

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

February 4, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-13 **Application for: Parental Home Road Commercial PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated September 12, 2018
2. The original written description dated December 10, 2020
3. The original site plan dated February 1, 2019

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

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

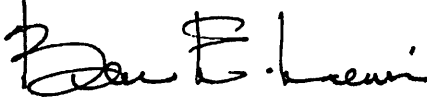
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Report
Page 2

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	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 2021-0013 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 4, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0013 to Planned Unit Development.

Location: 1909 Parental Home Road;
South of Beach Boulevard at the southeastern corner
of Parental Home Road and Hogan Road

Real Estate Number(s): 137008-0020

Current Zoning District(s): Planned Unit Development (PUD 2018-669)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Joe McClure
Enovative Technologies
11071 Losco Pines Court
Jacksonville, Florida 32257

Owner: Richard D Schuster
RCW Properties Inc.
PO Box 19065
Jacksonville, Florida 32245

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2021-0013 seeks to rezone approximately 1.28 acres of land from Planned Unit Development (PUD 2018-669) to PUD. The rezoning to PUD is being sought to edit uses to the existing PUD and development. The current PUD has seven (7) listed uses. The proposed PUD lists four (4) that are not listed in the current PUD.

The current PUD, 2018-669-E, allows for banks, professional & business offices, art galleries, museums, day cares, parcel delivery offices, and churches.

There was a companion Land Use Amendment, 2019-010-E (L-5342-18C). The proposed LUA was a change from RPI to CGC.

PUD Ord. 2018-669-E was approved with the following condition:

1. The applicant shall not request changes to the Written Description, the Site Plan, or the Landscape Plan through the PUD Minor Modification process. Any changes to the Written Description, the Site Plan, or the Landscape Plan shall require a rezoning.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

The condition will not be forwarded because the condition defines the process used by the Department to change the Written Description, the Site Plan, or the Landscape Plan which is only through a PUD rezoning, Minor Modifications cannot be used to change these items.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD site is designated as CGC (Ordinance 2019-0010-E) and is located in the Urban Development Area. According to Category Descriptions in the FLUE, CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Principal uses include commercial retail sales and service establishments; restaurants; hotels and motels; offices; financial institutions; multi-family dwellings; commercial recreational and entertainment facilities; and auto repair and sales among other uses. The uses within the proposed PUD are consistent with the CGC land use category. The subject site is not within any Coastal High Hazard Area (CHHA) or flood zones and does not contain any wetlands. 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. A description of the category is noted below.

(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 in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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.

Through the land use change to CGC, Ord. 2019-0010-E, the decision was made that the intensification to CGC at the corner of Parental Home Road and Hogan Road, was appropriate at this location and provides suitable uses for the area. The proposed uses in the PUD are consistent with the CGC land use and are appropriate at the location as developed.

Policy 3.2.1

The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

The subject property is located at the corner of two collector roads, Parental Home Road and Hogan Road. One block to the north is Beach Boulevard, a major arterial roadway.

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

No. 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. The site plan was approved via Ord. 2018-669-E and the approval of their 10-set review and building permits in 2019 and 2020.

(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): CGC. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B). The uses proposed in the Written Description are consistent with the existing Land Use Category.

(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. The City Development Number is 9621.000. The Mobility fee of \$1,840 was paid in full on 2/28/2019 and a permit was issued for a 12,025 enclosed square feet building at 1909 Parental Home Road for this new building. (Building permit # B19-167770.000)

(3) Allocation of residential land use

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

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- Traffic and pedestrian circulation patterns: There are two access points to the site; one on Parental Home Road and the other on Hogan Road. A sidewalk is installed on Hogan Road and Parental Home Road abutting the property.
- The use and variety of building setback lines, separations, and buffering: There is a 20 feet uncomplimentary use buffer along the southern property line and a 15 feet uncomplimentary use buffer along the eastern property line.

(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: To the south is a single-family dwelling and to the east is a single family dwelling. Because of the proximity to the single-family homes additional buffering was added to the PUD in 2019.
- The type, number and location of surrounding external uses: There is one single-family dwelling to the south and one to the east. Across the street is a church and a similar commercial shopping center.

- 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	RPI	CRO	Church
South	RPI	CRO	Single Family Dwelling
East	RPI	RMD-B	Single Family Dwelling
West	CGC	CCG-2	Commercial Shopping Center

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and the uses are appropriate at this location. The PUD is appropriate at this location because the uses are limited and fitting for the development.

- The existing residential density and intensity of use of surrounding lands: There is one single-family dwelling to the south and one to the east. Across the street is a church and a similar commercial shopping center.
- The availability and location of utility services and public facilities and services: The site is currently connected to JEA for sewer and water availability.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial/industrial use.

(8) Impact on wetlands

The applicant states in the Written Description that there are no 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 Written Description explains that the site will be developed with 24 parking spaces.

(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 January 26, 2021, the required Notice of Public Hearing sign was posted.

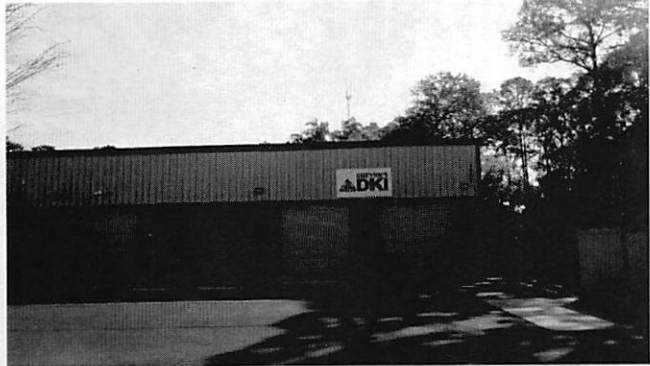


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-0013 be **APPROVED** with the following exhibits:

1. The original legal description dated September 12, 2018
2. The original written description dated December 10, 2020
3. The original site plan dated February 1, 2019

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0013 be **APPROVED**.



Subject Property

*Source: COJ, Planning & Development Department
Date: 1/26/2021*



Property to the west: Shopping Center

*Source: COJ, Planning & Development Department
Date: 1/26/2021*



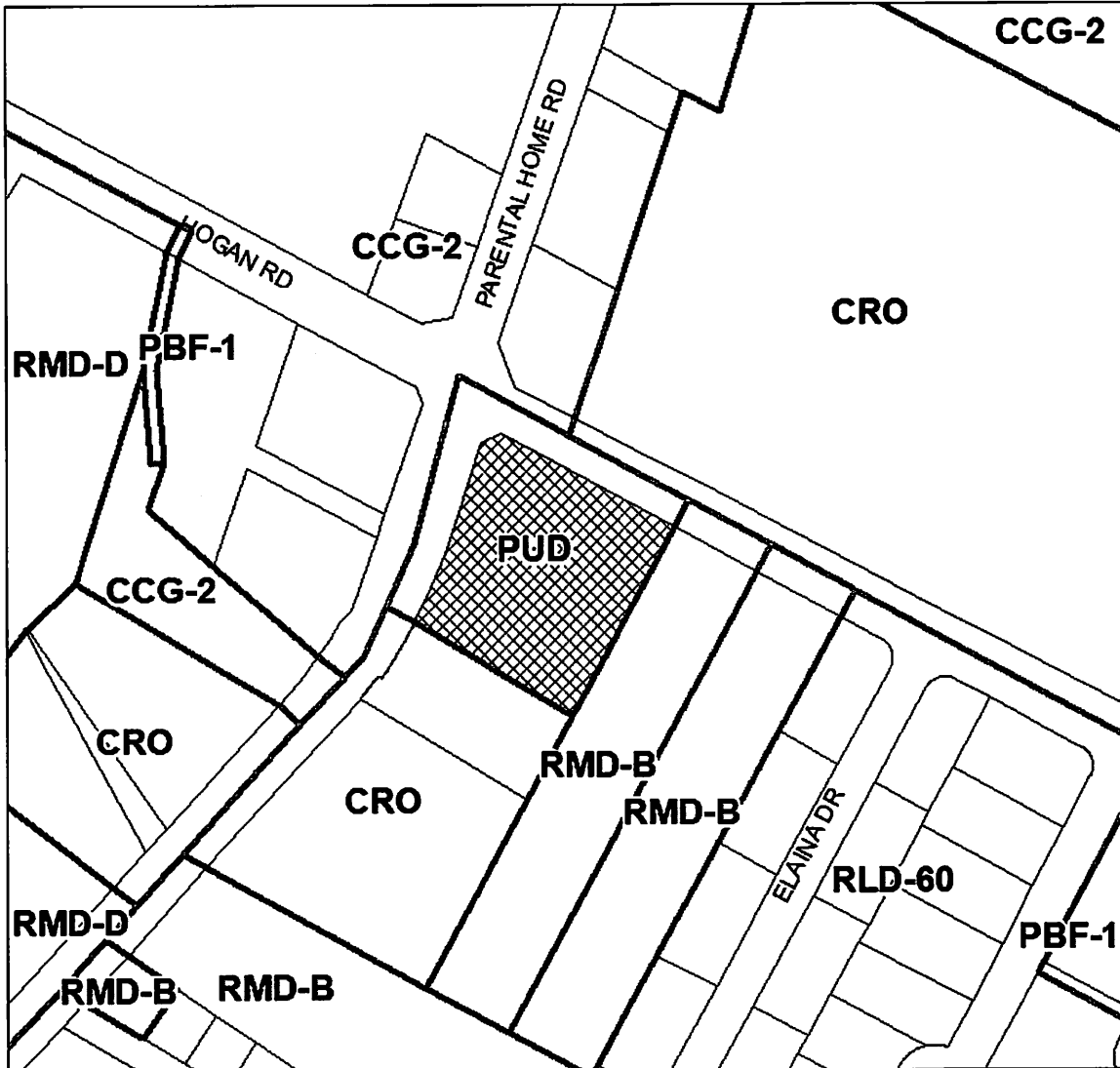
Property to the North: Church

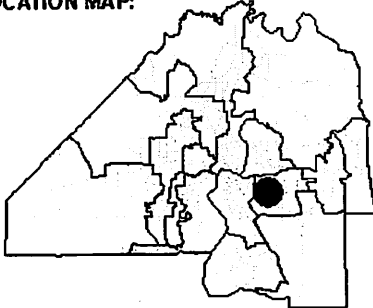

*Source: COJ, Planning & Development Department
Date: 1/26/2021*



Property to the west: Gas Station

*Source: COJ, Planning & Development Department
Date: 1/26/2021*



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>4</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0013</p>	<p>TRACKING NUMBER</p> <p>T-2020-3162</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



21 West Church Street
Jacksonville, Florida 32202-3139

January 15, 2021

MEMORANDUM

To: Planning and Development Department

**From: Susan R. West, PE
JEA**

**Subject: PUD Zoning Application
1909 Parental Home Rd
ORD 2020-0013**

PUD application for a commercial development. Existing project improvements were permitted and constructed under JEA Availability Number 2018-0422. PUD modification does not impact existing water/sewer connections.

If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0013 Staff Sign-Off/Date CMQ / 12/14/2020
 Filing Date 01/12/2021 Number of Signs to Post 3
 Hearing Dates:
 1st City Council 02/09/2021 Planning Commission 02/04/2021
 Land Use & Zoning 02/17/2021 2nd City Council N/A
 Neighborhood Association N/A
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3162 Application Status PENDING
 Date Started 09/30/2020 Date Submitted 09/30/2020

General Information On Applicant

Last Name First Name Middle Name
 MCCLURE JOE
 Company Name
 ENOVATIVE TECHNOLOGIES
 Mailing Address
 11071 LOSCO PINES COURT
 City State Zip Code
 JACKSONVILLE FL 32257
 Phone Fax Email
 9048647558 904 ENOVATIVE@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 SCHUSTER RICHARD D
 Company/Trust Name
 RCW PROPERTIES INC
 Mailing Address
 P O BOX 19065
 City State Zip Code
 JACKSONVILLE FL 32245
 Phone Fax Email
 9043494255 RCWPROPERTIES@AOL.COM

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s) 2018-0669

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 137008 0020	4	3	PUD	PUD

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

Existing Land Use Category
 RPI

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

Total Land Area (Nearest 1/100th of an Acre) 1.28
 Development Number
 Proposed PUD Name 1909 PARENTAL HOME ROAD COMMERCIAL DEVELOPMENT

Justification For Rezoning Application

THE SITE IS CURRENTLY ZONED PUD. WE ARE REZONING TO NEW PUD TO CLARIFY THE PERMITTED USES.

Location Of Property

General Location
 CORNER OF PARENTAL HOME ROAD AND HOGAN ROAD

House # Street Name, Type and Direction Zip Code
 1909 PARENTAL HOME RD 32216

Between Streets
HOGAN ROAD

and PARENTAL CIRCLE

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 Newman 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
1.28 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
22 Notifications @ \$7.00 /each: \$154.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$0.01

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

PARCEL "A"

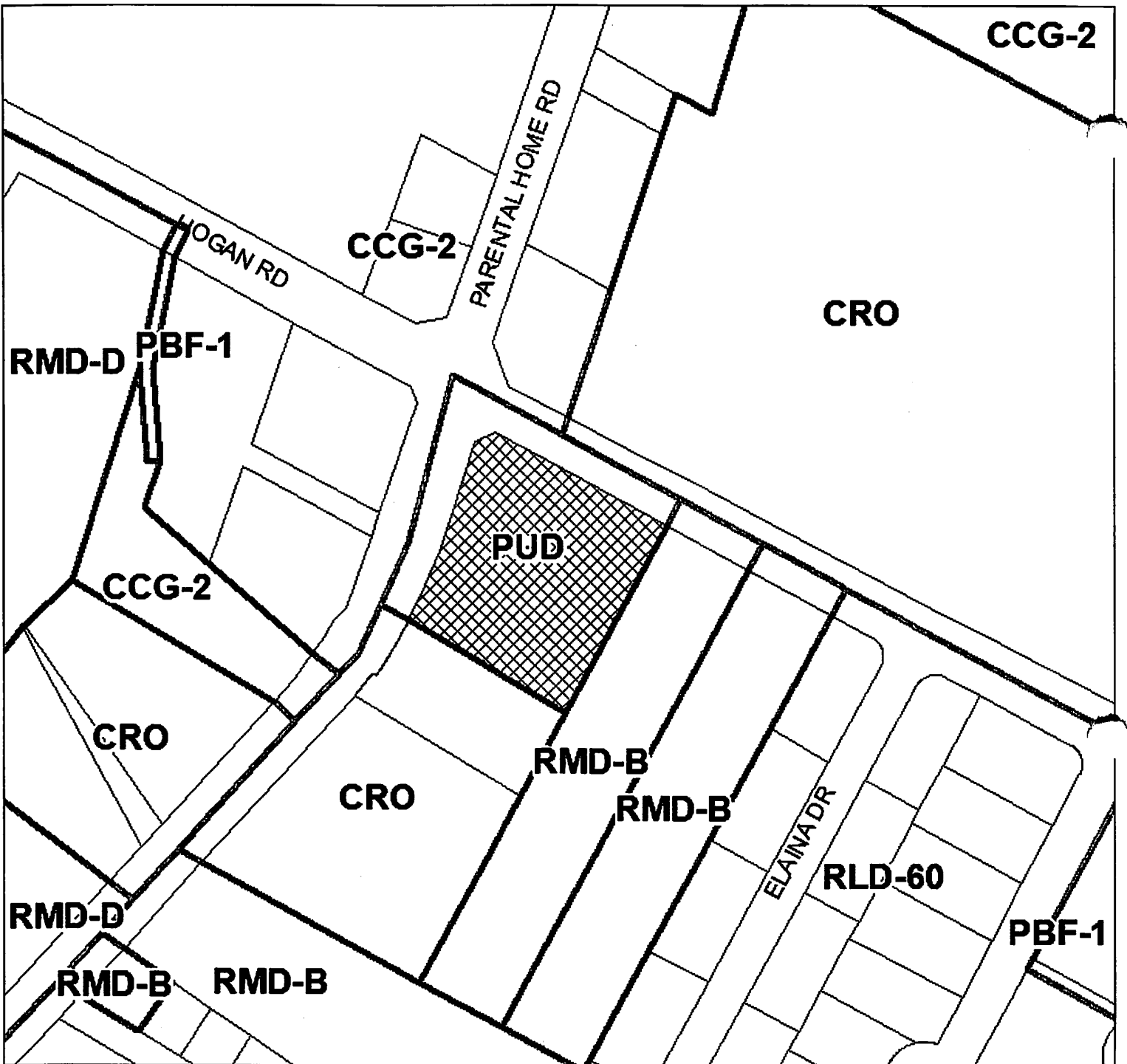
A PART OF LOT 13, HOGAN FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF HOGAN ROAD (A 66.00 FOOT RIGHT OF WAY) WITH THE EAST LINE OF PARENTAL HOME ROAD (AS FORMERLY ESTABLISHED FOR A 66.00 FOOT RIGHT OF WAY) THENCE SOUTH 61°10'00" EAST 34.24 FEET, ALONG THE SOUTH LINE OF SAID HOGAN ROAD, THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 61°10'00" EAST, 138.56 FEET, ALONG THE SOUTH LINE OF SAID HOGAN ROAD; THENCE SOUTH 28°50'00" WEST, 246.72 FEET; THENCE NORTH 58°26'45" WEST 124.14 FEET TO A POINT IN THE EAST LINE OF SAID PARENTAL HOME ROAD (NOW A VARIABLE WIDTH RIGHT OF WAY), BEING IN A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 745.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EAST LINE OF SAID PARENTAL HOME ROAD THROUGH A CENTRAL ANGLE OF 10°08'00", AN ARC DISTANCE OF 131.76 FEET (CHORD BEARING AND DISTANCE OF NORTH 22°50'55" EAST, 131.59 FEET TO ITS POINT OF TANGENCY; THENCE ALONG THE EAST LINE OF SAID PARENTAL HOME ROAD, NORTH 17°46'55" EAST, 91.49 FEET; THENCE 68°27'50" EAST, 26.18 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 12219 PAGE 1120 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA. THUS LAND DESCRIBED CONTAIN 0.77 ACRES OR 33,351 SQUARE FEET MORE OR LESS.

PARCEL "B"

A PART OF LOT 13, HOGAN FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 98 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE FORMER INTERSECTION OF THE SOUTH LINE OF HOGAN ROAD (A 66.00 FOOT RIGHT OF WAY) WITH THE EAST LINE OF PARENTAL HOME ROAD (AS FORMERLY ESTABLISHED FOR A 66.00 FOOT RIGHT OF WAY) THENCE SOUTH 61°10'00" EAST, ALONG THE SOUTH LINE OF SAID HOGAN ROAD, 172.80 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 61°10'00" EAST, ALONG THE SOUTH LINE OF SAID HOGAN ROAD, 90.00 FEET; THENCE SOUTH 28°50'00" WEST, 251.00 FEET; THENCE NORTH 58°26'45" WEST 90.10 FEET; THENCE RUN NORTH 28°50'00" EAST 246.72 FEET TO THE SOUTH LINE OF HOGAN ROAD AND THE POINT OF BEGINNING.

BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 10329 PAGE 413 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. THUS LAND DESCRIBED CONTAIN 0.51 ACRES OR 22,265 SQUARE FEET MORE OR LESS.

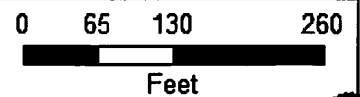
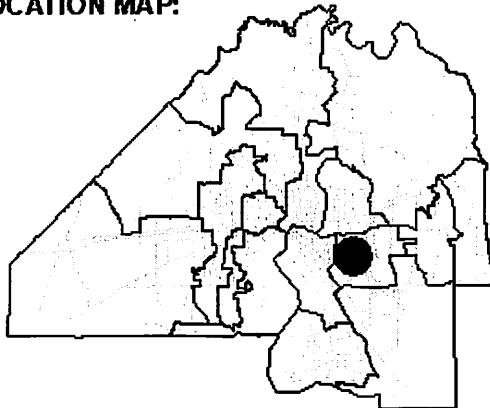


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2020-3162

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT D

PUD Written Description

1909 Parental Home Road Commercial Development

(previously known as Hogan Road Commercial Development and approved as PUD 2018-669)

Revised: December 10, 2020

I. PROJECT DESCRIPTION & HISTORY

A. Proposed PUD Project Description

The proposed PUD will encompass 1.28 acres and will convert the existing PUD to a new PUD.

Proposed within this PUD rezoning application is an existing single 12,025 SF commercial building that was authorized under PUD 2018-669.

The commercial building is similar in nature to other projects previously built by RCW Properties - each commercial unit has a storefront entrance with small office and a rollup door leading to active work and storage areas. The parking areas against the front of the building were permitted according to the existing PUD 2018-669 without terminal landscape islands, since the island location would have block vehicular entry into the building. Enhanced landscape buffers are located on the property's southern and eastern property lines to provide shielding from the two residential homes.

B. Project Developer

RCW Properties, Inc
PO BOX 19065
Jacksonville, FL 32245

- C. Current Land Use Category:** RPI
- D. Current Zoning District:** PUD (*existing PUD 2018-669*)
- E. Requested Land Use Category:** RPI
- F. Requested Zoning District:** PUD (*proposed*)
- G. Real Estate Number(s):** 137008-0020
(*previously 137008-0000 & 137008-0010*)

II. QUANTITATIVE DATA

Total Gross Acreage:	1.28 Acres	(100%)
Amount of each different land use by Acreage		
Single Family Total Number of Units	0.00 Acres 0 D.U.	(0.00%)
Multi Family Total Number of Units	0.00 Acres 0 D.U.	(0.00%)
Commercial	1.28 Acres	(100.00%)
Industrial	0.00 Acres	(0.00%)
Other Land Use	0.00 Acres	(0.00%)
Total amount of Non-Residential Floor Area	12,025 Sq. Ft.	(21.57%)
Active Recreation and/or Open Space	0.00 Acres	(0.00 %)
Passive Open Space, Pond, Wetlands	0.57 Acres	(44.53%)
Public Right-of-way	0.00 Acres	(0.00%)
Maximum Coverage of Buildings	12,025 Sq. Ft.	(21.57%)

III. STATEMENTS

A. How does the proposed new PUD differ from the existing PUD 2018-669?

- 1) The proposed PUD has new proposed permitted uses that are listed below in Section IV. USES AND RESTRICTIONS.
- 2) The proposed PUD has new prohibited uses that are listed below in Section IV. USES AND RESTRICTIONS subsection (c).
- 3) The proposed PUD has new operating hours limitations and dumpster collection hours limitations that are listed below in Section V. DESIGN GUIDELINES, subsection (2) Vehicular & Tenant Access.

4) The new PUD still allows for the continued exclusion of unwanted uses (*Adult Entertainment and Outside Display and Storage of Materials*) along with providing written assurance on larger than the required minimum Landscape buffers along the southern and eastern property boundaries.

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.

Common Areas, Landscape Buffers and Pond Areas will be actively maintained by a Property Owners Association (POA).

C. Justification of the Rezoning

The property is being rezoned from an existing PUD (2018-669) to a new PUD specifically to **clarify the types of permitted uses that will be allowed.**

The existing PUD's additional language that restricted certain uses and requesting landscape buffers bigger than the required minimum is preserved in the proposed PUD to protect the adjacent property owners.

D. Construction

The property has since been developed, permitted and the existing building was constructed under the requirements of the existing PUD 2018-669.

No additional Construction is anticipated.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(a) Permitted uses and structures.

- 1) Small scale retail and wholesale commercial operations including offices, showroom and indoor storage only.
- 2) General trade contractors that do not require the use of outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers of other heavy construction equipment and similar uses.
- 3) Professional and business offices, including businesses that require a rollup door along with a traditional storefront office entrance. These uses are allowed to have interior space that allows for the assembly of components and light manufacturing when in conjunction with retail sales or service establishment. All assembly or light manufacturing shall take place inside the building with all doors closed.
- 4) Commercial van conversions, including indoor installation, indoor repair and indoor servicing of equipment.

B. Permitted Uses by Exception: None

C. Prohibited Uses:

- 1) Adult "Nude" Dancing Establishments will expressly not be permitted.
- 2) Outside Display or Storage of materials will expressly not be permitted.
- 3) Service Garages (Minor or Major) will expressly not be permitted.
- 4) Convenience Stores will expressly not be permitted.

D. Permitted Accessory Uses and Structures: None

V. DESIGN GUIDELINES

A. Lot Requirements

Minimum lot requirements (width and area).

None, except as otherwise required for certain uses.

Maximum lot coverage by all buildings.

None, except as otherwise required for certain uses.

Minimum yard requirements.

Front—None.

Side—None,

Rear—Ten feet.

A minimum uncomplimentary use / landscape buffer of 20 feet was previously required and provided along the southerly property boundary and a minimum uncomplimentary use / landscape buffer of 15 feet shall was previously required and provided along the easterly property boundary. These uncomplimentary use / landscape buffers are greater than the required minimum set forth in the zoning code. No improvements other than landscaping, visual screening or retention may be permitted in the required uncomplimentary use / landscape buffer. Minor encroachments (sidewalks, dumpster pads) shall be allowed as long as they do not encroach within the required minimum uncomplimentary buffer width as long as the average area for the buffer is not diminished.

B. Ingress, Egress & Circulation

(1) Parking Requirements:

The existing building is 12,025 SF. With each unit containing a small office (approximately 10% of the units individual size) this would yield approximately 1,202 SF of office space, and the remaining area open work space. Following the Parking Code the proposed development would be severely under parked. Proposed within this PUD application, the site shall be allowed 24 parking spaces as depicted on the PUD Site Plan

and approved under the previous PUD (2018-669). The 8 parking spaces closest to the building shall not be required to have terminal landscape islands.

(2) Vehicular & Tenant Access

- (a) Vehicular access shall be 1 full access driveway on Parental Home Road and 1 full access driveway along Hogan Road.
- (b) Dumpster collection is limited to between 9AM and 3PM
- (c) Operating Hours is limited to between 9AM and 6PM

(3) Pedestrian Access

- (a) Pedestrian access shall be provided by a 5-foot sidewalk from the right-of-way on Parental Home Road to the building. The Pedestrian Access will meet ADA Access Requirements.

C. Signage

- (1) Two single faced entry ground-based monument signs not exceeding 24 square feet in area and 8 feet in height shall be allowed.

D. Landscaping

The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, with exception of the 8 parking spaces closest to the proposed building. These 8 spaces shall not be required to provide terminal landscape islands, however the required plantings will be relocated to within the landscape buffers for the property. A 20 foot Landscape Buffer shall be required on the property's southern boundary, and a 10 foot Landscape Buffer shall be required along the eastern property boundary.

E. Utilities

Water will be provided by JEA
Sewer will be provided by JEA
Electricity will be provided by JEA

F. Wetlands

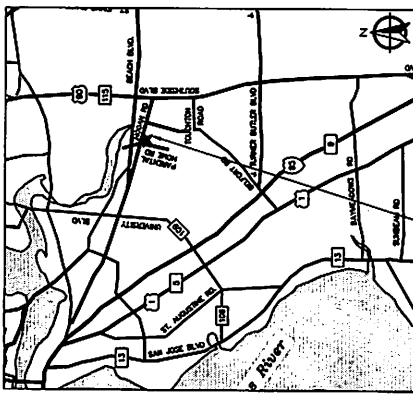
Wetlands will be permitted according to local, state and federal requirements. **No Wetlands exist Onsite.**

VI. DEVELOPMENT PLAN APPROVAL

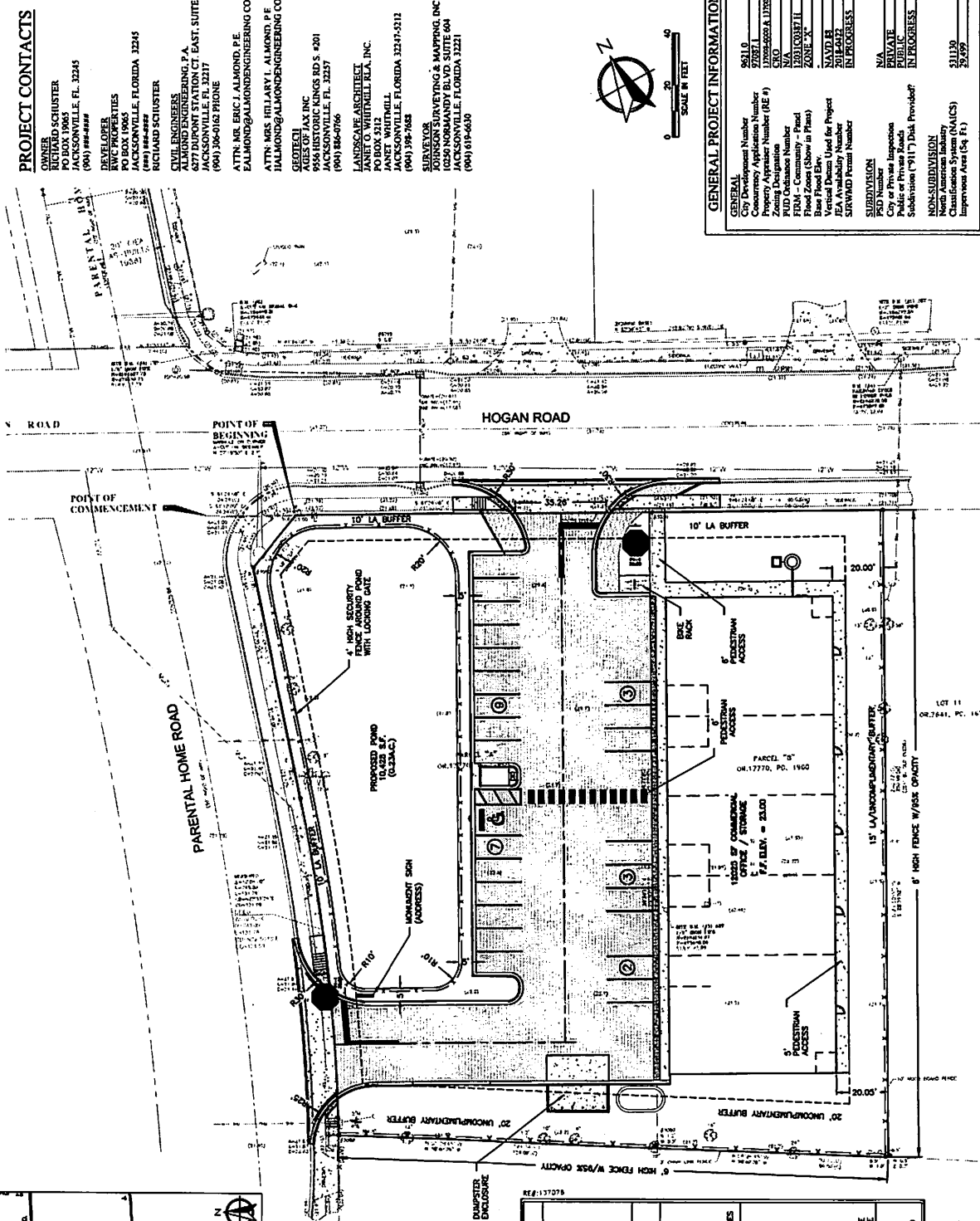
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying the existing and proposed uses within the Property and showing the general layout of the overall development.

RCW PROPERTIES HOGAN ROAD DEVELOPMENT

1909 PARENTAL HOME ROAD, JACKSONVILLE, FL 32216



VICINITY MAP
PROJECT LOCATION
1909 PARENTAL HOME ROAD
JACKSONVILLE, FL 32216



SITE DATA SUMMARY	
PROJECT SUBDIVISION RE # 137008-0000 & 137009-0100	
TOTAL SITE AREA: 55756.88 SF (1.28 AC.)	
NEW BLDG. AREA: 12026.58 SF (0.34 AC.) (0.25%)	
NEW PAVT. AREA: 15492.58 SF (0.35 AC.) (0.25%)	
NEW S/W AREA: 28706.58 SF (0.67 AC.) (0.05%) (CONC.)	
CITY OF JACKSONVILLE MINIMUM PARKING REQUIREMENTS	
OFF-STREET PARKING REQUIREMENTS:	
PER P.U.D., THE PROPOSED 24 PARKING SPACES AS SHOWN SHALL BE ALLOWED.	
PARKING PROVIDED: 24 SPACES	
MINIMUM REQUIRED PARKING REQUIREMENTS:	
* PER ADA A.G. 4.1.2 (5)	
TOTAL PARKING REQUIRED ACCESSIBLE SPACES	
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
PARKING PROVIDED: 1 SPACE	
PARKING REQUIRED: 1 SPACE	
BKE PARKING SPACES	
1 BKE SPACE/1,000 SF OF BUILDING AREA	
12,026 SF BUILDING AREA, PROVIDE 3 BKE SPACES, 3 PROVIDED	

PROJECT CONTACTS

OWNER
RICHARD SCHUSTER
PO BOX 1965
JACKSONVILLE, FL 32245
(904) 998-4949

DEVELOPER
RCW PROPERTIES
PO BOX 1965
JACKSONVILLE, FLORIDA 32245
(904) 998-4949

CIVIL ENGINEERS
ALMOND ENGINEERING, P.A.
6277 DUPONT STATION CT. EAST, SUITE 1
JACKSONVILLE, FLORIDA 32217
(904) 394-0122 PHONE

ATTN: MR. ERIC J. ALMOND, P.E.
EALMOND@ALMONDENGINEERING.COM

ATTN: MRS. HILARY L. ALMOND, P.E.
HALMOND@ALMONDENGINEERING.COM

GEOTECH
AGES OF FLX INC
9556 HISTORIC KINGS RD S. #201
JACKSONVILLE, FL 32257
(904) 846-9106

LANDSCAPE ARCHITECT
JANET O. WHITMILL R.L.A., INC.
JANET WHITMILL
JACKSONVILLE, FLORIDA 32247-4212
(904) 398-7683

SURVEYOR
JOHNSON SURVEYING & MAPPING, INC.
10256 NORMANDY BLVD. SUITE 604
JACKSONVILLE, FLORIDA 32221
(904) 619-6430

MASTER SITE PLAN

RCW PROPERTIES
HOGAN ROAD
DEVELOPMENT

ALMOND
ENGINEERING
CONSULTING CIVIL ENGINEERS
0277 DUPONT STATION COURT E., SUITE 1
JACKSONVILLE, FL 32217
(904) 394-0122 PHONE

C-8

GENERAL PROJECT INFORMATION

GENERAL	9010
City Development Number	Z021.1
County Application Number (RE #)	137008-0000 & 137009-0100
Property Application Number (RE #)	N/A
Zoning Designation	ZONE "X"
Planning Commission	120103037.H
FIRM - Community - Paid	IN PROGRESS
FIRM - Public (Show in Plans)	
Base Flood Elev.	20.00
Final Design Used for Project	20.00
FEASIBILITY	20.00
STANDARD Permit Number	IN PROGRESS
SUBDIVISION	N/A
City or Private Impession	PRIVATE
Public or Private Roads	PUBLIC
Subdivision ("11") Disk Provided?	IN PROGRESS
NON-SUBDIVISION	
North American Industry Classification System (NAICS)	31130
Improvement Area (Eq. F.)	25.99

