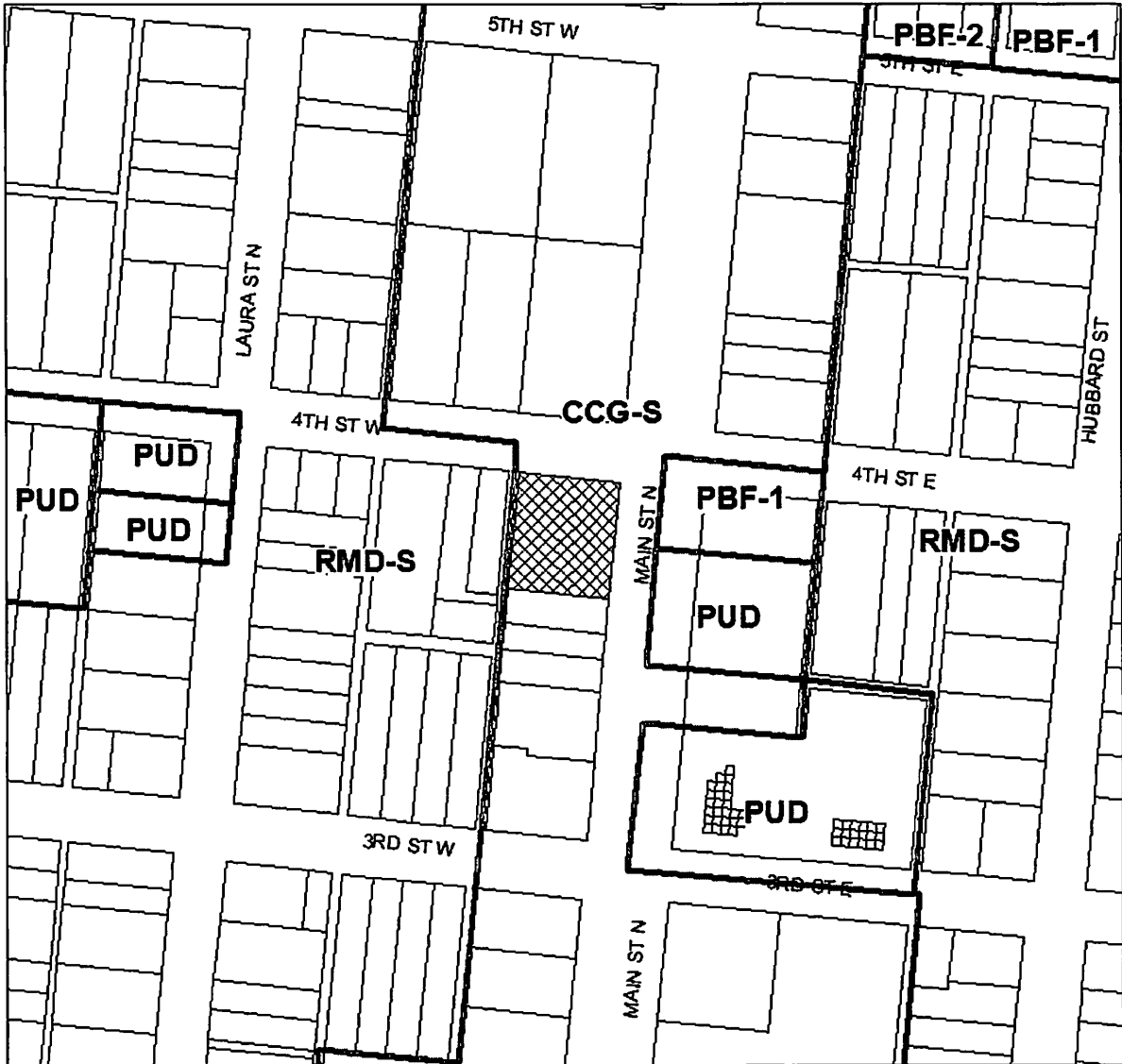
Subject property.



Subject property



Aerial view of subject property.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CCG-S</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p>	<p>0 65 130 260          Feet</p> <p><b>COUNCIL DISTRICT:</b>          7</p>
<p><b>ORDINANCE NUMBER</b>          ORD-2021-0649</p>	<p><b>TRACKING NUMBER</b>          T-2021-3617</p>	<p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2021-0649 **Staff Sign-Off/Date** BEL / 08/12/2021

**Filing Date** 09/01/2021 **Number of Signs to Post** 2

### Hearing Dates:

**1st City Council** 10/12/2021 **Planning Commission** 10/07/2021

**Land Use & Zoning** 10/19/2021 **2nd City Council** N/A

**Neighborhood Association** SPAR, SPRINGFIELD AREA MERCHANTS ASSOC., SUSTAINABLE SPRINGFIELD, SPRINGFIELD PRESERVATION & REVITALIZATION, SPRINGFIELD IMPROVEMENT ASSOC.

**Neighborhood Action Plan/Corridor Study** SPRINGFIELD OVERLAY, HISTORIC DISTRICT

## Application Info

**Tracking #** 3617

**Application Status** PENDING

**Date Started** 06/24/2021

**Date Submitted** 07/07/2021

## General Information On Applicant

### Last Name

ZAYAS

### First Name

HECTOR

### Middle Name

### Company Name

### Mailing Address

1224 N LAURA ST

### City

JACKSONVILLE

### State

FL

**Zip Code** 32206

### Phone

9045630576

### Fax

904

### Email

HECTORZAYAS5@GMAIL.COM

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

### Last Name

HIONIDES

### First Name

CHRIS

### Middle Name

### Company/Trust Name

SHOPPES OF LAKESIDE, INC.

### Mailing Address

PO BOX 330108

### City

ATLANTIC BEACH

### State

FL

### Zip Code

32233

### Phone

### Fax

### Email

## Property Information

### Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

### Map RE#

Map 070889 0000

### Council District

7

### Planning District

1

### From Zoning District(s)

CCG-S

### To Zoning District

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) 0.39**

**Development Number**

**Proposed PUD Name MAIN STREET FOOD PARK**

**Justification For Rezoning Application**

THE ZONING EXCEPTION THAT I AM APPLYING FOR IS TURNING THE VACANT LOT INTO A FOOD TRUCK PARK AND SNOBALL ICE CREAM SHOP. THE PROPERTY IS A VACANT LOT WITH A 1200 SQ FT. STRUCTURE ON IT THAT WOULD BE USED FOR THE SELLING OF SNOBALLS, ICE CREAM, BEER AND WINE. THE STRUCTURE WILL HAVE ORDER/SERVING WINDOWS, KITCHEN (NO FRYERS) TWO RESTROOMS, OFFICE, AND STORAGE. THE STRUCTURE WILL NOT HAVE SEATING FOR CUSTOMERS, CUSTOMERS WILL HAVE SEATING OUTSIDE.

**Location Of Property**

**General Location**

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
1352	MAIN ST N	32206

**Between Streets**

3RD STREET and 4TH STREET

**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**  
**0.39 Acres @ \$10.00 /acre:** \$10.00
- 3) Plus Notification Costs Per Addressee**  
**42 Notifications @ \$7.00 /each:** \$294.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,573.00

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

**EXHIBIT 1**

**Legal Description**

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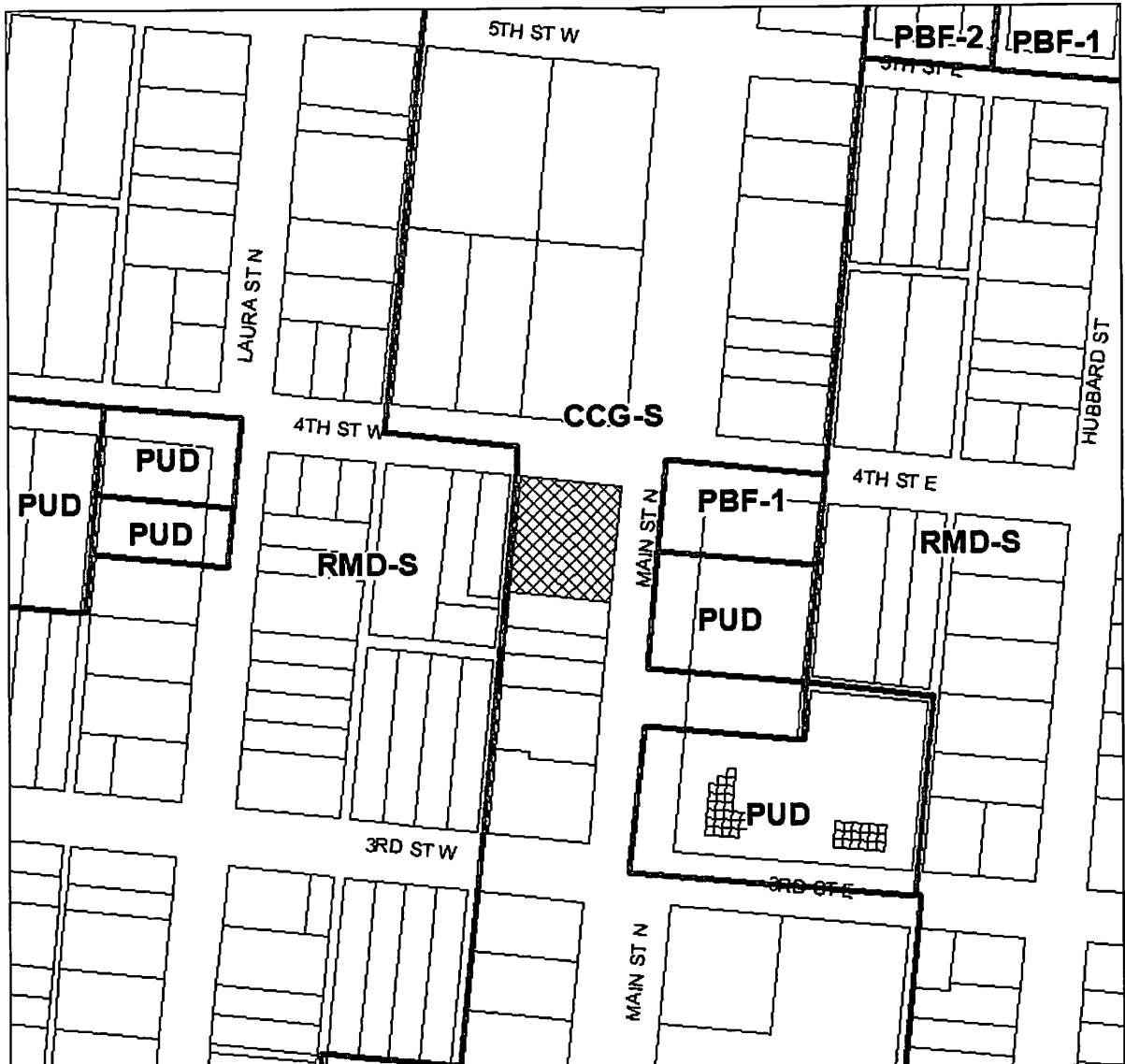
2-4 37-2S-26E, 39  
Springfield  
Lots 9, 10 BLK 11

**June 30, 2021**

**Exhibit 1  
Page 1 of 1**

*last update: 1/12/2017*



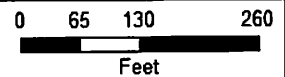
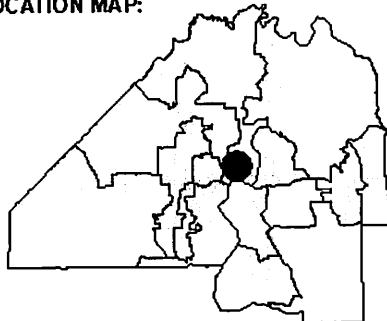


**REQUEST SOUGHT:**

**FROM: CCG-S**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**T-2021-3617**

**EXHIBIT 2  
PAGE 1 OF 1**

# Exhibit 3

## WRITTEN DESCRIPTION MAIN STREET Food Park SEPTEMBER 30, 2021

### I. PROJECT DESCRIPTION

- A. The subject lot is located on the Springfield, Historic District; at the intersection of North Main Street and 4<sup>th</sup> street. The street address is 1352 North Main St, Jacksonville, FL, 32206.

The site is located on a flood plain designation - Zone X, or area of minimal flood hazard per FEMA. With a total land area of 16,190 SF or 0.37 Acres.

The project consists of the revitalization of an existing, fully paved, vacant, urban lot into a neighborhood; family-friendly, open space. The lot will be programmed into two separate zones.

The south zone will be devoted to pedestrians and will include functions such as outdoor seating, artificial turf areas, an outdoor stage for performances, an outdoor playground area and a small dog park.

The north zone of the site will be used as a food-truck urban forecourt, with the capacity to accommodate a maximum of 7 food trucks at any given time.

The existing 768 SF, single-story, masonry structure; will be renovated to accommodate the following functions:

- A small office, for business operations and administrative purposes;
- A new kitchen will be used for commissary and prepping (The space will house a stove/oven, refrigerators, freezers and storage, dry and cold, for the use and operation of the renovated facility, in accordance with the owner's program). The remainder front space will be the serving area for snowballs and other desserts,
- A service window,
- Two accessible restrooms, and
- General storage for outdoor furniture.

An outdoor wood deck (15'- 8"x 30'- 0"x 2'-0") will be required to achieve an accessible ramp from grade onto the building finish floor and to provide an area for customers to order food/drinks out of the new service window.

Customers will only be allowed into the facility to use the new public restrooms.

- B. Project Architect/Planner: *Andres Santandreu, AIA, NCARB*

- C. Project Engineer: NA

D. Project Developer: *Cherron Johnson*.

E. Current Land Use Category: **Commercial Community/ General Springfield – CCG-S**

F. Current Zoning District: **01188 SPRINGFIELD S/D BLK 3,5,9**

G. Requested Land Use Category: **Planned Unit Development - PUD**

H. Requested Zoning District: **01188 SPRINGFIELD S/D BLK 3,5,9**

I. Real Estate Number(s): **070889-0000**

## II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="0.37"/>	acres	<input type="text" value="100"/>	%
Amount of each different land use by acreage				
Single family	<input type="text"/>	acres	<input type="text"/>	%
Total number of units	<input type="text"/>	d.u.		
Multiple Family	<input type="text"/>	acres	<input type="text"/>	%
Total number of units	<input type="text"/>	d.u.		
Commercial	<input type="text" value="0.185"/>	acres	<input type="text" value="50"/>	%
Industrial	<input type="text"/>	acres	<input type="text"/>	%
Other land use	<input type="text" value="0.185"/>	acres	<input type="text" value="50"/>	%
Total amount of non-residential floor area	<input type="text"/>	sq. ft.	<input type="text"/>	%
Active recreation and/or open space	<input type="text"/>	acres	<input type="text"/>	%
Passive open space, wetlands, ponds	<input type="text"/>	acres	<input type="text"/>	%
Public and private right-of-way	<input type="text"/>	acres	<input type="text"/>	%
Maximum coverage of buildings and structures	<input type="text" value="1,908"/>	sq. ft.	<input type="text" value="11"/>	%

### III. STATEMENTS

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

The proposed PUD contemplates implementing, outdoor, recreational uses not permitted by right, on the commercial, zoning category, CCG-S. Some of these uses are as follow:

- Dog Park @ 848 SF
- Children's Playground @ 576 SF
- Adult Gaming Zone @ 1,152 SF
- Outdoor, Seating and Dining Areas @ 2,569 SF
- Outdoor Stage @ 186 SF
- Outdoor Assembly Space/area @ 640 SF
- Food Truck Forecourt @ 6,000 SF

In addition to the non-permitted, recreational, outdoor uses described above; the owner, expects to sell alcohol (beer and wine), for consumption at the site during hours of operation.

**B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

All the associated costs with site improvements, operation and maintenance will be solely the responsibility of the client/developer, leasing the subject lot for the intended project; in accordance with the terms and conditions agreed upon with the property owner.

**C. Justification for the rezoning.**

The proposed development, contains, recreational, outdoor uses, not contemplated or allowed by right on the current zoning code, for zoning Category CCG-S.

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

The Client expects to begin construction of the proposed, outdoor site improvements by mid to late July and be ready to operate the site for its intended purpose, no later than the first weekend of September of the current calendar year.

### IV. USES AND RESTRICTIONS

The information below is provided in accordance with the City of Jacksonville's, Zoning Section, Chapter 656 – Zoning Code, Part 3, Sub-Part I, Section 656.368.

**A. Permitted Uses:**

- (1) 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.
- (2) 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, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.
- (3) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (4) 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.
- (5) Original use single-family dwellings.
- (6) Original use two-family dwellings.
- (7) Original use multiple-family dwellings.
- (8) 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).
- (9) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters) dance, art, vocational, trade or business schools and similar uses.
- (10) Homes for aged and orphans.
- (11) Nursing homes.
- (12) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (13) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code and the Springfield performance standards and development criteria set forth in Section 656.369.
- (14) Hospitals, sanitariums and similar uses.
- (15) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant

- or food truck.
- (16) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
  - (17) Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - (18) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
  - (19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - (20) Churches, including a rectory or similar use.
  - (21) Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - (22) Restaurants/Food Trucks with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - (23) Outdoor music and performance stage.

**B. Permissible Uses by Exception:**

- (1) An establishment or facility which includes the retail sell 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 of the Zoning Code.
- (2) New multi-family structures.
- (3) Live-work lofts meeting the criteria set forth in Section 656.369.
- (4) Crematories.
- (5) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (6) Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (7) Private Clubs.
- (8) Billiard Parlors.
- (9) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (10) Emergency shelter homes, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.

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

All the permitted and permissible uses by exception in the CCG-S District are subject to the following provisions:

(1) Sales, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for.

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

In addition to the requirements of Section 656.403, the following are also permitted accessory uses and structures:

- (1) Interior Apartments in conjunction with any other permitted use if such apartments are limited to the second story of the building or to under 50 percent of the building ground floor area.
- (2) Pay phones meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
- (3) Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
- (4) Vending machines meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

- (1) *Minimum lot area: None, except as otherwise required for certain uses.*
- (2) *Minimum lot width: None, except as otherwise required for certain uses.*
- (3) *Maximum lot coverage: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.*
- (4) *Minimum front yard: None, maximum 10 feet.*
- (5) *Minimum side yard: None, if the building on the adjacent lot is built to the property line or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of not less than six (6) feet shall be provided between buildings. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.*
- (6) *Minimum rear yard: 15 feet*
- (7) *Maximum height of structures:*
  - (7.1) **Principal structure 45 feet.**
  - (7.2) Accessory structures shall not be higher than principal structure.

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

(1) *Parking Requirements.*

*The required parking count, per the Springfield, Historic Overlay is 0. However, four (4) off- street parking spaces will be provided for commercial, vehicular parking, of North Main Street.*

No minimum parking is required, except for churches with more than 50 sanctuary seats, which must provide at least 50 percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and multiple-family and live-work loft uses, which must provide at least 80 percent of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code.

The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of 4<sup>th</sup> 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.

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.

**\*NOTE:** *During times when 4<sup>th</sup> street access is not possible, secondary vehicular access, for food trucks, will be provided through the existing 12'-0" wide, access aisle on the west side of the site.*

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

The proposed project is designed to function as a pedestrian-oriented development.

**C. Signs:**

(1) One (1) double faced monument sign not to exceed 32 square feet in area and 20 feet in height. The sign may be internally or externally illuminated. An electronic message device is prohibited.

(2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

(3) Directional signs shall not exceed 4 square feet in area and 4 feet in height



**D. Landscaping:**

Landscape will be provided as shown below.

Per **SEC. 656.1214**, One (1) tree shall be required per 5,000 SF of Land Area.

Then:  $(17,450 \text{ SF} / 5,000 \text{ SF}) = 3.49$

Four (4) new, shade trees will be provided along North Main Street as illustrated on the proposed Site Plan.

**F. Utilities:**

Water will be provided by COJ – Water and Sewer Expansion Authority - WSEA.

Sanitary sewer will be provided by COJ – Water and Sewer Expansion Authority - WSEA .

Electric will be provided by JEA .

**G. Wetlands:**

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

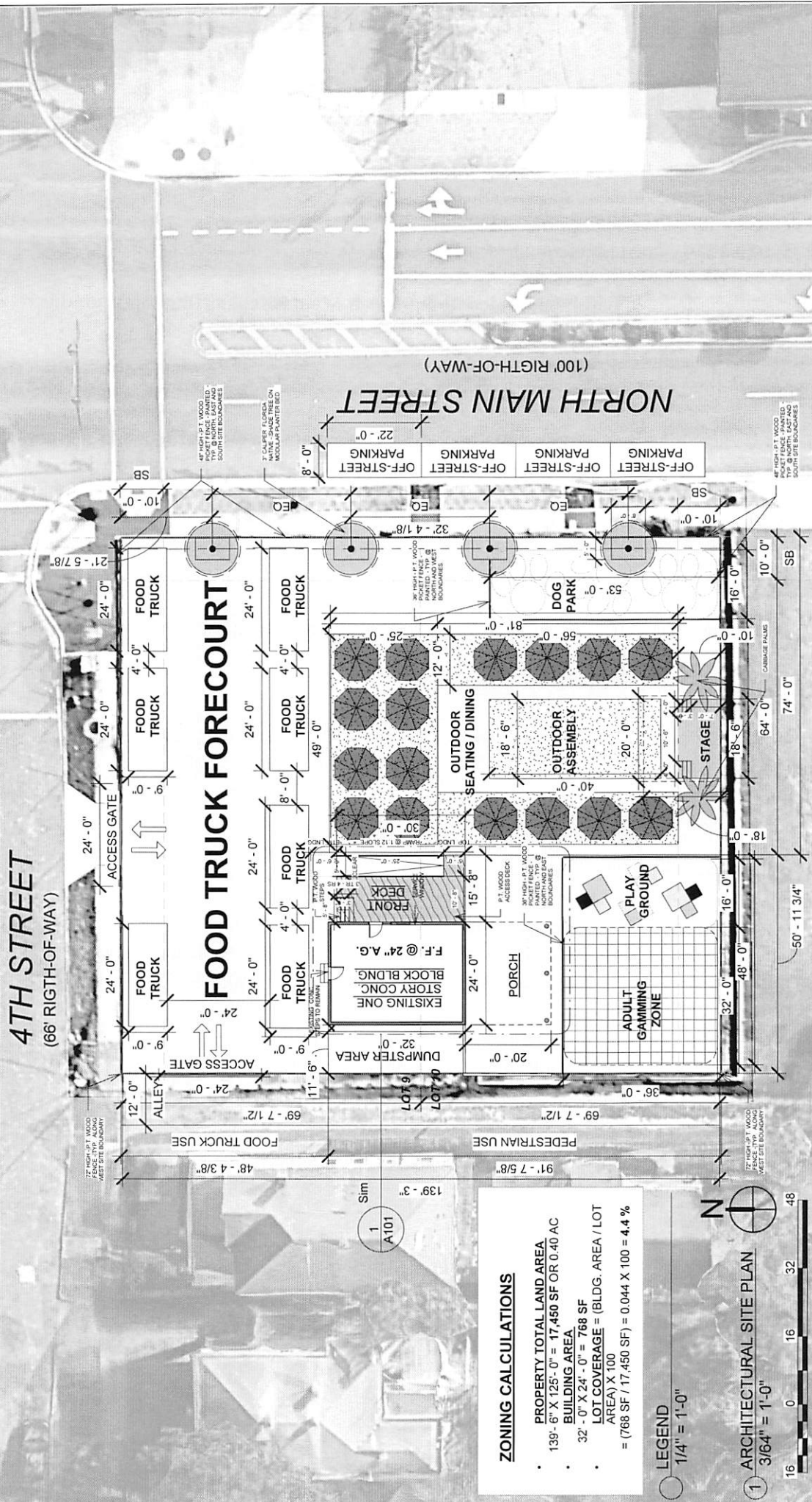
**H. Waiver of Minimum Liquor License Distance:**

The minimum distance between the Property and a church or school as required by Section 656.805 of the Zoning Code shall be waived for the purposes of on-premises consumption of beer and wine.

**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.

**4TH STREET**  
(66' RIGH-OF-WAY)



**NORTH MAIN STREET**  
(100' RIGH-OF-WAY)

**ZONING CALCULATIONS**

- PROPERTY TOTAL LAND AREA  
139'-6" X 125'-0" = 17,450 SF OR 0.40 AC
- BUILDING AREA  
32'-0" X 24'-0" = 768 SF
- LOT COVERAGE = (BLDG. AREA / LOT AREA) X 100  
= (768 SF / 17,450 SF) = 0.044 X 100 = 4.4 %

**LEGEND**  
1/4" = 1'-0"

1 ARCHITECTURAL SITE PLAN  
3/64" = 1'-0"



June 30, 2021  
Exhibit 4  
Page 1 of 1

**CHERRON JOHNSON**  
MAIN STREET Food Park  
1352 N MAIN ST., JACKSONVILLE, FL 32206

No.	Description	Date
01	AHJ PRELIMINARY REVIEW	06.15.2021
02	PUD PRE-APPLICATION	06.30.2021
03	PUD APPLICATION	07.06.2021

**SITE PLAN**  
Project number 0004  
Date 6.30.2021  
Drawn by ANDRES SANTANDREU, AIA  
Checked by AS  
Scale As indicated

**A100**