

City of Jacksonville, Florida

Lenny Curry, Mayor

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

June 23, 2022

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

RE: Planning Commission Advisory Report
Ordinance No.: 2022-394 **Application for: Kings Road PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 21, 2022.
2. The original written description dated April 21, 2022.
3. The original site plan dated March 4, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. A six (6) foot high, 100% opaque wood or vinyl fence shall be installed and maintained along the northern border of the subject property.
2. The subject property shall be subject to the Transportation Planning Division memorandum dated June 13, 2022 or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

1. A six (6) foot high, 100% opaque wood or vinyl fence shall be installed and maintained along the northern border of the subject property.
2. The subject property shall be subject to the Transportation Planning Division memorandum dated June 13, 2022 or as otherwise approved by the Planning and Development Department.

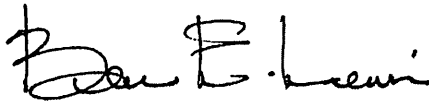
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	8-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-394 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 2022-394 to Planned Unit Development.

Location: 0 Kings Road between Ella Street and Spires Avenue

Real Estate Number(s): 051242-0000 Portion

Current Zoning District(s): Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Agent: Jimmye Bankhead
Reflections Mobile Auto Spa
2115 College Circle North
Jacksonville Florida 32209

Owner: Emilio Montillo
P.O. Box 54096
Jacksonville Florida 32245

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2022-394 seeks to rezone approximately 0.28 acres of land from Commercial Community General-1 (CCG-1) to PUD. The rezoning to PUD is being sought to allow mobile car detailing services, manual car wash and commercial uses found in the CCG-1 Zoning District.

Mobile Car Detailing Services means the performance of thorough cleaning, and restoration of the finish of an automobile, both inside and/or out, to produce a show-quality level of detail where the service provider travels to a location for the purpose of detailing a vehicle(s), and is temporary in

nature, and shall not remain at the same location in excess of 48 hours. Such services are prohibited in all residential zoning districts.

Manual Car Wash means a commercial automobile wash facility, either temporary or permanent, where vehicles are primarily washed by hand by individual persons. This definition shall not apply to *bona fide* automobile dealerships, rental car facilities or to temporary one-day fundraising events by civic, religious, or non-profit entities where volunteers wash vehicles by hand, and the number of fundraising events does not exceed six (6) events per year, and the monetary proceeds from which are used to support the activities or mission of the civic, religious or non-profit entity.

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. Principal uses allowed in CGC in the Urban Priority Area include commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices including veterinary offices; multi-family dwellings and live/work units. The allowed uses in the subject PUD written description are consistent with the intent of the CGC land use category. 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 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element

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.

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.

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.

(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 mobile car detailing and manual car wash. 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 use and variety of building groupings: The PUD is not proposing any buildings. However the written description does include the standard setbacks and development standards found in the CCG-1 Zoning District.
- Compatible relationship between land uses in a mixed use project: In addition to the mobile car detailing service and manual car wash, the written description included permitted uses found in the CCG-1 Zoning District.

(5) External Compatibility

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

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The PUD is rezoning the portion of the parcel in the commercial land use category. The portion in the LDR land use category will remain and cannot be used for commercial purposes. This will ensure that the proposed car wash will not negatively impact the residential area. Also the applicant has installed a board fence to screen car wash activity from the residential dwellings on Ella Street. **Staff is recommending the board fence as a condition.**
- The type, number and location of surrounding external uses: The subject property is located along a Kings Road. This corridor contains single family and multi-family homes, commercial, institutional and industrial uses.
- 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-60	Single family dwellings
South	LDR	RLD-60	Single family dwellings
East	CGC	CCG-1	Undeveloped
West	CGC	CCG-1	Convenience store

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a mobile car detailing service and manual car wash. The PUD is appropriate at this location because it is consistent with the surrounding commercial uses.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is on Kings Road, a principal arterial roadway. The PUD prohibits the use of Ella Street for access.

(7) Usable open spaces plazas, recreation areas.

Open space and a recreation area is not required.

(8) Impact on wetlands

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

(9) Listed species regulations

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

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

The site will be developed in accordance with Part 6 of the Zoning Code. The City's Traffic Engineer recommends that the existing driveway to Ella Street be removed; cross access easement must be provided to the parcels on either side of the subject property per Section 654.115 (f) of the Municipal Code; and access to Kings Road is approved through FDOT.

(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 June 23, 2022, the required Notice of Public Hearing sign was posted.



View of subject property

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-394** be **APPROVED with the following exhibits:**

1. The original legal description dated April 21, 2022.
2. The original written description dated April 21, 2022.
3. The original site plan dated March 4, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-394** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

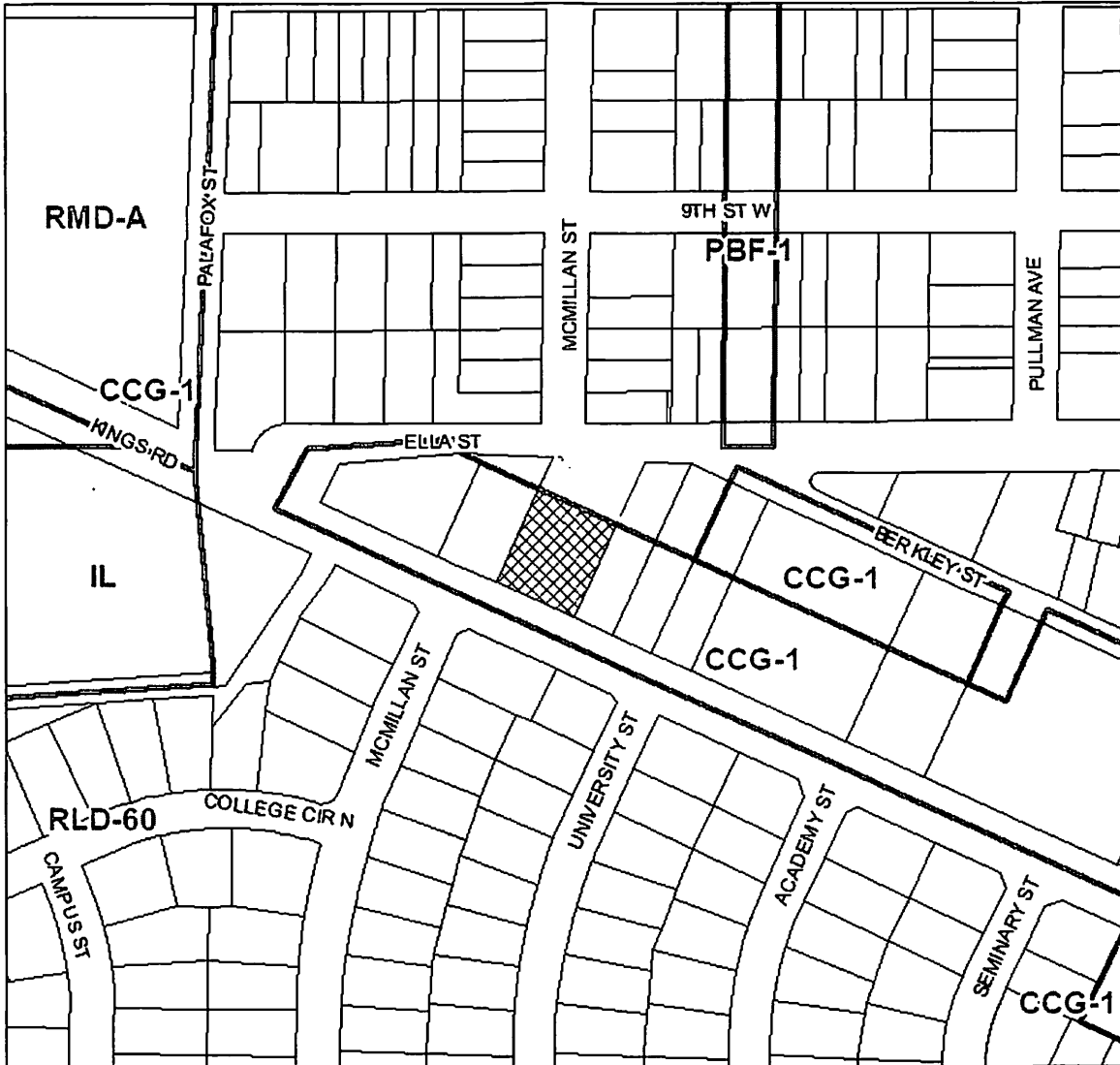
1. A six (6) foot high, 100% opaque wood or vinyl fence shall be installed and maintained along the northern border of the subject property.
2. The subject property shall be subject to the Transportation Planning Division memorandum dated June 13, 2022 or as otherwise approved by the Planning and Development Department.

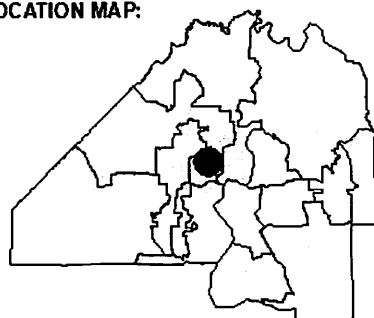



View of fence facing residential dwellings.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60 & CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260 Feet</p> <p>COUNCIL DISTRICT: 9</p>
<p>ORDINANCE NUMBER ORD-2022-0394</p>	<p>TRACKING NUMBER T-2022-4001</p>	<p>EXHIBIT 2 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: June 13, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0394

Background Information:

The subject site is approximately 0.28 of an acre and will be accessible from Kings Road (US 23), a major arterial facility. Kings Road is currently operating at 34.05% of capacity. This segment of Kings Road has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 13,553 vpd.

The development potential is for approximately 4,268 square feet of an automotive detailing service (ITE Code 949), which could produce 610 daily vehicular 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 2022-0394 dated 06/13/2022.



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

MEMORANDUM

DATE: June 13, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0393

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

- In Section V.B.2, the PUD written description states "There shall be no vehicular access from Ella Street." The existing driveway to Ella Street shall be removed.
- Kings Road is an FDOT right of way. Permitting for access to this ROW will be through FDOT.
- This site meets the requirements for cross access to the property lines to the parcels to the east and west as defined by City of Jacksonville Code of Ordinances Chapter 654.115(f).

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0394 **Staff Sign-Off/Date** BEL / 05/02/2022

Filing Date 05/11/2022 **Number of Signs to Post** 2

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 COLLEGE GARDENS COMMUNITY, BETTER LIVING COMMUNITY ASSOC., HABITAT FOR HUMANITY JAX, NEW TOWN SUCCESS ZONE, CENTRAL FAIRFAX COMMUNITY ASSOC.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4001

Application Status PENDING

Date Started 01/05/2022

Date Submitted 01/11/2022

General Information On Applicant

Last Name	First Name	Middle Name
BANKHEAD	JIMMYE	GERARD

Company Name
REFLECTIONS MOBILE AUTO SPA

Mailing Address
2115 COLLEGE CIRCLE NORTH

City	State	Zip Code
JACKSONVILLE	FL	32209

Phone	Fax	Email
9045349480	9046194925	JIMMYE.BANKHEAD@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
MONTILLO	EMILIO	

Company/Trust Name
EMILIO MONTILLO INVESTMENTS, INC

Mailing Address
PO BOX 54096

City	State	Zip Code
JACKSONVILLE	FL	32245

Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 051242 0000	9	5	CCG-1	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)** 0.28**Development Number****Proposed PUD Name** KINGS ROAD CAR WASH**Justification For Rezoning Application**

TO CREATE JOBS FOR THE COMMUNITY AND ENHANCE THE LOOK OF THE COMMUNITY.

Location Of Property**General Location**

KINGS ROAD

House #	Street Name, Type and Direction	Zip Code
	KINGS RD	32209

Between StreetsMCMILLAN **and** UNIVERSITY**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 | |
| 0.28 Acres @ \$10.00 /acre: | \$10.00 |
| 3) Plus Notification Costs Per Addressee | |
| 74 Notifications @ \$7.00 /each: | \$518.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,797.00 |

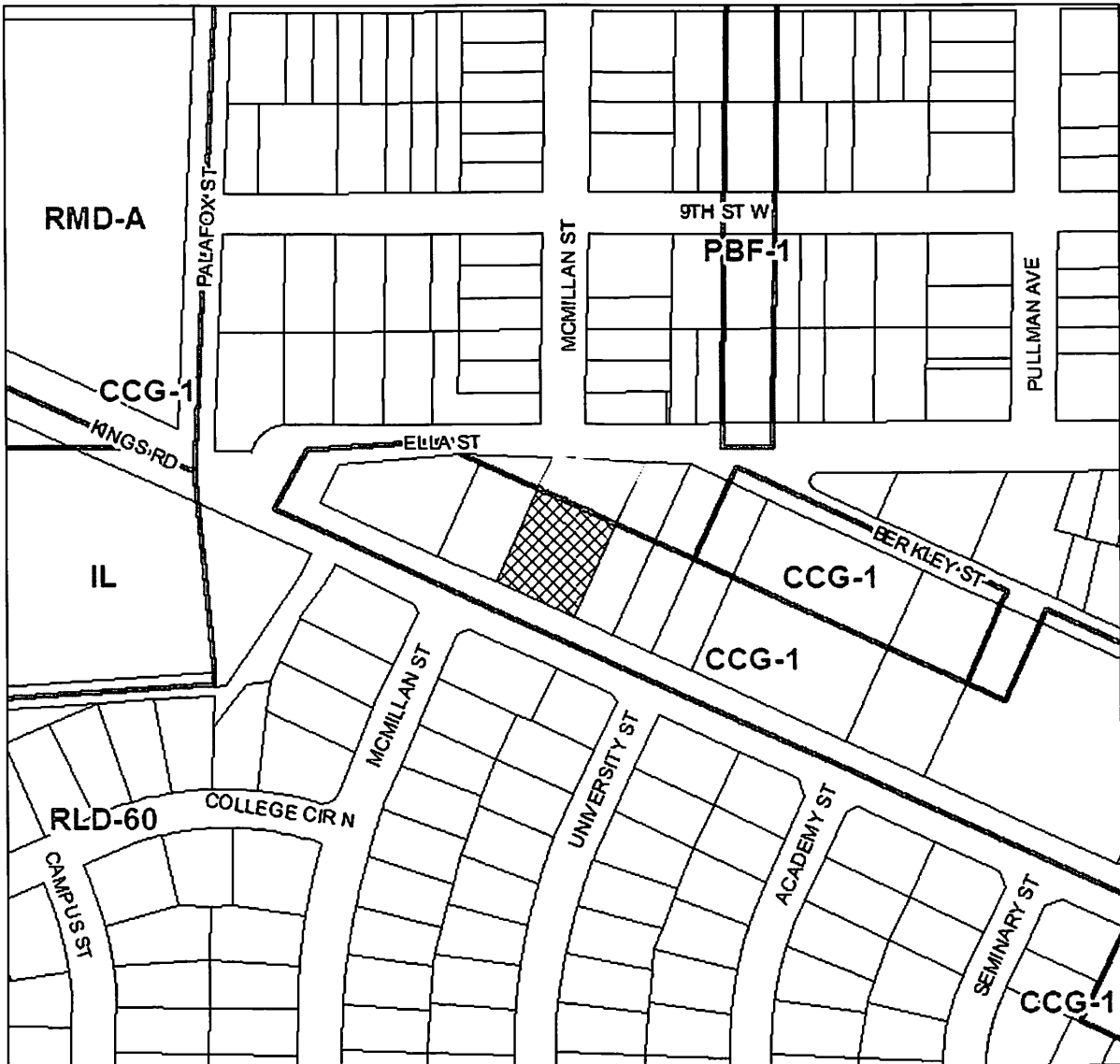
NOTE: Advertising Costs To Be Billed to Owner/Agent

**Legal Description
Exhibit 1**

April 21, 2022

2-54 1-02S-26E 0.41 CURRIES S/D LOTS 20, 21 (EX R/W)

Portion of Real Estate Number 051242-0000

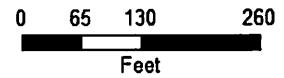
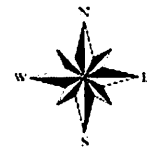
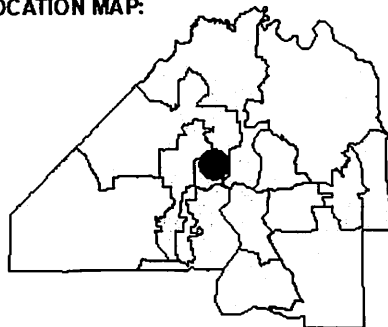


REQUEST SOUGHT:

FROM: CCG-1

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2022-4001

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

Kings Road Car Wash PUD

April 21, 2022

I. PROJECT DESCRIPTION

- A. Applicant proposes to rezone approximately 0.28 acres of property located at 2007 Kings Road (RE# 051242 0000) as more particularly described in Exhibit 1 (the "Property") from CCG-1 to PUD in order to permit Applicant to conduct a mobile car detailing service.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RLD-60	Vacant Lot
East	CGC	CCG-1	Single Family Dwellings
South	LDR	RLD-60	Vacant Lot
West	CGC	CCG-1	Vacant, Multi-Family Dwellings

- B. Project Name: Kings Road Car Wash PUD
- C. Project Agent: Jimmie Bankhead
- D. Current Land Use Designation: CGC
- E. Current Zoning District: CCG-1
- F. Requested Zoning District: PUD
- G. Real Estate Number: 051242 0000

II. QUANTITATIVE DATA

- A. Total Acreage: 0.28 acres.
- B. Total amount of land coverage of all buildings and structures: 0 acres

III. STATEMENTS

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

The Proposed PUD permits current CN uses along with allowing automated car washes and auto laundry by right and adding mobile car detailing services and manual car washes and uses permitted.

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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Medical and dental or chiropractor offices and clinics (but not hospitals).
2. Professional and business offices.
3. Multi-family residential vertically integrated with a permitted use on the ground floor.
4. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
5. Service establishments such as barber or beauty shops, shoe repair shops.
6. Restaurants without drive-in or drive-through facilities.
7. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
8. Libraries, museums and community centers.
9. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
10. Veterinarians 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. Employment office (but not a day labor pool).
13. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
14. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
15. Pharmacies in existence as of the effective date of Ordinance 2018-75-E shall be legally permitted uses and shall not be deemed legal nonconforming uses.
16. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
17. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.
18. Mobile Car Detailing Services
19. Manual Car Wash

B. Permissible Uses by Exception:

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
2. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
3. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
4. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
6. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
7. Drive-thru facilities in conjunction with a permitted or permissible use or structure.

8. Day care centers meeting the performance standards and development criteria set forth in Part 4.
9. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures: As permitted in Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot area: 12,196 square feet, except as otherwise required for certain uses.
2. Minimum lot width: 90 feet, except as otherwise required for certain uses.
3. Maximum lot coverage: 50 percent
4. Minimum front yard: 10 feet
5. Minimum side yard: None
6. Minimum rear yard: 10 feet
7. Maximum height of structures: 35 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district.

B. Ingress, Egress and Circulation:

1. *Parking Requirements:* Employee parking will be provided on-site, along with one ADA compliant space.
2. *Vehicular Access.* Vehicular access to the Property shall meeting Part 6 of the Zoning Code. There shall be no vehicular access from Ella Street.
3. *Pedestrian Access.* Pedestrian access shall be provided by means of existing sidewalks along Kings Road.

C. Signs: Signage shall be permitted as provided in the Part 13 Sign Regulations of the Zoning Code for CCG.

D. Landscaping: The Property shall be developed in accordance with Part 12 Landscape

Regulations of the Zoning Code. A 10 foot uncomplimentary land use buffer will be provided along the eastern property boundary.

- E. Recreation and Open Space: Recreation and open space shall be provided as required by Recreation and Open Space Element of the 2030 Comprehensive Plan.
- F. Utilities: Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: N/A.

1. 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 in that:

- A. The project is more efficient than would be possible through strict application of the Zoning Code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

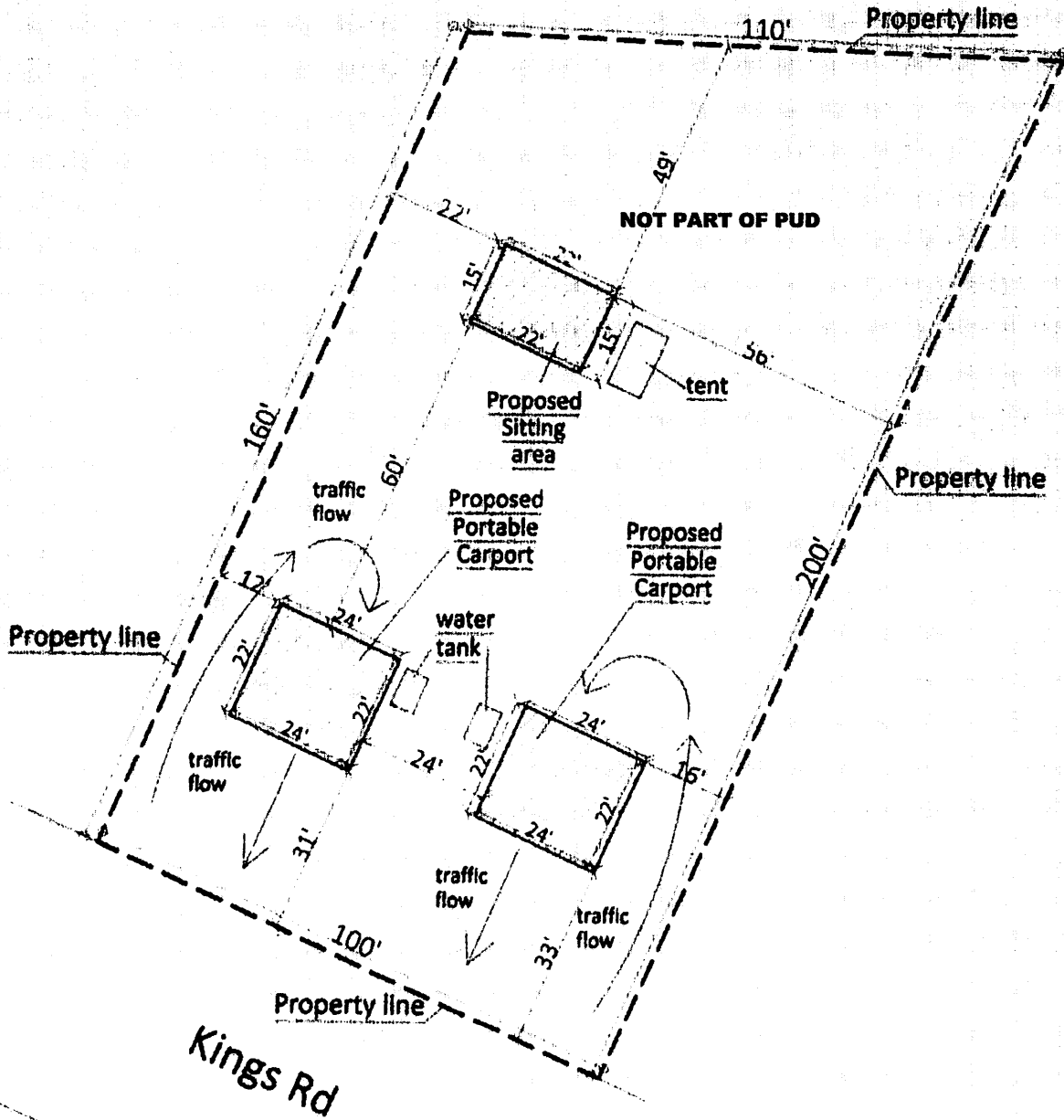
The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1. Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8. 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.
3. 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.

4. 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.

Site Plan



Tax Deed File No. 08-1072

Property Identification No. 051242-0000

Tax Deed

State of Florida

County of Duval

RETURN TO GRANTEE

FOR OFFICIAL USE ONLY

The following Tax Deed Certificate Numbered **06431** issued on **JUNE 1, 2006** was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the date of **May 20, 2009**, offered for sale as required by law for cash to the highest bidder and was sold to

EMILIO MONTILLA INVESTMENTS INC

whose address is **P O BOX 54096**

JACKSONVILLE, FL 32245,

being the highest bidder and having paid the sum of his bid as required by the Laws of Florida.

Now, on this **20th** day of **May, 2009**, in the County of Duval, State of Florida, in consideration of the sum of **\$8,709.29, EIGHT THOUSAND SEVEN HUNDRED NINE AND 29/100** Dollars, being the amount paid pursuant to the Laws of Florida does hereby sell the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in the County and State aforesaid and described as follows:



2-54 10-2S-26E .41 CURRIES S/D LOTS 20,21

(EX R/W), PT LOT 25 RECD O/R 7437-924

(EX PT RECD O/R 12079-2109)

Mr. Riley

Deputy Clerk

Jim Fuller

(Seal)

Clerk of the Court Duval County, Florida

On this 20th day of May, 2009, before me a Notary Public personally appeared Jim Fuller, Clerk of the Circuit Court in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and office seal date aforesaid.

Documentary Stamp \$61.60

Recording Fee \$10.00

G. K. Rayson

