

Planned Unit Development

Application For Rezoning To (

Planning and Development Department Info

Ordinance # 2020-0391 **Staff Sign-Off/Date** ELA / 08/07/2020

Filing Date 08/07/2020 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 08/25/2020 **Planning Commission** 08/20/2020

Land Use & Zoning 09/01/2020 **2nd City Council** N/A

Neighborhood Association FREE4LIFE FOUNDATION, INC, WOODLAND ACRES ASSOCIATION

Neighborhood Action Plan/Corridor Study WOODLAND ACRES

Application Info

Tracking # 2900 **Application Status** FILED COMPLETE

Date Started 05/20/2020 **Date Submitted** 05/30/2020

General Information On Applicant

Last Name	First Name	Middle Name
ESPINOZA	PAUL	E
Company Name		
TWIN CAM AUTOMOTIVE		
Mailing Address		
8421 ATLANTIC BLV		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email
9047268001		TWIN_CAM_AUTO@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ESPINOZA	PAUL	E
Company/Trust Name		
TWIN CAM AUTOMOTIVE		
Mailing Address		
8421 ATLANTIC BLV		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email
9047268001		TWIN_CAM_AUTO@YAHOO.COM

Last Name	First Name	Middle Name
MCCARTHY	JIM	
Company/Trust Name		
NORTH FLORIDA LAND TRUST, INC.		
Mailing Address		
843 W MONROE STREET		

City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9044791967		RPERRY@NFLT.ORG

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	144788 0000	1	2	CO	PUD
Map	144789 0000	1	2	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)

Justification For Rezoning Application

MOST OF THE SURROUNDING PROPERTIES BORDERING THE ADJACENT "RMD-A" ZONE ARE ALSO "CCG-2". WE DO NOT FORESEE THIS REZONING TO BECOME AN ISSUE. APPROVAL WILL ALLOW POTENTIAL BUYER TO DEVELOP THE VACANT LAND INTO A CAR SALES BACK-LOT, NOT CURRENTLY POSSIBLE WITH "CO" ZONING RESTRICTIONS.

Location Of Property

General Location

CORNER OF ALTON STREET AND ACME STREET

House #	Street Name, Type and Direction	Zip Code
8113	ALTON AVE	32211

Between Streets

ACME STREET and BOWLAND STREET NORTH

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

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 by my signature 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: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
0.99 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
39 Notifications @ \$7.00 /each: \$273.00
- 4) Total Rezoning Application Cost: \$2,283.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

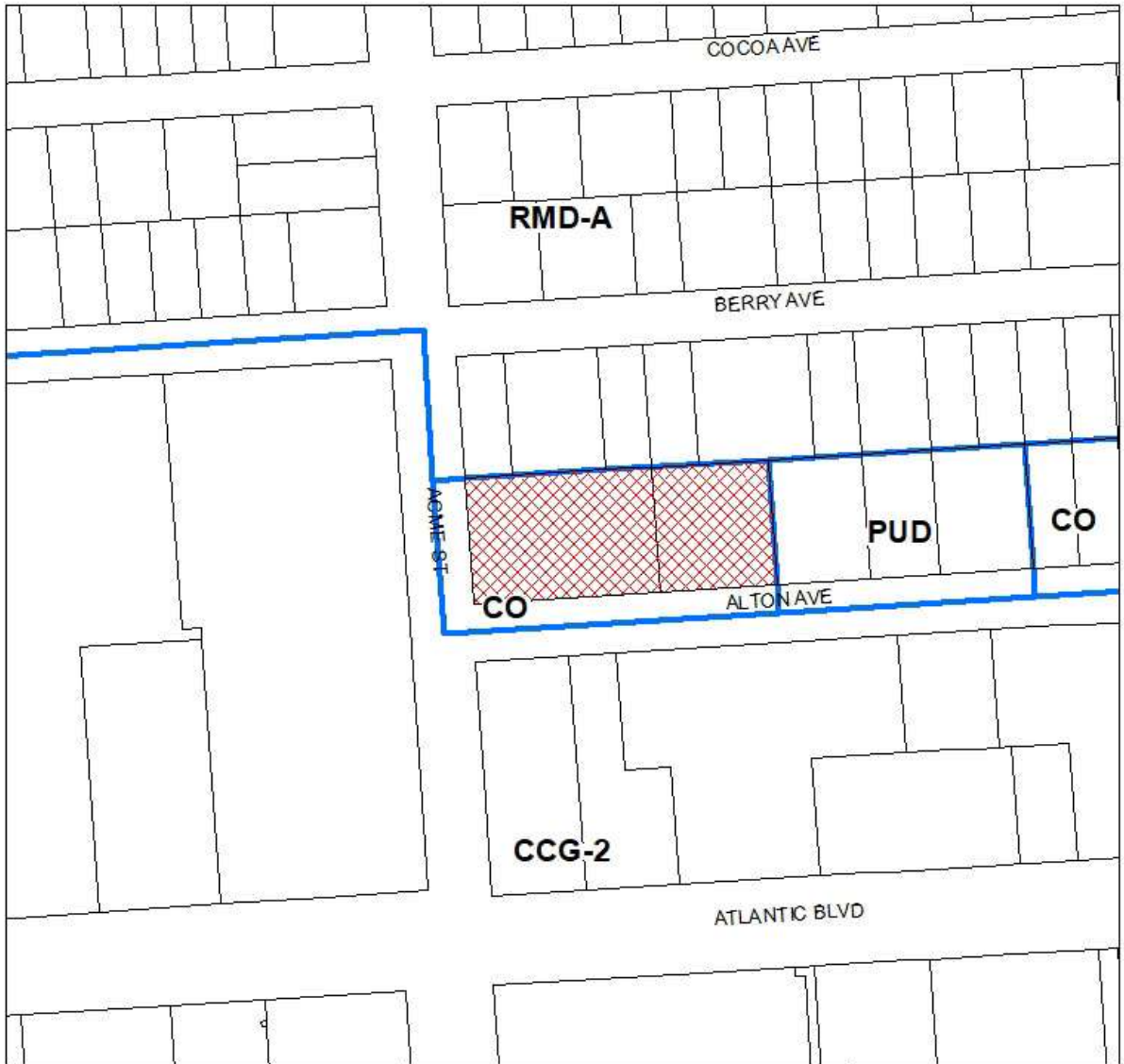
Legal Description

RE: 144788-0000

8-23 52-2S-27E OAKWOOD VILLA ESTATES LOTS 1 TO 8 BLK 31B

RE: 144789-0000

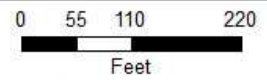
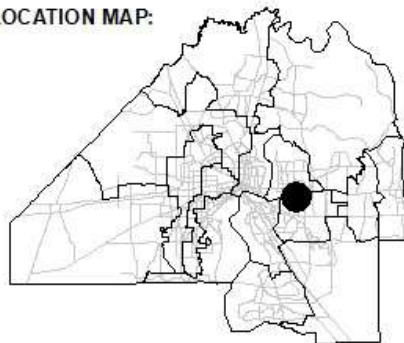
8-23 52-2S-27E OAKWOOD VILLA ESTATES LOTS 9 TO 13 BLK 31B



REQUEST SOUGHT:

FROM: CO
 TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

1

TRACKING NUMBER

T-2020-2900

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT A - Property Ownership Affidavit

Date: 03-23-2021

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
8113/8129 ALTON AVE

To Whom it May Concern:

I PAUL E. ESPINOZA hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

TWIN CAM AUTOMOTIVE, INC.

By _____

By Paul Espinoza

Print Name: _____

Print Name: PAUL E. ESPINOZA

Its: PRESIDENT

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 23rd day of MARCH 2014, by PAUL E. ESPINOZA, who is personally known to me or who has produced E215-685-81399-0 as identification and who took an oath.

Marko Knezevic

(Signature of NOTARY PUBLIC)



MARKO KNEZEVIC

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: June 18, 2024

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 03-23-2021

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 8113/8129 ALTON AVE

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers PAUL E. ESPINOZA to act as agent to file application(s) for PUD for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

TWIN CAMAUTOMOTIVE, INC.

By _____

By Paul E. Espinoza

Print Name: _____

Print Name: PAUL E. ESPINOZA

Its: PRESIDENT

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 23rd day of MARCH 2021, by PAUL E. ESPINOZA, who is personally known to me or who has produced E215-685-81-340 as identification and who took an oath.

Marko Knezevic

(Signature of NOTARY PUBLIC)

MARKO KNEZEVIC

(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: June 18, 2024

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 8113/8129 Alton Avenue

Ladies and Gentlemen;

You are hereby advised that the undersigned owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. The undersigned owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b). Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By:  _____

Its: OWNER _____

2021 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P05000159134

Entity Name: TWIN CAM AUTOMOTIVE, INC

Current Principal Place of Business:

8421 ATLANTIC BLVD.
JACKSONVILLE, FL 32211

Current Mailing Address:

8421 ATLANTIC BLVD.
JACKSONVILLE, FL 32211 US

FEI Number: 20-3957760

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ESPINOZA, PAUL E
8421 ATLANTIC BLVD.
JACKSONVILLE, FL 32211 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: PAUL E. ESPINOZA



02/10/2021

Electronic Signature of Registered Agent

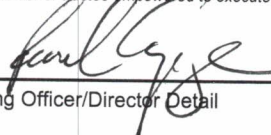
Date

Officer/Director Detail :

Title PRES
Name ESPINOZA, PAUL E
Address 8421 ATLANTIC BLVD
City-State-Zip: JACKSONVILLE FL 32211

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: PAUL ESPINOZA



PRES

02/10/2021

Electronic Signature of Signing Officer/Director Detail

Date

Prepared By and Return To:
Johnni Nicole Causey
Landmark Title
4540 Southside Boulevard, Suite 202
Jacksonville, Florida 32216

General Warranty Deed

Made effective the 13th day of November, 2020, by North Florida Land Trust, Inc., a Florida Corporation, hereinafter called the Grantor, whose address is 843 West Monroe Street, Jacksonville, FL 32202 to Twin Cam Automotive, Inc, a Florida Corporation, whose post office address is: 8421 Atlantic Boulevard, Jacksonville, FL 32211, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

PARCEL 1:

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 31B of OAKWODD VILLA ESTATES, according to the Plat thereof as recorded in Plat Book 8, Page(s) 23 through 25, inclusive, of the Public Records of DUVAL County, Florida.

PARCEL 2:

Lots 9, 10, 11, 12, and 13, Block 31B of OAKWODD VILLA ESTATES, according to the Plat thereof as recorded in Plat Book 8, Page(s) 23 through 25, inclusive, of the Public Records of DUVAL County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 144788-0000 and 144789-0000

Subject to taxes accruing subsequent to December 31, 2019.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

Johnni Nicole Causey
Witness 1 Signature

Johnni Nicole Causey

Witness 1 Printed Name

North Florida Land Trust, Inc., a Florida Corporation

By: [Signature]
Jim McCarthy, President

Witness 2 Signature

Witness 2 Printed Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 13 day of November, 2020 by Jim McCarthy President of North Florida Land Trust, Inc., a FL Corporation, on behalf of the Corporation.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: to

Type of Identification Produced: FWS

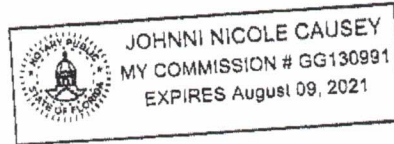


EXHIBIT D

WRITTEN DESCRIPTION

Alton Avenue PUD

October 9, 2020

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE#'s 144788-0000 and 144789-0000 the ("Property"), which contains approximately .99 acres is currently zoned CO and designated CGC on the FLUM's of the Comprehensive Plan. The property has frontage on two roadways, Alton Avenue and Acme Street. The owners of the Property are attempting to rezone the property for future use as a storage area and warehouse. The rezoning of this property will permit the development of vacant commercially designated property, consistent with area development trends, and creating a buffer to the residential areas to the north. Similar projects along Alton Avenue have been approved dating back to 2007 and again in 2011. These were also PUD Rezoning's and were approved and enacted under Ordinance 2007-030- E and 2011-551-E, respectively. Each of these recognized the need for additional commercial infill, limited to various activities and using the Planned Unit Development Zoning format. The subject parcel is immediately adjacent to the PUD from 2007, which is intended to be developed as a warehouse for the Honda Dealership on Atlantic Boulevard.

The Property is located within the commercialized corridor of Atlantic Boulevard. However, as the property, like many others along Alton Avenue, is not visible from that roadway its commercial viability is very limited. Areas such as this are typically developed as supportive commercial or warehouse type uses, offering those commercial service or support uses that do not require immediate access to the major roadway. These types of uses are often known as flex-space, and act as viable locations for repair shops, or various contractors. The property possesses approximately 325 feet of frontage along Alton Avenue and another 133 feet along Acme Street. Surrounding land uses and zoning include the following. To the west, across Acme Street, the property is designated CGC/CCG-2 and is developed as a home for veterans. To the south, across Alton Avenue, there are several parcels, all designated CGC/CCG-2 and include a retail strip center, with a pawn shop, an auto repair facility with outdoor storage and the Honda Dealership that also has outdoor display and storage. To the north, the Property abuts five parcels, all designated MDR/RMDA. These lots are developed with 4 single family dwellings, with two being rentals and two being owned by the occupants. It is worth noting that all of the properties, including the subject Property are within the Economically Distressed Area (EDA) of the City (Level 1) as depicted on the City's GIS.

The intended purpose of the rezoning is a flex space development, providing the ability to build structures like those approved in the 2011 PUD noted earlier in this report. The owners also have an immediate demand for storage of vehicles, which are intended as inventory for their car sales operations on Atlantic Boulevard. However, it is not the intent to permit the sale of vehicles, rather only the storage of such vehicles, awaiting their positioning at the dealership. Similarly, the owners would intend to permit storage of other equipment as well, being properly screened and limited. In effect this PUD is a hybrid of the Commercial Community General -1

(CCG-1), but severely reduces the allowable uses of that district, focusing on the supportive commercial activities.

The applicant has utilized the professional services of Michael Herzberg, AICP, in preparing this PUD request. No other professionals have yet been engaged. The Property is vacant, and the owner is proposing improvements upon approval. While the property does possess several large trees, the land itself has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit the development and operation of commercial activities within the commercial corridors, while maintaining an appropriate transition for the residential communities that adjoin them. By utilizing appropriate buffering and identifying specific commercial uses, the landowners are permitted a viable economic use and the community sees economic return on the land, without negative externalities. The implementation of this PUD would further the goals, objectives and policies of the plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a limited commercial development. All future development shall be in consonance with the goals and objectives of the CGC Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the intended uses and improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached Conceptual site plan (Exhibit E) dated October 1, 2020 (the "Site Plan,") which is incorporated herein by this reference.

A. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) Professional and business offices, buildings trades contractors with outside storage of materials and heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment, so long as the stored materials do not exceed 10 feet in height and equipment cannot exceed 20 feet in overall height.
- (3) Vocational, trade or business schools and similar uses.
- (4) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (5) Automobile Storage Yards
- (6) Retail plant nurseries including outside display, and landscape contractors requiring heavy equipment, but no mulching on property.
- (7) Personal property storage establishments
- (8) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, limiting outdoor storage to a maximum of 10 feet in height.

- (9) Service and repair of general appliances and small engines (provided that outside storage may not exceed 10 feet in height)
- (10) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (11) Bus, semi-tractor (but not trailer) or truck parking and/or storage.

B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

Permissible Uses: No other uses shall be permitted or permissible

III. DEVELOPMENT STANDARDS

A. Dimensional Standards.

- 1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: toward Honda Warehouse 0 feet (East Property Boundary)

Side: Abutting Residential 10 feet (North Property Boundary)

- 2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 50%
- 3. *Maximum height of structures:* Twenty-Five (25) feet.

B. Ingress, Egress and Circulation.

- 1. Vehicular ingress and egress shall be substantially as shown on the Site Plan and shall be subject to the review and approval of the City of Jacksonville.

C. Signs.

- 1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (20) twenty square feet in area and (10) ten feet in height may be permitted along Alton Avenue.

Illumination: external illumination only.

D. *Site Design and Landscaping.*

1. The development shall implement the trends along Alton Avenue, more specifically the Alton Avenue Professional Park, using the future buildings as additional buffering for the residential uses lying to the north. As these structures would be limited to 25 feet in height and must be located not closer than 10 feet to the northern boundary, the developer can then also implement the uncomplimentary buffer standards outlined in Part 12, of the Zoning Code, attempting to preserve, and protect the existing vegetative buffer that exists along that boundary, and supplementing it with fencing and any required additional plantings. Further, the applicants have identified the specimen Oak Trees that are located along the southern and western boundaries, adjacent to the Alton Avenue and Acme Street Rights of Way (ROW) and intend to promote their continued existence. Specifically, the Acme ROW is seventy feet wide, considerably wider than a typical right of way and it is unlikely that this roadway will ever be widened to utilize that area. Therefore, the PUD seeks to eliminate the internal and perimeter landscape areas, especially as these would be screened from the rights of way and of no value to the general public. Instead, the PUD would promote the continued existence of the majority of these trees, especially those along the rights of way, and would permit the developer to install the required landscaping in the City Rights of Way along both Alton Avenue and Acme Street. This relocation of the required landscape areas will provide additional buffering for the project and provide a park-like setting for the adjacent veterans and the traveling public along those corridors. The developer will be required to seek the requisite Hold Harmless and Revocable Permit for such installation.
2. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 15 feet and will utilize metal halide, compact fluorescent or LED bulbs, with appropriate cut-offs to provide security for the property.

E. *Building Orientation*

1. *General:*

Again, the applicant intends to utilize the existing building orientation as found along Alton Avenue to the east. The development shall implement the

required uncomplimentary buffer standards of the Zoning Code and the same shall be installed prior to any other development or use of the property. The buildings will then act to screen the residential areas while allowing the owners the ability to utilize their commercial property in a meaningful way. The developers will also utilize screening along the Acme Street frontage as well as the Alton Avenue frontage, in order to provide security to their property and to promote a sense of transition toward the residential community to the north.

F. Parking

1. Parking spaces shall be provided in connection with the proposed uses of the property as they exist at any given time. If the property is used as non-public vehicle use area or storage of inventory, the operator may park the vehicles as he deems appropriate. As the development becomes open to the public, being constructed as a flex space building and permitting retail operations, the parking spaces must be delineated as per the Zoning Code, Part 6, except for the landscape provisions as they will be relocated as noted above. It being the intent that required on-site parking is provided for all uses that operate on the property.
2. As noted above, the landscaping of the parking areas (perimeter and interior islands) will be eliminated in the VUA and all material and total areas of such landscaping will be relocated to the public rights of way as reviewed and approved by the Planning and Development Department.

IV. 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 rezoning is a reasonable manner by which to permit the use of an undeveloped commercial property within the commercial corridor of an Economically Distressed Area (Level 1). The specific design and development plan for this Property permits a viable use of the commercial property, while avoiding the creation of new externalities upon the adjoining properties.

The proposed zoning will act as a logical development plan, permitting a viable commercial use of the Property, in an intensely commercialized area, being consistent with the types of uses which extend along that portion of Alton Avenue. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses to the area and maintain the existing character to reduce externalities that would be associated with the typical development of the property for more intensive commercial uses. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for limited commercial use located along Alton Avenue and proximate to the uses found along the Atlantic Boulevard Corridor. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established intensive commercial uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Policy 1.1.22
3. FLUE Objective 3.2
4. FLUE Policy 3.2.7
5. FLUE Objective 6.3

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the established uses in the vicinity.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is depicted on the Site Plan, dated October 1, 2020. These access points will be reviewed and approved by the City of Jacksonville, prior to any development.
- E. *External Compatibility/Intensity of Development.* The limitation of the commercial uses identified in the PUD are similar to, or less intensive than the activities occurring on properties in close proximity. Further, the implementation of the buffering both on-site and occurring in the City ROW's will ensure an appropriate transition to the residential communities, and uses in proximity.

- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The uses are consistent with the character of the area along Alton Avenue.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The PUD will afford the users the ability to provide parking as required per code, for any use that is open to the public or has employees. In the event no such use occurs, the owner or operator shall have the ability to utilize the areas as necessary for inventory or storage. Loading and unloading can be accommodated on the property.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

EXHIBIT E

Scalable Site Plan



October 9, 2020

EXHIBIT F

PUD Name

ALTON ROAD PUD

Land Use Table

Total gross acreage	0.99 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	0.42 Acres	42 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0.3 Acres	30 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	12,000 Sq. Ft.	28 %



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Paul E. Espinoza
Twin Cam Automotive, Inc.
8421 Atlantic Blvd.
Jacksonville, FL, 32211

July 07, 2020

Project Name: 8113 & 8129 Alton Avenue
Availability#: 2020-2160

Attn: Paul E. Espinoza,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-2160
Request Received On: 6/24/2020
Availability Response: 7/7/2020
Prepared by: Roderick Jackson

Project Information

Name: 8113 & 8129 Alton Avenue
Type: OTHER
Requested Flow: 1 gpd
Location: 8113 & 8129 Alton Avenue Jacksonville, FL, 32211
Parcel ID No.: 144788-0000 & 144789-0000
Description: We are seeking to add a fenced and security monitored car sales back-lot for cars purchased from auction due to limited street presence on Atlantic Boulevard.

Potable Water Connection

Water Treatment Grid: SOUTH GRID
Connection Point #1: Existing 6-inch water main within the Alton Ave ROW, adjacent to this property
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address, availability number and APPROVED plans showing where the proposed connections will be installed.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
Connection Point #1: Existing sewer service can be used if in good condition and not in conflict with construction.
Connection Point #2: NA
Special Conditions: If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require installing a sewer vac pod. For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address, availability number and APPROVED plans showing where the proposed connections will be installed.

Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1:
Connection Point #2: NA
Special Conditions: N.A

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. POC location to be field verified by developer during project design which includes a Level A SUE Report. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

EXHIBIT G

Aerial Photograph

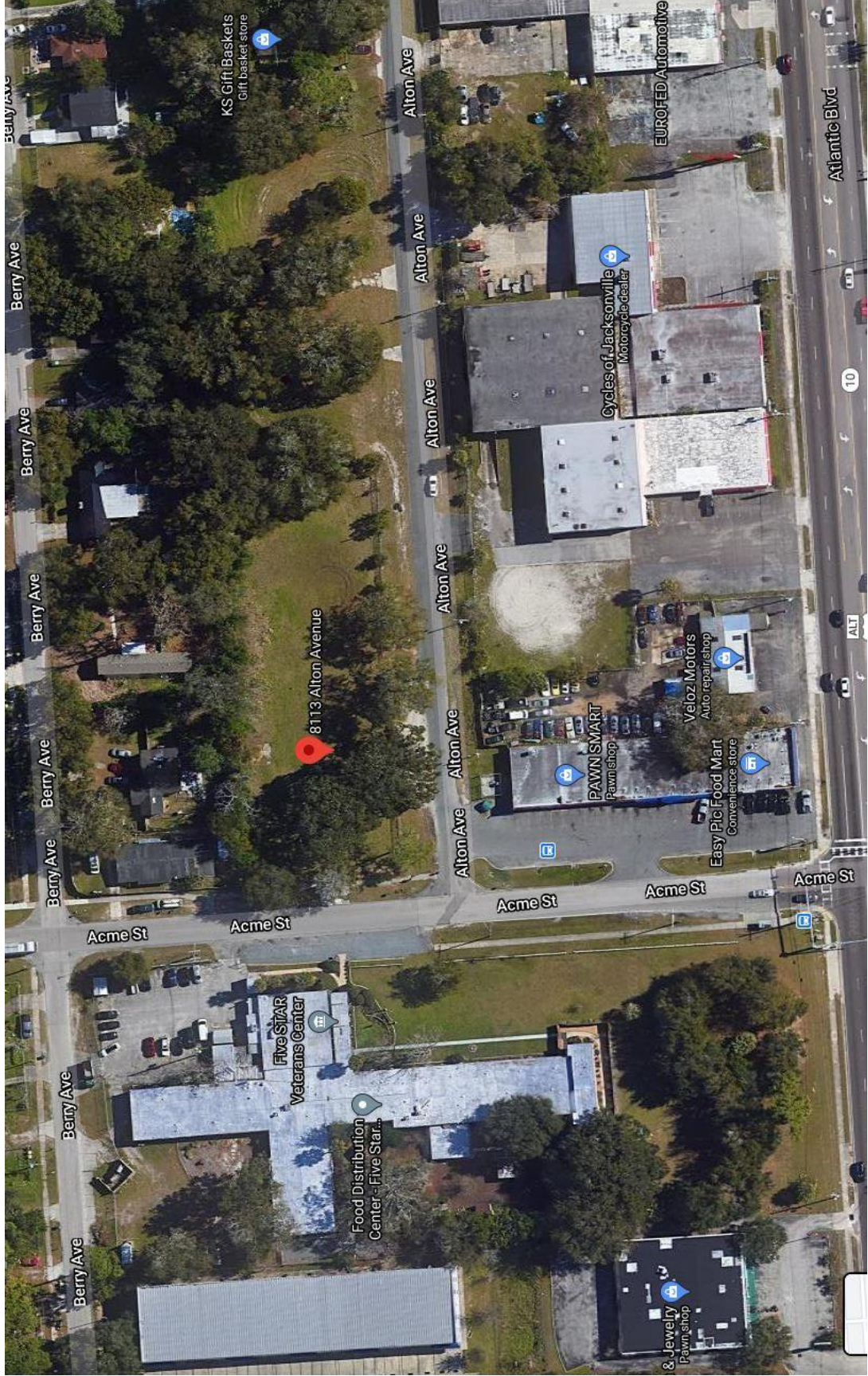


EXHIBIT K

VICINITY MAP

NTS

