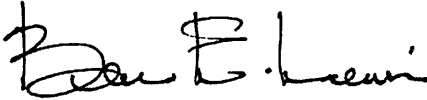


If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 2022-0389 TO
PLANNED UNIT DEVELOPMENT

JUNE 23, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-0389 to Planned Unit Development.

Location: 2028 Dunn Avenue and 1882 Dunn Avenue
Between Dunn Avenue and Leonid Road

Real Estate Number: 044183-0000 and 044184-0050

Current Zoning Districts: Planned Unit Development (PUD 1989-0956)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

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

Planning District: 6-North

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: Richard Wilson
Wilson Family Revocable Living Trust Coast
15610 Tison Road
Jacksonville, Florida 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0389 seeks to rezone approximately 8.60± acres of land from PUD to PUD. The rezoning to a new PUD is being sought to bring the existing site's automotive repair and outside storage uses into compliance. While no additional improvements

are planned, the applicant requests the ability to increase the maximum square footage of uses to 22,000 square feet.

The need for the PUD arises from the current PUD's restriction and location of automotive and outside storage uses. For more information, please see the attached Written Description dated April 29, 2022 (**Exhibit 3**).

Staff notes a companion Small Scale Land Use Amendment L-5646-21C (**Ordinance 2022-0388**) that seeks to amend the land use from Medium Density Residential (MDR) to Commercial/Community General (CGC).

North Jacksonville Dunn Avenue & Main Street Corridor Redevelopment Plan

The application site lies within the Highlands District of the North Jacksonville Dunn Avenue & Main Street Corridor Redevelopment Plan. According to the plan, this district is currently a highly developed collection of automobile oriented strip commercial uses consisting of retail, restaurants, commercial automotive, commercial service, a mini-warehouse, offices, and apartments, and I-95 interchange related uses. The proposed use is consistent with the commercial automobile oriented corridor. The study also advises that raised landscaped medians be placed in this area due to it being a four lane commercial corridor.

The subject property is currently zoned under PUD Ordinance **1989-0956-E**, which subdivided the property into five (5) main parcels with one (1) outparcel (see attached ordinance). Permitted uses included a restaurant, a new public right-of-way, a professional office center, temporary storage for vehicles, an off-street parking lot, and an automotive repair facility.

Furthermore, **1989-0956-E** was enacted on December 12, 1989 with the following conditions:

- (a) Parcel "D" shall have a landscape/buffer setback of 15 feet along the north, west and south property lines, then there shall be a six foot, eighty-five percent opaque fence erected along the inside perimeter of the landscaping.
- (b) The automotive repair shop currently existing on the described property and designated as "out parcel" shall be allowed to continue as such use as long as it qualifies as a nonconforming use under the Zoning Code. In the event the property no longer qualifies as a nonconforming use, the same shall be developed in accordance with the CG (Commercial, General) zoning classification.
- (c) Notwithstanding any provision to the contrary as contained in the Written Description of the Intended Plan of Development for the subject property, Parcel "C" may be developed in accordance with a permitted use in the CPO (Commercial, Professional, Office) zoning classification in the zoning Code.

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

Condition (a) is not being recommended by Staff for this report given the applicant's uniform development plan.

Condition (b) is not being recommended by Staff for this report as the primary intent of this new rezoning is to bring the existing automotive repair and outside storage uses into compliance.

Condition (c) is not being recommended by Staff for this report as the applicant's proposed Written Description dated April 29, 2022 permits for uses previously permitted under the Commercial, Professional and Office (CPO) Zoning District (later renamed Commercial, Residential Office [CRO] Zoning District).

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use L-5646-21C (**Ordinance 2022-0388**), the subject property will be located in the Commercial/Community General (CGC) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

According to the Category Description of the Future Land Use Element (FLUE), CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Development Area, subject to the

provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development

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

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

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 (FLUE):

Policy 1.2.9

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

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

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.

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 intended development will meet all portions of the City's land use regulations and furthers their intent by providing specific development standards. Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(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 category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L- 5646-21C (**Ordinance 2022-0388**) that seeks to amend the land use from MDR to CGC. Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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

The proposed Planned Unit Development intends to utilize the subject parcel for automotive repair and storage uses. Moreover, the proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks will be provided.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Dunn Avenue.

(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: The subject site will maintain compatibility with the commercial character of Dunn Avenue by maintaining a varying yet established degree of nonresidential uses. Staff should also note that the subject property is currently previously zoned for automotive service repair and outside storage via **Ordinance 1989-0956**.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	CGC	CCG-2	Place of Worship
South	ROS/CGC	PBF-1/CCG-2	Public Park/Library
East	CGC	PUD 2009-0666/CCG-2	Auto Sales/Retail Sales
West	RPI	PUD 2013-0065	Office Park

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated May 27, 2022, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an additional 750 gpd.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access via Dunn Avenue (SR 104), a minor arterial facility. Dunn Avenue is currently operating at 46.43% of capacity. This segment of Dunn Avenue has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 18,479 vpd. The applicant proposes a maximum of 22,000 square feet of service garage and vehicle storages uses (ITE Code 943), which could produce 365 daily vehicular trips.

The Traffic Engineer has reviewed the application and has issued no objections to the development.

The application was also forwarded to the Transportation Planning Division for review. **Staff supports the Division's findings and forwards the following:**

- This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for

the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

(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 the presence of any wetlands on site.

(9) Listed species regulations

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

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

The subject 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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **June 10, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were posted.**

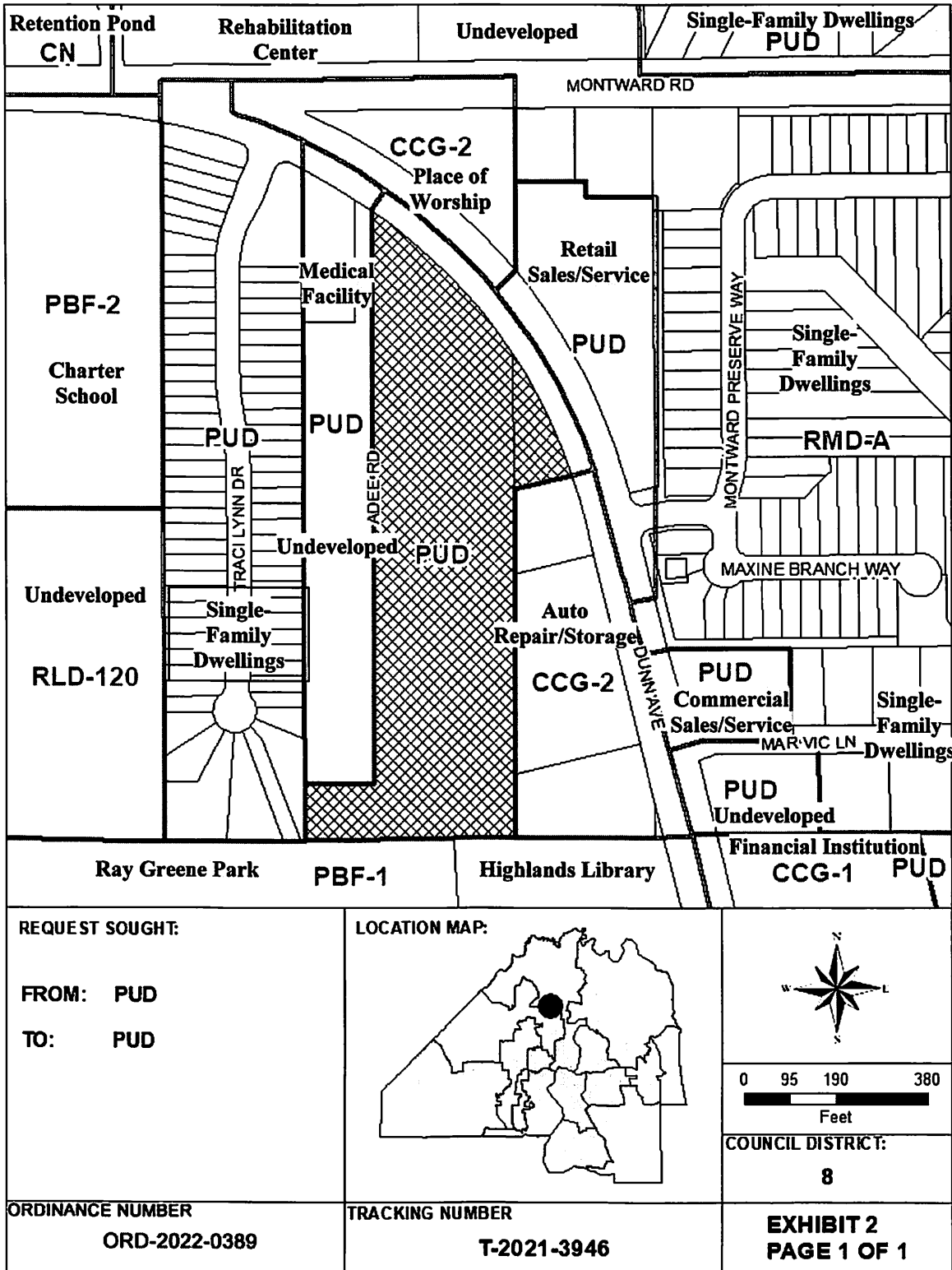


RECOMMENDATION

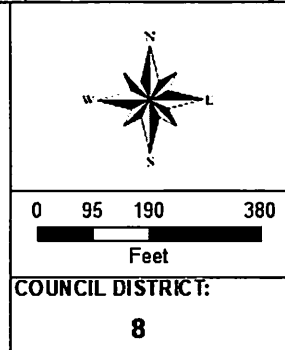
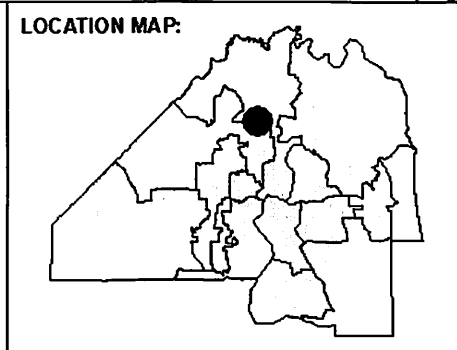
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0389** be **APPROVED** with the following exhibits:

1. **The original legal description dated December 10, 2021**
2. **The original written description dated April 29, 2022**
3. **The original site plan dated April 29, 2022**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0389** be **APPROVED.**



REQUEST SOUGHT:
 FROM: PUD
 TO: PUD



ORDINANCE NUMBER
 ORD-2022-0389

TRACKING NUMBER
 T-2021-3946

EXHIBIT 2
 PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0389 **Staff Sign-Off/Date** ATW / 04/29/2022
Filing Date 05/18/2022 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 06/28/2022 **Planning Commission** 06/23/2022
Land Use & Zoning 07/19/2022 **2nd City Council** N/A
Neighborhood Association THE EDEN GROUP INC.
Neighborhood Action Plan/Corridor Study DUNN & MAIN NAP

Application Info

Tracking # 3946 **Application Status** FILED COMPLETE
Date Started 12/10/2021 **Date Submitted** 12/10/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name WILSON **First Name** RICHARD **Middle Name**
Company/Trust Name
 WILSON FAMILY REVOCABLE LIVING TRUST
Mailing Address
 15610 TISON RD
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1989-956

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 044183 0000	8	6	PUD	PUD
Map 044184 0050	8	6	PUD	PUD

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5646

Total Land Area (Nearest 1/100th of an Acre) 8.60

Justification For Rezoning Application

TO MAKE THE ZONING CONSISTENT WITH THE SIMULTANEOUSLY FILED FLUM APPLICATION TO COMMERCIAL USES

Location Of Property

General Location

ON THE SOUTH SIDE OF DUNN AVE, EAST OF PINE ESTATES RD E

House #	Street Name, Type and Direction	Zip Code
1882	DUNN AVE	32218

Between Streets

DUNN AVE and LEONID RD

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

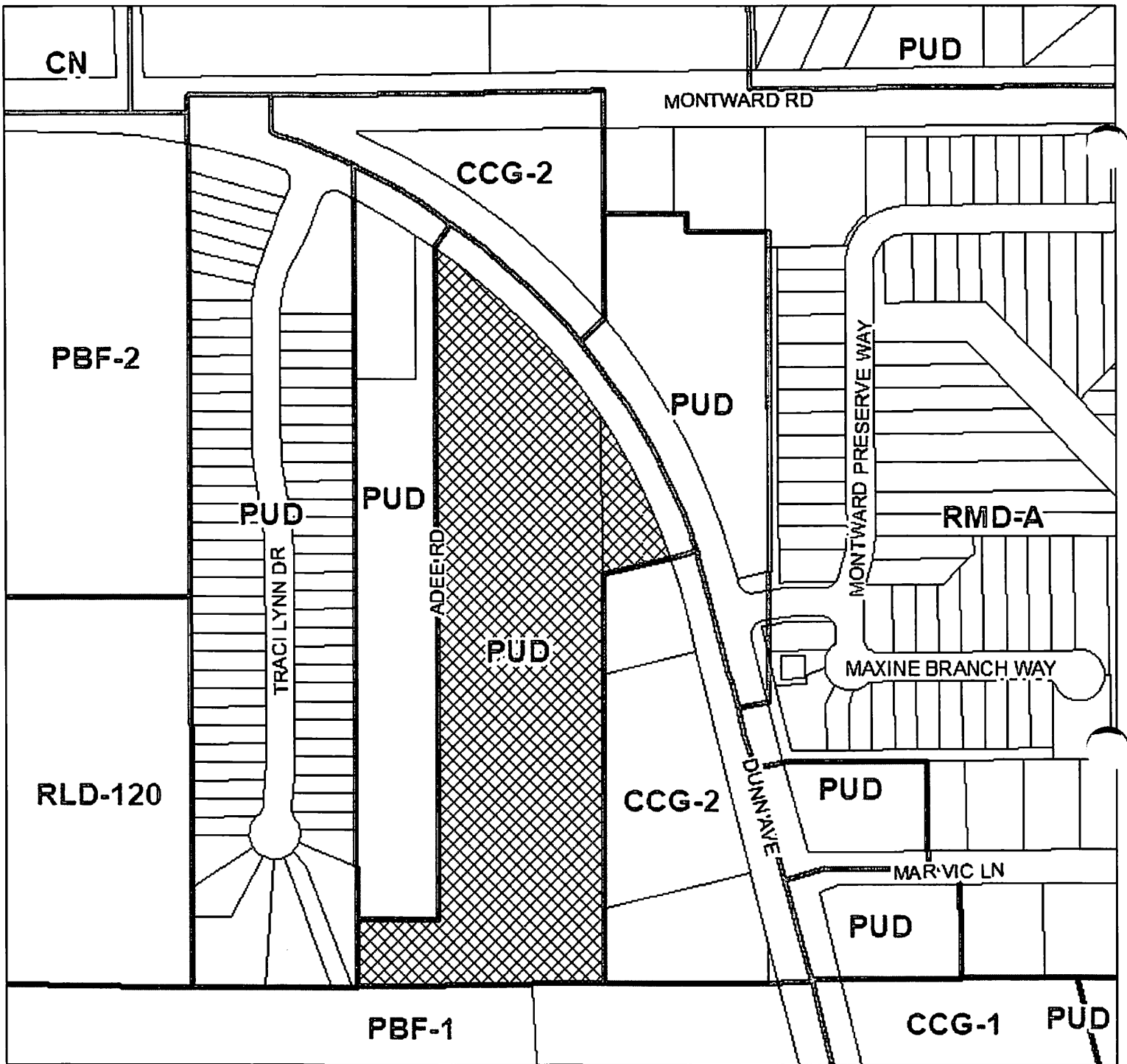
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
 8.60 Acres @ \$10.00 /acre: \$90.00
- 3) Plus Notification Costs Per Addressee**
 89 Notifications @ \$7.00 /each: \$623.00
- 4) Total Rezoning Application Cost: \$2,982.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

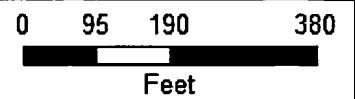
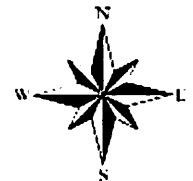
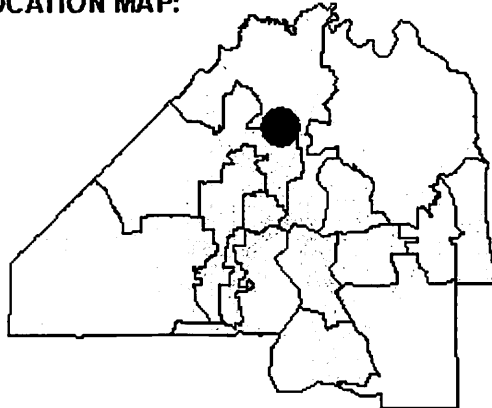


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3946

EXHIBIT 2
PAGE 1 OF 1

WRITTEN DESCRIPTION

**Dunn Avenue Commercial PUD
RE# 044183-0000 & 044184-0050**

April 29, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 8.60 acres of property from PUD to PUD. The parcel is located on the south side of Dunn Avenue, east of Pine Estates Road East.

The subject property is currently owned by the Wilson Family Revocable Living Trust, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: MDR/PUD. The property is currently developed as a service garage and vehicle storage. Surrounding uses include: CGC/CCG-2 to the north across Dunn Avenue (church); ROS/PBF-1 (park) and PBF/PBF-1 (library) to the south; CGC/CCG-2 to the east (warehouse); and RPI/PUD (vacant commercial) to the west.

Project Name: Dunn Avenue Commercial PUD

Project Architect/Planner: N/A – site is built

Project Engineer: N/A – site is built

Project Developer: N/A – site is built

II. QUANTITATIVE DATA

Total Acreage: 8.60 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: up to 22,000 s.f

Total amount of public/private rights of way: N/S

Total amount of open space: N/A

Total amount of land coverage of all residential buildings and structures: TBD

Phase schedule of construction (include initiation dates and completion dates)

N/A – site is built

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial Retail Sales and Service Establishments.
2. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
3. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
4. All types of professional and business and offices.
5. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
6. Boatyards.
7. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
8. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
9. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
10. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
11. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
12. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
13. Banks, including drive-thru tellers.
14. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

15. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for on-premises or off-premises consumption.
16. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
17. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
18. Automobile, boat, motor home, RV storage yards.
19. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
20. Manual car wash.
21. Indoor body shop including existing apron and canopy for lifts (existing apron and canopy with lifts authorized by current PUD).

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403.

C. Permitted Uses by Exception

None.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Maximum lot coverage:* None
- (3) *Minimum front yard:* None
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* None
- (6) *Maximum height of structures:* None

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Dunn Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

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

C. Signs.

- (1) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
- (2) Wall signs are permitted.
- (3) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
- (4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

D. Landscaping:

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

E. Recreation and Open Space:

Not applicable.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

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

VII. STATEMENTS

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

The PUD allows for a limitation on allowable uses in the CCG-1 commercial zoning category.

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

The facilities will be operated and maintained by the owner.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD limits the uses normally allowed in the Industrial Light zoning category;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

EXHIBIT F

PUD Name

Dunn Avenue Commercial PUD

Land Use Table

Total gross acreage	8.60 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	N/A D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	N/A D.U.	
Commercial	8.60 Acres	100 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	22,000 Sq. Ft.	3 %