

City of Jacksonville, Florida

Lenny Curry, Mayor

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

June 23, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-396 **Application for: Desi Transport PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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: **Deny**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated March 31, 2022.
2. The original written description dated March 25, 2022.
3. The original site plan dated April 28, 2012.

Recommended Planning Commission Conditions to the Ordinance: **None**

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

Planning Commission Commentary: There were no speakers in opposition and the Commissioners felt the project is isolated on the commercial portion with a limited impact to the area.

Planning Commission Vote: 8-0

David Hacker, Chair Aye

Alex Moldovan, Vice Chair Aye

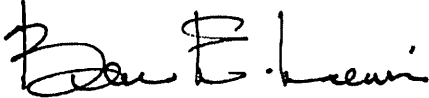
Ian Brown, Secretary Aye

Marshall Adkison Aye

Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0396 TO
PLANNED UNIT DEVELOPMENT

JUNE 23, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2022-0396** to Planned Unit Development.

Location: 0, 6572 Lenox Avenue

Real Estate Number: 011776-0010, 011776-0000, 011767-0000

Current Zoning District: Residential Medium Density-D (RMD-D)
Commercial Community/General-1 (CCG-1)
Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

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

Planning District: Southwest, District 4

Applicant/Agent: Josh Cockrell
The Stellarea Group
P.O. Box 28327
Jacksonville, Florida 32226

Owner: Desi Bixhaku
4483 Willow Chase Terrace
Jacksonville, Florida 32258

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Planned Unit Development **2022-0396** seeks to rezone approximately 1.13+/- acres of land from Residential Medium Density-D (RMD-D)/ Commercial Community/General-1 (CCG-1)/ Commercial Office (CO) to Planned Unit Development (PUD). The proposed rezoning to PUD is being sought to allow for the use of overnight outside storage of line-haul trucks and trailers. The proposed development will consist of a 3,000 square foot maintenance facility and a 1,000 square foot office building along with the outside storage area. The PUD differs from the conventional zoning code by allowing for the use of trailer storage, which is only permitted in

CGC land use by a Planned Unit Development. CCG-2 allows for outside storage of semi-tractors/truck parking (but not trailer) by zoning exception only.

The subject property is located on the Southside of Lenox Avenue, a collector roadway, and east of the Cedar River, acting as a separation between commercial uses to the east and residential uses to the west. This parcel and the surrounding parcels are vacant undeveloped timberland acting as a visual buffer from Land Avenue South commercial uses and the residential uses further west near the intersection of Lenox Avenue and Old Middleburg Road North. The Department finds the intensification of the parcel for intense commercial uses, specifically, outside storage of line-haul trucks and trailers, inconsistent and incompatible for the surrounding area. As such, the Department is recommending denial of the up-zoning request.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Uses in the proposed PUD are consistent with the CGC land use category.

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

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

No. This proposed rezoning to Planned Unit Development is inconsistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

According to the JEA Letter Availability Letter dated May 5, 2022, there is currently no sewer connection point abutting the subject property. JEA does not have a sewer main available within ¼ mile of this property at this time. The property does have the ability to connect to city water through connection point existing within the Lenox avenue Right of Way.

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.

Approval of this rezoning to allow for the outside storage of trucks and trailers will set a precedence for future surrounding vacant parcels to request similar or more intense commercial/industrial zoning districts. Due to the close proximity to residential subdivisions to the west, will not achieve a well-balanced and organized combination of residential to non-residential area. The property is currently zoned Residential Medium Density-D and Commercial Office which add a smooth transition to more intense commercial district CCG-1 near the intersection of Lenox Avenue and Lane Avenue South.

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for the Herlong Recreational Airport. Zoning will limit development to a maximum height of 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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

No. While the proposed rezoning does not conflict with any portions of the City's land use regulations if approved, the subject property would allow for the outside storage of trucks and trailers, which would be held to standards of the City's land use regulations but does not support the Goals, Objectives and Policies of the 2030 Comprehensive Plan.

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).

(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).

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for outside storage and maintenance facility/office space. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: As shown on the submitted Land-Use Table the property will have approximately 0.05 passive open space and due to the nature of the use the property is not required to provide recreational space.

The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. Additionally, a landscape screening buffer will be provided along Lenox Avenue, and the eastern borders of the property as depicted on the site plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for the subject property shall be along Lenox Avenue. Comments from Traffic & Engineering include:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Chris LeDew or Lee Durban (LDurban@coj.net) of the Traffic Engineering Division do not require a traffic study, provide documentation stating so and this comment will be removed.

The subject site is approximately 1.13 acres and will be accessible from a Lenox Avenue, a collector facility. Lenox Avenue is currently operating at 83.89% of capacity. This segment of Lenox Avenue has a maximum daily capacity of 59,900 vehicles per day (vpd) and average daily traffic of 50,252 vpd.

Per the written description provided, the applicant proposes a maximum 4,000 square feet trucking facility (ITE Code 30), which could produce 83 daily vehicular trips.

The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the City's Land Development Regulations.

The use and variety of building setback lines, separations, and buffering: The submitted site plans shows a 20 foot natural buffer along the eastern property line shared with adjacent property developed with a single family dwelling. This buffer will also include a 6 foot high opaque fence.

(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 proposed site plan shows a 20 foot natural buffer along the eastern property line shared with adjacent property developed with a single family dwelling. This buffer will also include a 6 foot high opaque fence.

The type, number and location of surrounding external uses: The subject site is 1.13 acres and is located along the south side of Lenox Avenue, a collector road, between Old Middleburg Road North, a collector road, and Lane Avenue South (SR-103), a minor arterial road. To the west of the property is Cedar River and property zoned Residential Medium Density-D but primarily wetlands/flood zones. On the east side of the subject property is developed with a single family dwelling and further east near the intersection of Lenox Avenue and Lane Avenue South is properties developed with commercial shopping centers and gas stations/convenience stores. Near the intersection of Lenox Avenue and Old Middleburg Road North are properties developed with single family dwellings and multi-family developments zoned Residential Medium Density.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Timberland
South	RPI	CRO	Church
East	CGC	CCG-1/CO	Single-Family Dwelling
West	RPI/MDR	RMD-D	Wetlands/Timberland

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: Due to existing surrounding uses and the nature of the intense commercial/industrial use of outside storage of trucks/trailers the department feels the use will not be compatible with the surrounding area. The subject property is currently split zoned between RMD-D (residential district)/ CO (transitional zoning district) and a small portion zoned CCG-1 (low intense commercial district). The current zoning allows for a smooth transition from residential to low intense commercial uses and approval of the proposed PUD will allow for the most intense commercial use almost industrial use.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category when it applies to the use of outside storage of trucks/trailers, however, the PUD is inappropriate at this location because of the intense nature of the commercial/industrial use as compared to the surrounding adjacent properties.

The availability and location of utility services and public facilities and services: According to the JEA Letter Availability Letter dated May 5, 2022, there is currently no sewer connection point abutting the subject property. JEA does not have a sewer main available within ¼ mile of

this property at this time. The property does have the ability to connect to city water through connection point existing within the Lenox avenue Right of Way.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is located on the south side of Lenox Avenue, west of SR-103 (Lane Avenue). Access to the site is via one driveway connection to Lenox Avenue. There is no direct access to a State facility. Per the memo from FDOT dated June 7, 2022, FDOT has programmed a resurfacing project on Normandy Boulevard from west of Lane Avenue to Cassat Avenue (FPID 447212-2). Construction is estimated to begin in FY 2025. Additionally, the segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to SR-103.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	SR-103	453	SR-128 to SR-228	D	3,580	1,870	C

(7) Usable open spaces plazas, recreation areas.

No recreation area is required.

(8) Impact on wetlands

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

(9) Listed species regulations

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

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

The parking required for this development will meet the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the City's Land Development Regulations.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **June 14, 2022** by the Planning and Development Department, the Notice of Public Hearing signs were posted.

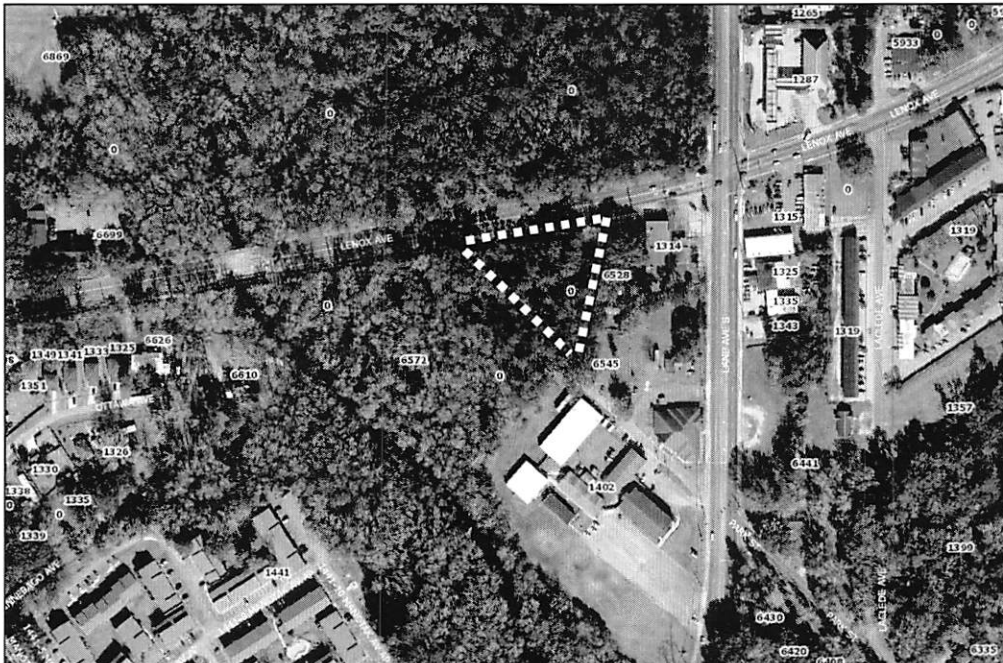


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0396** be **DENIED** with the following exhibits:

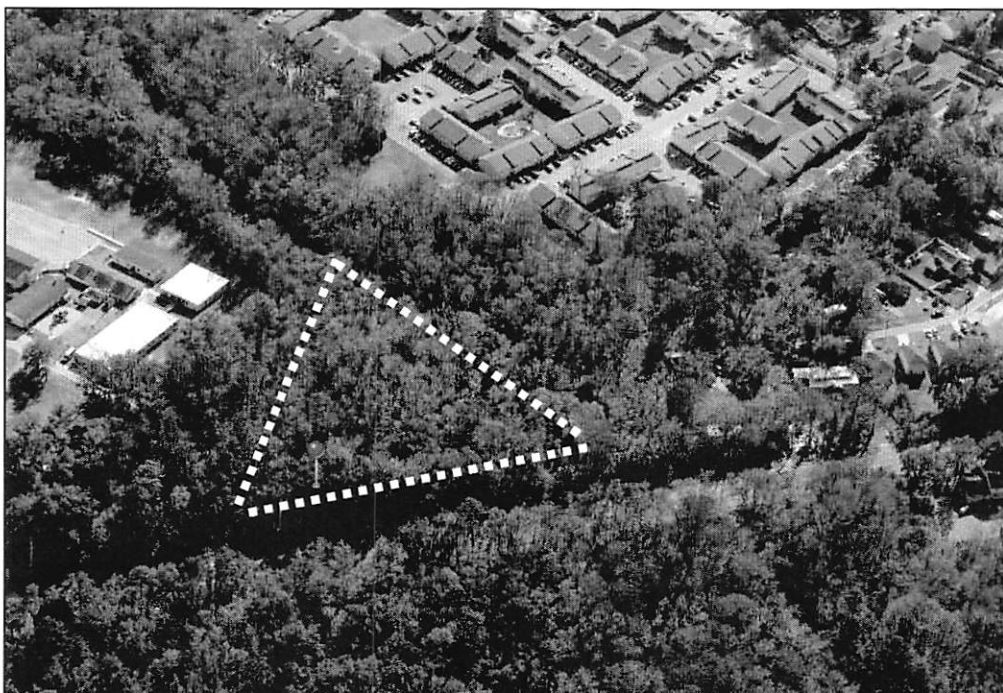
- The original legal description dated March 31, 2022.**
- The original written description dated March 25, 2022.**
- The original site plan dated April 28, 2012.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0396** be **DENIED**.



Aerial View

Source: JaxGIS



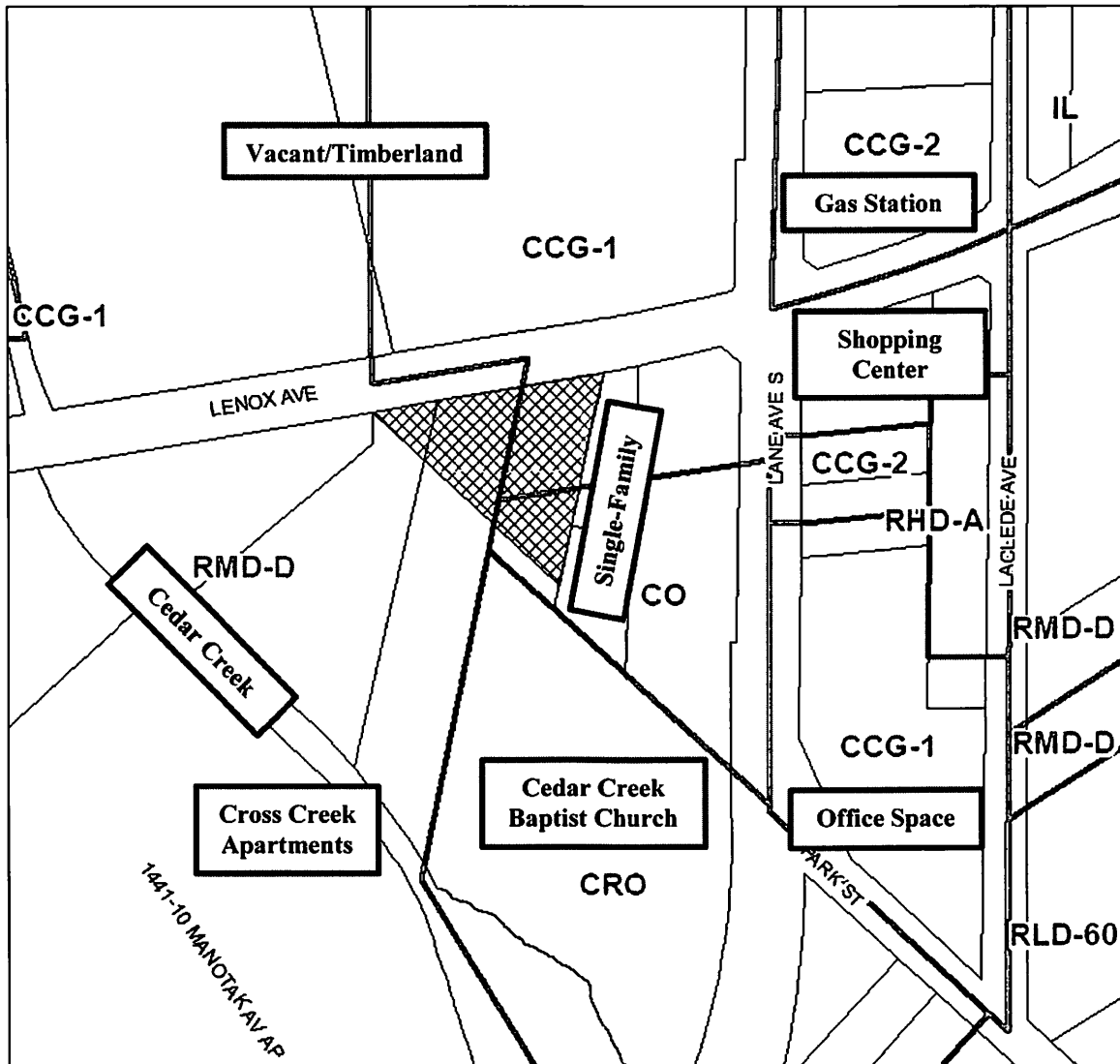
Aerial View

Source: JaxGIS



Intersection of Lane Avenue South and Lenox Avenue

Source: JaxGIS



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-D, CO, & CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>10</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0396</p>	<p>TRACKING NUMBER</p> <p>T-2022-4193</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0396 Staff Sign-Off/Date ELA / 05/06/2022
 Filing Date 05/24/2022 Number of Signs to Post 1
 Hearing Dates:
 1st City Council 06/28/2022 Planning Commission 06/23/2022
 Land Use & Zoning N/A 2nd City Council N/A
 Neighborhood Association N/A
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4193 Application Status FILED COMPLETE
 Date Started 03/31/2022 Date Submitted 03/31/2022

General Information On Applicant

Last Name First Name Middle Name
 COCKRELL JOSH
 Company Name
 THE STELLAREA GROUP
 Mailing Address
 PO BOX 28327
 City State Zip Code
 JACKSONVILLE FL 32226
 Phone Fax Email
 9047204260 JOSH@STELLAREAGROUP.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 BIXHAKU DESI
 Company/Trust Name
 Mailing Address
 4483 WILLOW CHASE TERRACE
 City State Zip Code
 JACKSONVILLE FL 32258
 Phone Fax Email
 9043168063 DESI1998@HOTMAIL.COM

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 011776 0010	10	4	RMD-D	PUD
Map 011776 0000	10	4	RMD-D	PUD
Map 011767 0000	10	4	CCG-1,CO	PUD

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

Existing Land Use Category
 CGC

Land Use Category Proposed?
 If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.13
 Development Number

Proposed PUD Name DESI TRANSPORT PUD

Justification For Rezoning Application

OWNER HAS A TRUCKING BUSINESS AND PLANS TO USE THE PROPERTY FOR THE OVERNIGHT PARKING OF HIS LINE-HAUL TRUCKS AND TRAILERS. THE SITE WILL CONTAIN A 3,000 SQFT MAINTENANCE FACILITY AND A 1,000 SQFT ATTACHED OFFICE.

Location Of Property

General Location

SOUTHSIDE OF LENOX AVE, WEST OF LANE AVE S

House #	Street Name, Type and Direction	Zip Code
6572	LENOX AVE	32205

Between Streets

LANE AVE S and OLD MIDDLEBURG RD N

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN

ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof
 - 1.13 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
 - 12 Notifications @ \$7.00 /each: \$84.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,373.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit D

WRITTEN DESCRIPTION

DESI TRANSPORT PUD

(March 25, 2022)

I. PROJECT DESCRIPTION

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

6572 Lenox Avenue and 0 Lenox Avenue, RE #s: 011776-0010, 011776-0000, and 011767-0000, respectively; 1.13 total acres; currently vacant property in RMD-D zoning district (011776-0000 & 011776-0010) and CO & CCG-1 zoning districts (011767-0000); surrounding uses are either vacant, commercial general (CCG-1), commercial office (CO) or medium-density residential (RMD-D). Types of surrounding uses include small business, multi-family development, and vacant. The proposed project will consist of 15 parking spaces for line-haul trailers, 8 standard parking spaces, a maintenance shop, office building and storm water retention pond.

B. Project Name: **DESI TRANSPORT PUD**

C. Project Architect/Planner: **To Be Determined**

D. Project Engineer: **Tocoi Engineering**

E. Project Developer: **To Be Determined**

- 1.) Current Land Use Designations: **CGC**
- 2.) Current Zoning District: **CCG-1, CO & RMD-D**

F. Requested Zoning District: **PUD**

G. Real Estate Number(s): **011776-0010, 011776-0000, and 011767-0000.**

II. QUANTITATIVE DATA

A. Total Acreage: **1.13 acres**

B. Total number of dwelling units: **0**

- C. Total amount of non-residential floor area: **4,000 sq.ft.**
- D. Total amount of recreation area: **0 acres**
- E. Total amount of open space: **0.05 acres**
- F. Total amount of public/private rights-of-way: **0 acres**
- G. Total amount of land coverage of all buildings and structures: **4,000 sq. ft.**
- H. Phase of schedule of construction (include initiation dates and completion dates):
Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a multi-parcel property that is currently zoned CO (Commercial Office), CCG-1 (Commercial General) and RMD-D (Residential Medium Density). The intended use of the property is going to be changed from vacant office/commercial/residential to PUD to accommodate a 15 spot line-haul storage facility with maintenance and office shops, along with the requisite storm water management pond.

- 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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1.) Overnight parking and storage of line-haul trucks and trailers.
- 2.) Automobile maintenance or service.
- 3.) Commercial retail sales and service establishments.
- 4.) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- 5.) Professional or business offices.
- 6.) Medical and dental or clinics (but not hospitals).
- 7.) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- 8.) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- 9.) Churches, including a rectory or similar use, meeting the performance and development criteria set forth in Part 4.
- 10.) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.

- 11.) Day care centers incidental to professional office.
- 12.) Art galleries, dance, art, gymnastics, fitness centers, marital arts and music studios, and theatres for stage performances (but not motion picture theatres).

B. Permissible Uses by Exception:

- 1.) Borrow pits subject to the regulations contained in Part 9.
- 2.) Nursing homes.
- 3.) Residential treatment facilities.
- 4.) Private clubs.
- 5.) Off-Street parking lots meeting the performance standards and development criteria set forth in Part 4.
- 6.) Multi-Family residential integrated with a permitted use.

C. Limitations on Permitted and Permissible Uses by Exception: *See above.*

D. Permitted Accessory Uses and Structures: *Those authorized in Section 656.403.*

E. Restrictions on Uses: *None.*

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1.) *Minimum lot area: None*
- 2.) *Minimum lot width: None*
- 3.) *Maximum lot coverage: None*
- 4.) *Minimum front yard: None*
- 5.) *Minimum side yard: None*
- 6.) *Minimum rear yard: 10 feet*
- 7.) *Maximum height of structure: 60' feet*

B. Ingress, Egress and Circulation:

Parking Requirements. The parking required for this development will meet the requirements of Part 6 of the Zoning Code.

- 1.) *Vehicular Access.*
 - a. **Primary vehicular access to the Property shall be by way of Lenox Avenue, 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.**

2.) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the City's Land Development Regulations.**

C. Signs:

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under the CCG-1 zoning district.

D. Landscaping:

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

Further, landscape screening will be provided along Lenox Avenue, and the eastern borders of the property as depicted in the attached site plan.

E. Recreation and Open Space:

0 acres of recreation and 0.05 acres of open space will be provided as shown in the Site Plan.

F. Utilities.

Water and electric will be provided by JEA. Sanitary sewer service to the site has not yet been established. The proposed development will connect to available JEA services.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

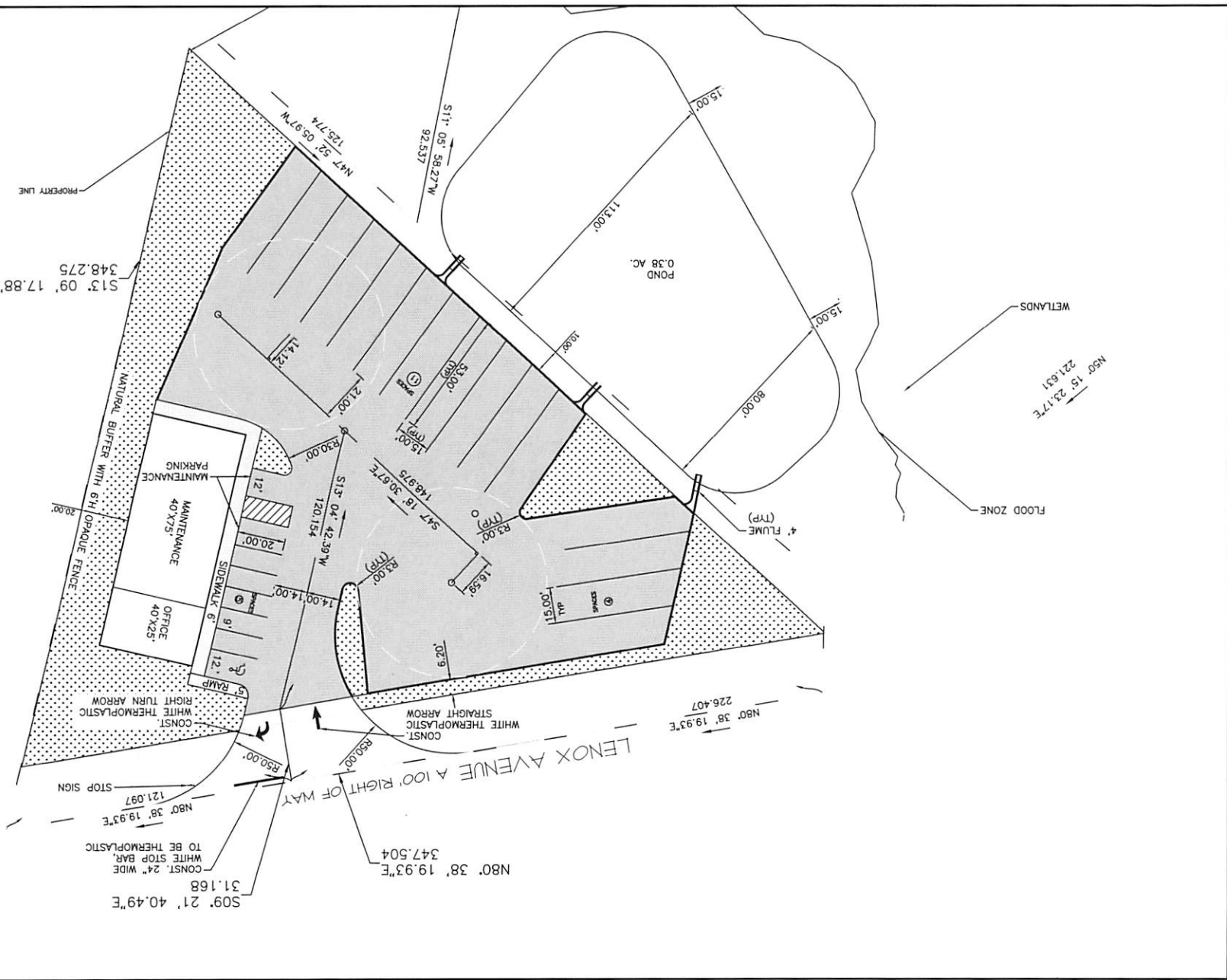
VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A.** Is more efficient than would be possible through strict application of the Zoning Code;
- B.** Is compatible with surrounding land uses and will improve the characteristics of the surrounding area by developing multiple vacant parcels zoned CO, CCG-1 and RMD-D into a service providing overnight parking and storage facility for line haul trucks and trailers. The surrounding area is serviced by such transportation means and this facility will reduce truck-time on area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers. The project will be designed so that the southwestern portion of the property will largely remain vacant, containing existing wetlands and a storm water management pond, while the eastern portion of the property will contain the requisite landscape buffer and fence screening;
- C.** Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan by developing multiple vacant parcels zoned CO, CCG-1 and RMD-D into a service providing overnight parking and storage facility for line haul trucks and trailers. The surrounding area is serviced by such transportation means and this facility will reduce truck-time on area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers. The project will be designed so that the southwestern portion of the property will largely remain vacant, containing existing wetlands and a storm water management pond, while the eastern portion of the property will contain the requisite landscape buffer and fence screening;
- D.** Provides a needed service in the area by developing an overnight parking and storage facility for line haul trucks and trailers. The surrounding area is serviced by such transportation means and this facility will reduce truck-time on area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers.



SITE INFORMATION	
PROPERTY AREA	1.13 AC
IMPERVIOUS AREA	0.67 AC
TOTAL BUILDING AREA	0.09 AC
POND AREA	0.38 AC
PARKING SPACE CARS	5
PARKING TRAILER	15
MAINTENANCE PARKING	2
ADA SPACE	1
OFFICE	1000 SF
MAINTENANCE	3000 SF
OPEN AREA	0.34 AC



SHEET NO.	X
DATE	
SCALE	
DESIGNED BY	
CHECKED BY	
DATE	
REVISIONS	

TRAILER STORAGE FACILITY
 FOR
 DESI BIXHAKU
 GEOMETRY

ENGINEER OF RECORD
 JOHN A. BAWENY III
 FLORIDA
 REGISTRATION NUMBER:
 40177

TOCOI
PE
 Engineering, LLC
 714 NORTH GUNNAR AVENUE, DEER CREEK SPRINGS, FL 32033
 PH: 904-215-1388 FAX: 904-215-1389

EXHIBIT F

PUD Name

Desi Transport PUD

Land Use Table

Total gross acreage	1.13 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	1.08 Acres	96 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0.05 Acres	4 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	4,000 Sq. Ft.	