

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:	5-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
David Hacker	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 2022-672 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 6, 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 2022-672 to Planned Unit Development.

Location: 0 Alta Drive between Faye Road and I-295

Real Estate Number(s): 108675-0000

Current Zoning District(s): Planned Unit Development (PUD 2000-1144-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Applicant/Agent: Cyndy Trimmer, Esq.
Driver McAfee Hawthorne & Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville Florida 32202

Owner: Alta Partners, LLC
2401 PGA Boulevard
Palm Beach Gardens Florida 33410

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2022-672 seeks to rezone approximately 7.67 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow uses generally found in the CCG-1 Zoning District. The PUD has added the following uses; Part 4 requirements for personal property storage establishments are waived and parking standards for such use established; Auto laundry or manual car washes are permitted uses; Restaurants with drive-thru and/or outside sale and service are permitted uses; The retail sale and service of all alcoholic beverages are permitted uses; Silviculture uses are permitted uses until such time as the Property is fully developed.

The current PUD, 2000-1144-E, allows for selective uses generally found in the CCG-1 Zoning District, and the primary intent was for a hotel, restaurants and convenience store/filling station. The PUD was approved with the following conditions:

- (a) Communication antennas and towers are prohibited.
- (b) A master landscaping plan for the development of the site shall be submitted for the review and approval of the Planning and Development Department prior to verification of substantial compliance with the PUD.
- (c) The permitted signs shall be limited to the Planning and Development Department recommendation in Exhibit B attached hereto and incorporated herein by this reference and shall be subject to review and approval by the Planning and Development Department prior to verification of substantial compliance with the PUD.
- (d) Access on Alta Drive, including but not limited to, design of turn lanes, median placement and other traffic related issues or concerns shall be subject to the review and approval of the Department of Public Works, Traffic Engineering Division and the Transportation Planning Division of the Planning and Development Department prior to verification of substantial compliance with the PUD and that the design of each parcel and/or phase shall be included.
- (e) All lighting must be shielded to reflect away from any residentially zoned and/or developed area to the west and north of the Subject Property and all dumpsters must be screened with masonry materials.

The proposed PUD has moved the prohibition of communication antennas in condition (a) to the written description.

Staff feels that condition (b) does not need to be continued as that landscaping will be reviewed for compliance with the Zoning Code during the plan review process.

The proposed PUD has moved the Exhibit B in condition (c) to the written description.

Condition (d) does not need to be continued as the proposed development will be reviewed by the City Traffic Engineer and the Transportation Planning Division.

The proposed PUD has moved condition (e) to the written description.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. 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 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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

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

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

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

(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 a commercial development. 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 treatment of pedestrian ways: The site plan shows sidewalks along the frontages and between the buildings, allowing pedestrian access.
- Traffic and pedestrian circulation patterns: Vehicular access will be from Alta Drive and Pleasant Oaks Road North. Staff does have concerns about access to Pleasant Oaks Road North as it is a local road, is a dead end and requires crossing the CSX Railroad.
- The use and variety of building setback lines, separations, and buffering: The written description includes setbacks and development standards that are consistent with the CCG-1 Zoning District.
- The use and variety of building groupings: The site plan shows a conventional commercial design with buildings on separate outparcels, connected by driveways.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: As mentioned earlier, the site plan is using a conventional layout where each outparcel contains their own parking spaces.
- Compatible relationship between land uses in a mixed use project: the written description lists permitted and permissible uses which substantially follow the CCG-1 Zoning District, ensuring compatibility among the uses.

(5) External Compatibility

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

- The type, number and location of surrounding external uses: To the west are single family dwellings. The PUD is providing a 10 foot wide landscape buffer surrounding the entire perimeter. **Staff is recommending an evergreen tree or shrub plantings along Pleasant Oak Road North to screen the commercial uses from the existing residential dwellings.**
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-100A CN	Single family dwellings Restaurant, day care, cosmetology
South	LDR	RR-Acre	Interstate 295
East	HI	IH	Undeveloped
West	LDR	RR-Acre RLD-100A	Single family dwellings Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a commercial development. The PUD is appropriate at this location because there other similar commercial uses on the west side of Alta Drive and it will act as a transition from the intensive commercial and industrial uses on the east side of Alta Drive.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: Staff is recommending a condition for additional landscape buffer along Pleasant Oak Road North to screen the commercial uses from the existing residential dwellings.
- The availability and location of utility services and public facilities and services: JEA indicates that water and sanitary sewer mains are available along Faye Road.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

(7) Usable open spaces plazas, recreation areas.

Open space and recreation area are not required for commercial uses.

(8) Impact on wetlands

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

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 6, 2022, 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 2022-672 be **APPROVED with the following exhibits:**

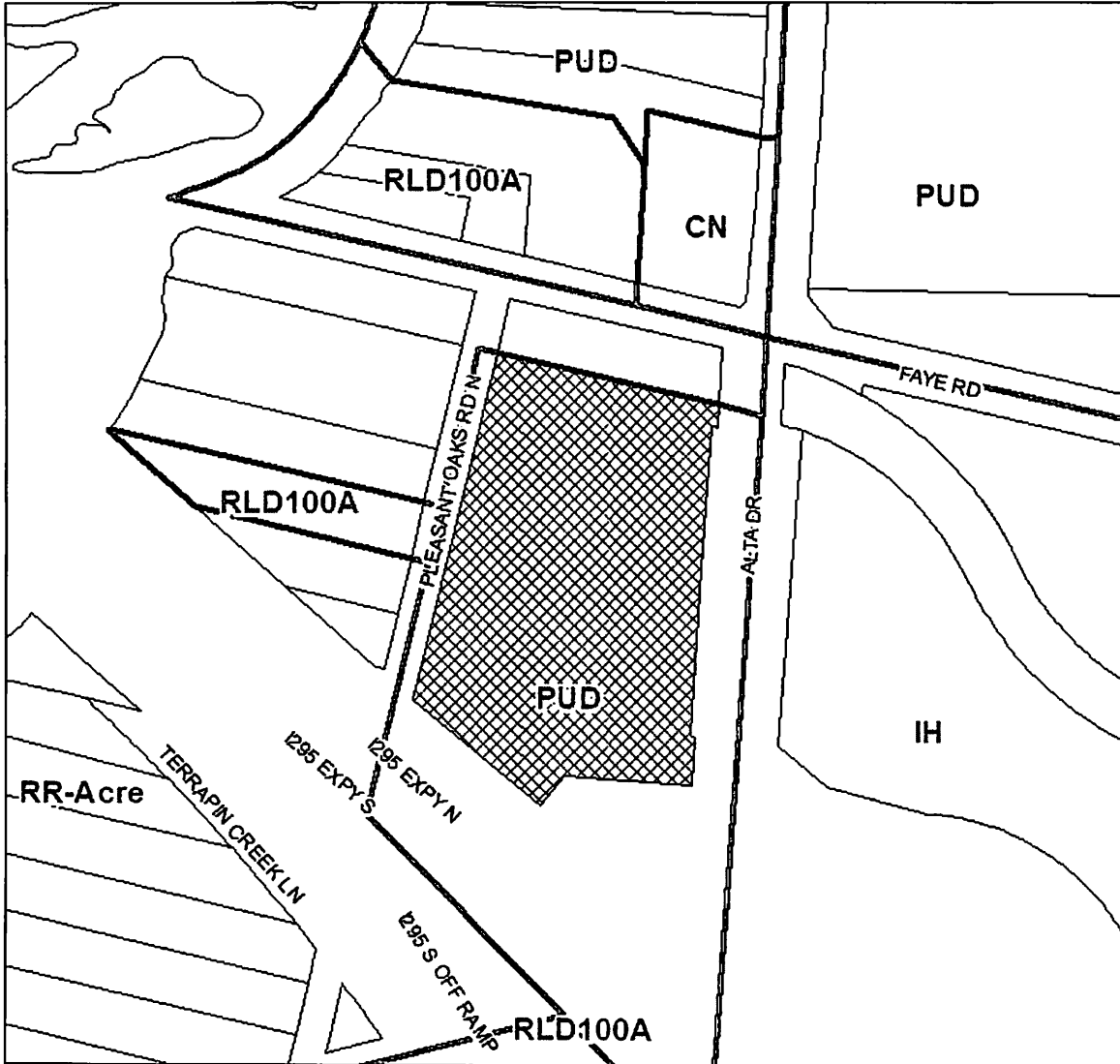
1. The original legal description dated
2. The original written description dated August 12, 2022.
3. The original site plan dated May 11, 2022.

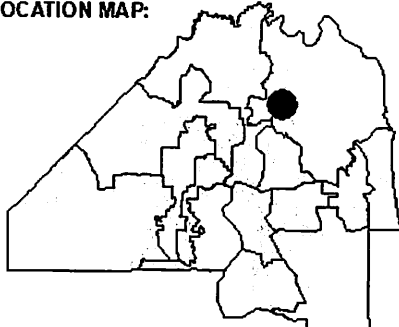

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-672 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The development shall be subject to the Transportation Planning Division memorandum dated September 23, 2022 or as otherwise approved by the Planning and Development Department.
2. An evergreen tree or shrub planting consisting of Holly species, Southern magnolia, Oleander, or similar species shall be planted along Pleasant Oak Road North subject to the review and approval of the Planning and Development Department.



Aerial view of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0672</p>	<p>TRACKING NUMBER</p> <p>T-2022-4292</p>	<p>0 100 200 400</p> <p>Feet</p> <hr/> <p>COUNCIL DISTRICT:</p> <p>2</p> <hr/> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

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

TRANSPORTATION REVIEW

DATE: September 23, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: Alta Dr PUD 2022-0672

Background Information:

The subject site is approximately 7.67 of an acre and is accessible from Alta Drive and Pleasant Oaks Road North, both unclassified facilities. Alta Drive is currently operating at 60% of capacity. This segment of Alta Dr has a maximum daily capacity of 37,611 vehicles per day (vpd) and average daily traffic of 22,575 vpd.

The applicant requests 14,100 sf of fast food (ITE Code 934), which could produce 6,591 daily trips. 22,300 sf of retail space (ITE Code 215), which could produce 1,214 daily trips. Additionally, 34,600 sf of self-storage, which could produce 50 daily trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum the Alta Dr PUD 2022-0672 dated 09/23/2022.



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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

MEMORANDUM

DATE: September 23, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: Alta Drive PUD 2022-0672

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- The railroad crossing, signage crossing arms and lighting on Pleasant Oaks Rd N shall be upgraded to current requirements. CSX shall be the permitting agency for work in their ROW.
- Alta Drive is FDOT right of way. Permitting for access to this ROW shall be through FDOT.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0672 **Staff Sign-Off/Date** BEL / 08/24/2022
Filing Date 09/13/2022 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 10/11/2022 **Planning Commission** 10/06/2022
Land Use & Zoning 10/18/2022 **2nd City Council** 10/25/2022
Neighborhood Association M & M DAIRY, INC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4292 **Application Status** FILED COMPLETE
Date Started 05/23/2022 **Date Submitted** 06/07/2022

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 ALTA PARTNERS, LLC
Mailing Address
 2401 PGA BOULEVARD
City PALM BEACH GARDENS **State** FL **Zip Code** 33410
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2000-1144

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 108675 0000	2	6	PUD	PUD

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

Existing Land Use Category
 CGC

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 7.67**Development Number****Proposed PUD Name** ALTA DRIVE PUD**Justification For Rezoning Application**

THIS PUD IS FILED TO ALLOW FOR THE NEW DEVELOPMENT PLAN AS FURTHER DESCRIBED IN THE ATTACHED WRITTEN DESCRIPTION.

Location Of Property**General Location**

NORTH OF I-295 AND SOUTH OF FAYE ROAD

House #	Street Name, Type and Direction	Zip Code
0	ALTA DR	32226

Between Streets

I-295 and FAYE RD

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 | |
| 7.67 Acres @ \$10.00 /acre: | \$80.00 |
| 3) Plus Notification Costs Per Addressee | |
| 12 Notifications @ \$7.00 /each: | \$84.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,433.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

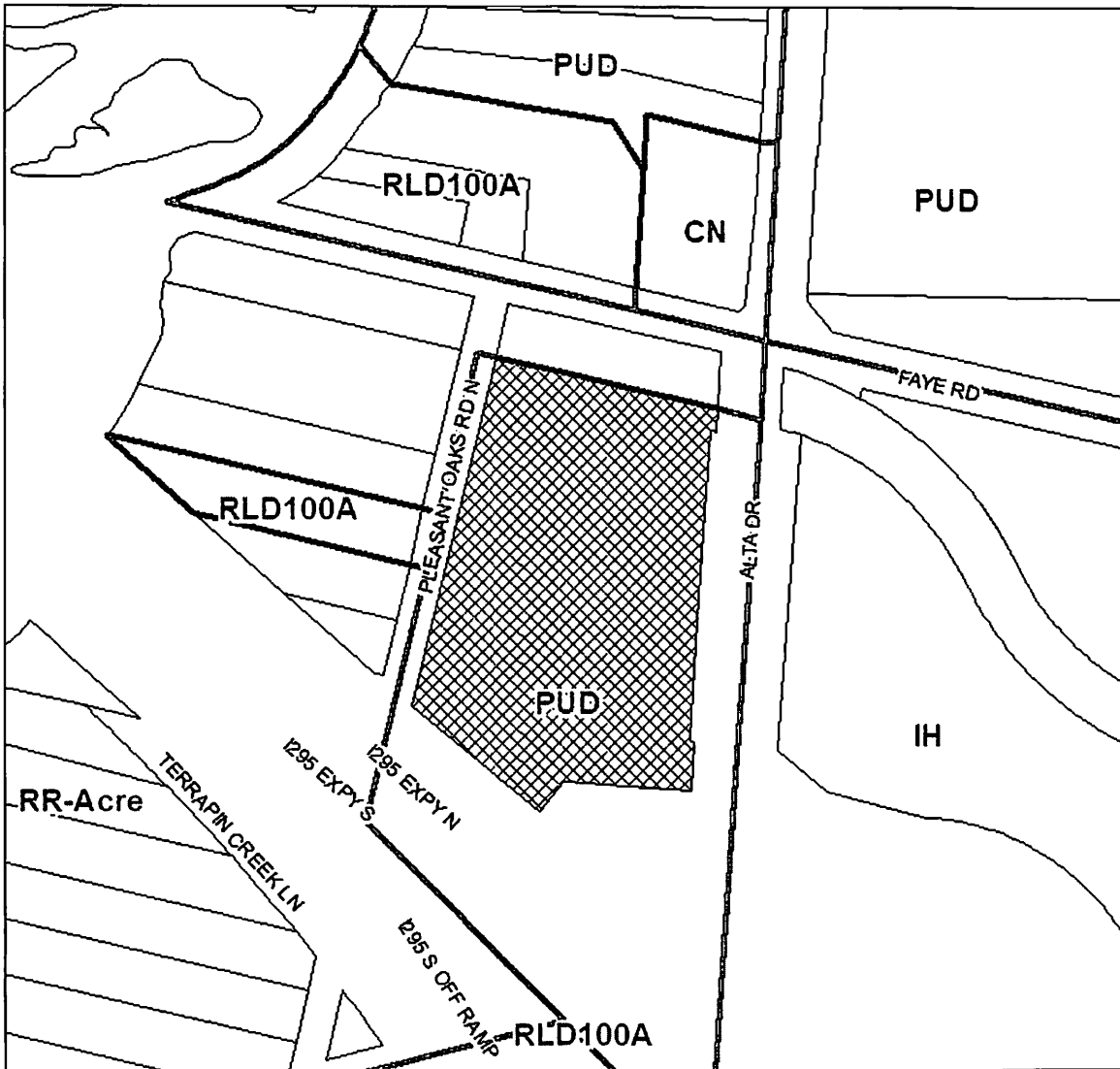
LEGAL DESCRIPTION

June 3, 2022

A PART OF GOVERNMENT LOT 2, SECTION 10, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF FAYE ROAD, (AN 80 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT OF WAY LINE OF ALTA DRIVE, (AN 80 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 03 DEGREES 40 MINUTES 45 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF ALTA DRIVE, 101.40 FEET TO A TRANSITION IN SAID RIGHT OF WAY LINE, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72002, F.P. NO. 2096584, DATED 10-10-2014; THENCE NORTH 76 DEGREES 46 MINUTES 34 SECONDS WEST, ALONG SAID TRANSITION, 40.56 FEET TO A TRANSITION IN SAID WESTERLY RIGHT OF WAY LINE, (A 155 FOOT WIDE RIGHT OF WAY AT THIS POINT) AND THE POINT OF BEGINNING; THENCE SOUTH 03 DEGREES 40 MINUTES 45 SECONDS WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 692.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 295 (STATE ROAD 9A), ACCORDING TO SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, ALSO BEING THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19441, PAGE 1782 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG SAID LINE, THE FOLLOWING FOUR COURSES: COURSE NO. 1) NORTH 86 DEGREES 19 MINUTES 15 SECONDS WEST, 232.48 FEET; COURSE NO. 2) THENCE SOUTH 39 DEGREES 14 MINUTES 08 SECONDS WEST, 68.61 FEET; COURSE NO. 3) NORTH 50 DEGREES 45 MINUTES 52 SECONDS WEST, 73.00 FEET; COURSE NO. 4) THENCE NORTH 48 DEGREES 16 MINUTES 59 SECONDS WEST, 227.73 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PLEASANT OAKS DRIVE NORTH, (A 60 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 13 DEGREES 11 MINUTES 24 SECONDS EAST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF INTERSTATE 295, AND ALONG SAID EASTERLY RIGHT OF WAY LINE OF PLEASANT OAKS ROAD NORTH, 642.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF A CSX RAILROAD RIGHT OF WAY, (A 100 FOOT RIGHT OF WAY BY DEED RECORDED IN OFFICIAL RECORDS VOLUME 506, PAGE 134 OF SAID PUBLIC RECORDS); THENCE SOUTH 76 DEGREES 46 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 410.73 FEET TO THE POINT OF BEGINNING.

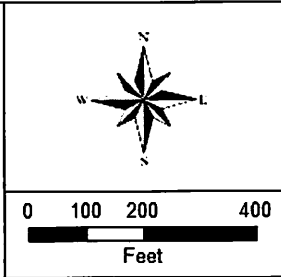
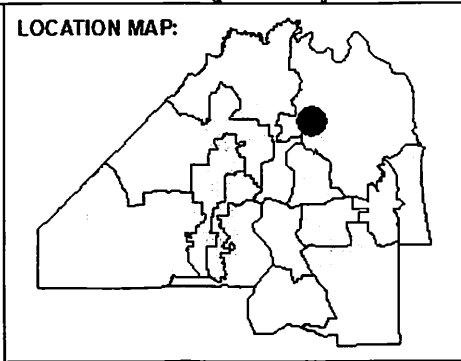
CONTAINING 7.67 ACRES MORE OR LESS.



REQUEST SOUGHT:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2022-4292

EXHIBIT 2

PAGE 1 OF 1

**PUD WRITTEN DESCRIPTION
ALTA DRIVE PUD
August 12, 2022**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 7.67 acres of property to allow for a mixed-use commercial development on the property located at 0 Alta Drive (RE# 108675 0000) as more particularly described in Exhibit 1 (the "Property") and conceptually depicted in the Site Plan filed herewith. The Property is located within the CGC land use category, the Suburban Development Area, the Industrial Sanctuary zoning overlay, and is zoned PUD per Ordinance 2000-1144.

This PUD is filed allow for the new development plan and to generally update the prior PUD to be more in line with the current CCG-1 zoning district provisions, while maintaining the previous conditions imposed by Ordinance 2000-1144.

The Site Plan filed herewith is conceptual in nature and is representative of one (1) potential layout of the Property. Revisions to the Site Plan, including internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The development may be built in any number of phases, and the development of a building or parcel shall not "lock in" the site plan regarding the remainder of the Property. In other words, the site plan may be updated subsequent to the development of any building or subdivided parcel, and the remainder of the Property may be developed according to the updated site plan, subject to the terms of this PUD and the review and approval of the Planning and Development Department. Likewise, an individual building or subdivided parcel may be sold or transferred as market forces may demand and such sale or transfer shall not "lock in" the remainder of the Property to the existing site plan at the time of the sale or transfer.

The Property serves as a transitional parcel in the area, which includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RR-Acre; RLD-100A; CN	Railroad tracks; Single-family; Commercial strip center
East	CGC; HI	PUD (2000-1144); IH	Alta Drive; Vacant
South	CGC	PUD (2000-1144)	I-295
West	CGC; LDR	PUD (2000-1144); RR-Acre; RLD-100A	Pleasant Oaks Road North; Single-family

- B. Project name: Alta Drive PUD.
- C. Project surveyor/engineer: GAI Consultants.
- D. Project developer: Alta Partners, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: PUD (Ordinance 2000-1144).
- H. Requested zoning district: PUD.
- I. Real estate numbers: 108675 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 7.67 acres.
- B. Maximum building square feet: 300,000 sf.

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
 - 1. This PUD generally adopts CCG-1 uses, amended as follows:
 - a. Part 4 requirements for personal property storage establishments are waived and parking standards for such use established.
 - b. Auto laundry or manual car washes are permitted uses.
 - c. Restaurants with drive-through and/or outside sale and service are permitted uses.
 - d. The retail sale and service of all alcoholic beverages in conjunction with a restaurant is a permitted use.
 - e. Silvicultural uses are permitted uses until such time as the Property is fully developed.

- f. Indoor facilities operated by a licensed pari-mutual permit holder, adult arcade amusement centers, game promotions or sweepstakes, and drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment are omitted as uses.
 - g. Parking shall be provided as required by Part 6 or by calculation pursuant to the applicable ITE standard, whichever is less, and a ratio of one (1) space per five thousand (5,000) square feet of gross floor area is established for personal property storage use.
 - h. A minimum ten (10) foot landscape buffer is required around the perimeter of the Property and no uncomplementary use buffers are required within the Property.
2. This PUD incorporates the height provision from Ordinance 2000-1144, which allows an increase when a building is setback on all sides not less than one (1) horizontal foot for each six (6) vertical feet in excess of sixty (60) feet.
 3. This PUD incorporates the conditions imposed by Ordinance 2000-1144 as modified below:
 - a. Rooftop and small cell wireless communication towers are permitted.
 - b. A master landscaping plan for the entire development is not required prior to verification of substantial compliance with the PUD due to the fact that individual parcels may be sold and/or built in phases.
 - c. Signage:
 1. Interior parcel signage may be closer than fifty (50) feet from other parcel signage.
 2. The pylon sign along 9A (I-295) may exceed thirty-five (35) feet with a maximum height of up to sixty (60) feet; provided, however, that this sign may only exceed thirty-five (35) feet if it is located not more than six hundred sixty (660) feet from the centerline of an interstate highway exit and not more than six hundred sixty (660) feet from the centerline of an interstate highway.
 3. If a gas/convenience store is not developed, the signage allocated to the gas/convenience store may be transferred to the 9A (I-295) or the Alta Drive signs or to other use within the development.

- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Personal property storage establishments.
2. Auto laundry or manual car wash.
3. Commercial retail sales and service establishments, including restaurants with drive-through and/or with outside sale and service meeting the performance standards and development criteria set forth in Part 4. No retail food vendor will be allowed a drive-through facility along Pleasant Oaks Drive North until such time as the parcels between the Property and Dunn Creek are zoned in a non-residential zoning district.
4. An establishment or facility which includes the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption in conjunction with a restaurant.
5. An establishment or facility which includes the retail sale and service of beer and wine for off-premises consumption.
6. Silvicultural uses until such time as the Property is fully developed.
7. Banks, including drive-through tellers, savings and loan institutions, and similar uses.
8. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
9. Hotels and motels.
10. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, and movie theaters.

11. Art galleries, museums, community centers, dance, art or music studios.
12. Vocational, trade or business schools and similar uses.
13. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
14. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
15. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
16. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
17. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
18. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
19. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
20. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
21. Churches, including a rectory or similar use.
22. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
23. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

24. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
25. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
26. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
27. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
28. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permissible Uses by Exception:

1. An establishment or facility other than a restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
2. Residential treatment facilities and emergency shelters.
3. Multi-family residential integrated with a permitted use.
4. Crematories.
5. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
6. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
7. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
8. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
9. Blood donor stations, plasma centers and similar uses.
10. Private clubs.
11. Billiard parlors.

12. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
13. Schools meeting the performance standards and development criteria set forth in Part 4.
14. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
15. Nightclubs.
16. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
17. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
18. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
19. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

D. Limitations on Uses:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for.
2. Macro wireless communication towers are prohibited.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

3. Minimum yard requirements.

- a. Front – None.
- b. Side – None.
- c. Rear – Ten (10) feet.

4. Maximum height of structures:

- a. Sixty (60) feet; provided, however, that height may be unlimited where the building is setback on all sides not less than one (1) horizontal foot for each six (6) vertical feet in excess of sixty (60) feet.

B. Ingress, Egress and Circulation:

- 1. Parking Requirements. Parking shall be provided as required by Part 6 or by calculation pursuant to the applicable ITE standard, whichever is less, and may be shared taking into consideration offsetting hours of operation. Personal property storage facilities may provide parking at a rate of one (1) space per five thousand (5,000) square feet of gross floor area. Where individual parcel owners are involved, such shared parking may be provided “off-site” within the PUD and/or addressed by easement. Loading zones are provided throughout the project and may be utilized within drive aisles of individual parcels during non-peak hours.
- 2. Vehicular Access. Vehicular access to the Property shall be by way of Alta Drive and North Pleasant Oaks Road, substantially as shown on the Site Plan. Access on Alta Drive, including but not limited to, design of turn lanes, median placement and other traffic related issues or concerns shall be subject to the review and approval of the Department of Public Works, Traffic Engineering Division and the Transportation Planning Division of the Planning and Development Department prior to verification of substantial compliance with the PUD.
- 3. Pedestrian Access. As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for the CCG-1 zoning district as set forth in Part 13 of the Zoning Code, except as supplemented and restricted herein:

- 1. Wall signs shall not exceed ten percent (10%) of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.

2. Government signs erected and maintained pursuant to and in discharge of any government function, or as required by law, are permitted.
 3. Sign area computation and sign definitions shall be governed by Chapter 656 of the Zoning Code.
 4. A master signage plan and alterations to said plan shall be subject to verification of substantial compliance with PUD approval.
 5. One sign per interior "parcel" not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of twenty-four (24) square feet. Any sign allowed under this section shall not exceed fifty (50) feet above the level of the adjacent ground; provided, however, that the sign may exceed that height if the sign is located not more than six hundred sixty (660) feet from the centerline of an interstate highway exit and not more than six hundred sixty (660) feet from the centerline of an interstate highway; provided further the sign does not exceed sixty-five (65) feet in height.
 6. One (1) sixty-five (65) foot pylon sign along 9A (I-295), which may have multiple users within the two hundred (200) square feet maximum or as otherwise approved by the Planning and Development Department; provided, however, that this sign may only exceed thirty-five (35) feet if it is located not more than six hundred sixty (660) feet from the centerline of an interstate highway exit and not more than six hundred sixty (660) feet from the centerline of an interstate highway
 7. One (1) monument sign along Alta Drive not to exceed a maximum of eighty (80) square feet and fifteen (15) feet in height for a gas/convenience store. If no gas/convenience store is developed, the developer may transfer the eighty (80) square feet to the I-295 or Alta Drive signs or utilize this sign for another use within the development.
 8. One (1) ground monument sign on Alta Drive not to exceed two hundred (200) square feet and twenty (20) feet in height for a master development sign.
 9. All parcels shall have the right to utilize the master development freestanding sign for purposes of advertising. Such utilization shall not be considered off-site signage.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, a minimum ten (10) foot landscape buffer shall be provided around the Property and no uncomplementary use buffers shall be required within the Property. Dumpsters shall be screened with masonry materials or as otherwise approved by the Planning and Development Department.

- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Lighting: All lighting must be shielded to reflect away from any residentially zoned and/or residentially developed areas to the west and north of the Property.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
2. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
3. 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.

4. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - (1) Creation of like uses;
 - (2) Creation of complementary uses;
 - (3) Enhancement of transportation connections;
 - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

5. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

6. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

7. 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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

8. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

9. 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.

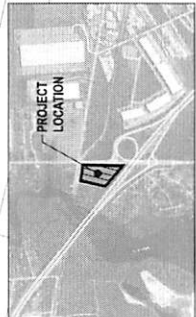
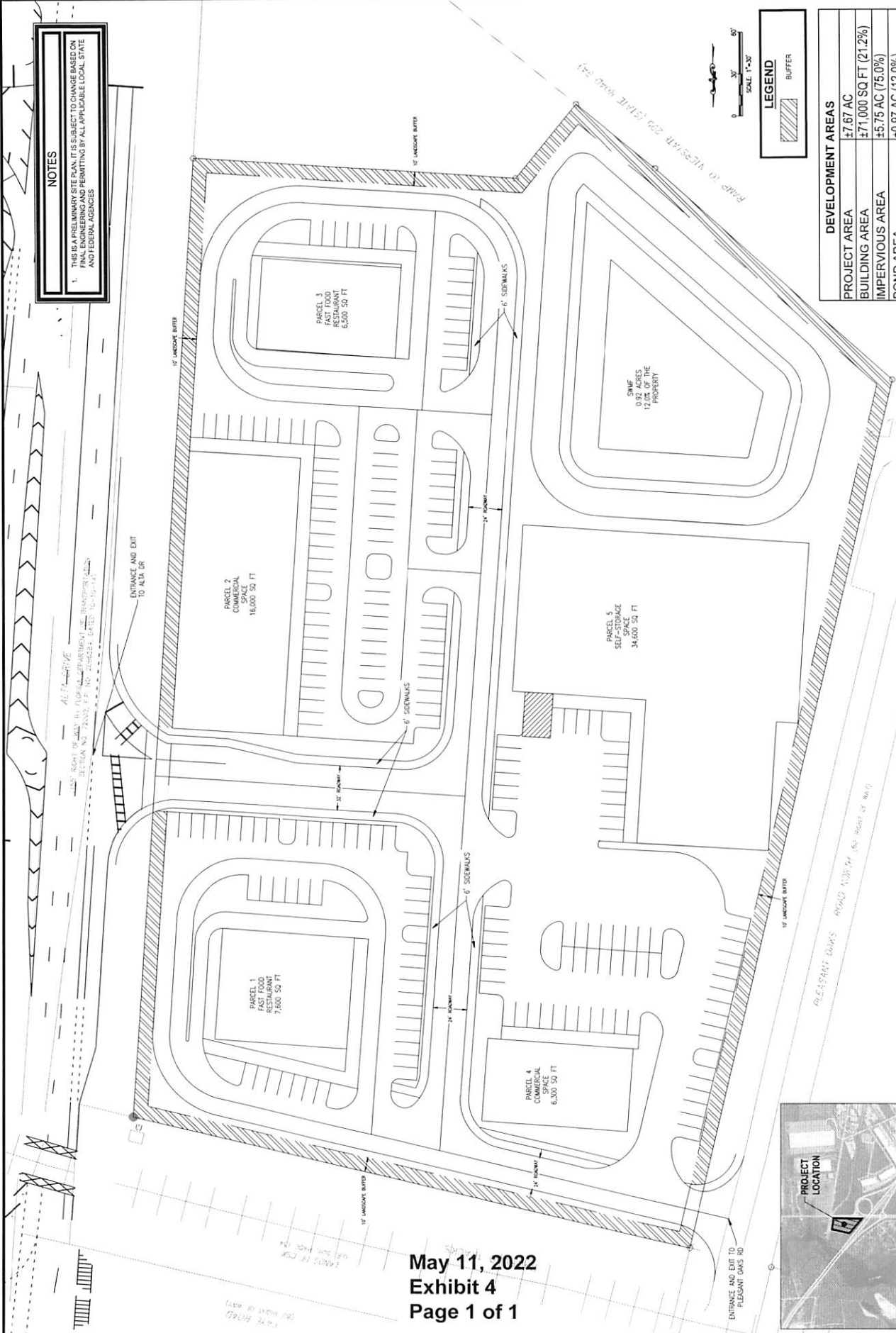
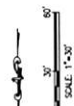
10. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.**
- Residential use is not currently contemplated for the Property, although such use integrated with a permitted use is allowed by exception. Any potential residential development shall conform to the Comprehensive Plan.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Alta Drive and North Pleasant Oaks Road. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The proposed commercial uses will be conveniently accessible from I-295 and are consistent and compatible with the existing commercial and industrial developments in the vicinity.
- F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. Off-Street parking including loading and unloading areas.** The proposed PUD provides parking pursuant to Part 6 or by the applicable ITE standard.
- J. Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

PUD PLAN
ALTA ROAD WEST
JACKSONVILLE, FLORIDA

gall consultants
 618 SOUTH ST. SUITE 200
 JACKSONVILLE, FLORIDA 32209
 PHONE: (904) 722-8888
 PROJECT NO./DASH NO.
 R220088.00
 SHEET

NOTES
 1. THIS IS A PRELIMINARY SITE PLAN. IT IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND PERMITTING BY ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES.

DEVELOPMENT AREAS	
PROJECT AREA	+7.67 AC
BUILDING AREA	+71,000 SQ FT (21.2%)
IMPERVIOUS AREA	+5.75 AC (75.0%)
POND AREA	+0.97 AC (12.0%)
SHARED PARKING SPOTS	197 SPOTS



May 11, 2022
 Exhibit 4
 Page 1 of 1

NO.	DATE	BY	DESCRIPTION

SCALE: AS SHOWN
 DATE: 05/11/2022
 DRAWN: []
 CHECKED: []
 APPROVED: []

EXHIBIT F
Land Use Table

Total gross acreage	<u>7.67</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>6.75</u> Acres	<u>88</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	<u>0.92</u> Acres	<u>12</u> %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.