



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

January 9, 2024

The Honorable Randy White
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.: 2024-0915 Application for: Main Street Mixed-Use PUD

Dear Honorable Council President White, 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 w/ Conditions**

Planning Commission Recommendation: **Approve w/ Conditions**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated November 29, 2023
2. The Revised Written Description dated December 11, 2024
3. The Original Site Plan dated October 18, 2023

Planning Commission Conditions:

1. No building permits will be issued for 901 Main Street North until the Property is: (1) deemed in compliance with Florida Department of Environmental Protection soil and groundwater cleanup target levels; (2) subject to an approved Florida Department of Environmental Protection Brownfields Site Rehabilitation Agreement; (3) subject to an Florida Department of Environmental Protection approved Remedial Action Plan and schedule warranted by Developer; (4) subject to a Site Remediation Completion Order issued by Florida Department of Environmental Protection with or without conditions; or (5) remediated by the Developer providing a balance between the need for protection of public health and welfare and the environment pursuant to a plan approved by Florida Department of Environmental Protection.

2. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

Planning Department Conditions:

1. No building permits will be issued for the development of the property described in Exhibit 1 (the "Property") until the Property is: (1) deemed in compliance with Florida Department of Environmental Protection soil and groundwater cleanup target levels; (2) subject to an approved Florida Department of Environmental Protection Brownfields Site Rehabilitation Agreement; (3) subject to an Florida Department of Environmental Protection approved Remedial Action Plan and schedule warranted by Developer; (4) subject to a Site Remediation Completion Order issued by Florida Department of Environmental Protection; or (5) remediated by the Developer providing a balance between the need for protection of public health and welfare and the environment pursuant to a plan approved by Florida Department of Environmental Protection.
2. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners. Commissioner Fu recommended updating condition (1) to include in portion 4 the verbiage "with or without conditions" as Site Remediation Completion Orders can sometimes include additional conditions.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Absent

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

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor

Jacksonville, FL 32202

(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2024-0915 TO

PLANNED UNIT DEVELOPMENT

JANUARY 9, 2025

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 **2024-0915** to Planned Unit Development.

<i>Location:</i>	901, 937, and 940 Main Street North 3 Entire Blocks Just North of State Street and the Downtown Overlay
<i>Real Estate Number(s):</i>	074367-0000; 074378-0000; 074386-0000
<i>Current Zoning District(s):</i>	Planned Unit Development (PUD 2017-0484) Planned Unit Development (PUD 2005-1151) Public Buildings and Facilities-1 (PBF-1)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community General Commercial (CGC) Recreation and Open Space (ROS) High Density Residential (HDR) Public Buildings and Facilities (PBF)
<i>Proposed Land Use Category:</i>	Regional Commercial (RC) subject to FLUE Site Specific Policy 4.4.45
<i>Planning District:</i>	Urban Core, District 1
<i>Council District:</i>	District 7
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne, and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville Florida 32202
<i>Owner:</i>	Dozier Prestige Worldwide LLC Olivanders Downtown LLC 1 Independent Drive, Suite 1200 Jacksonville Florida 32202

Ocean Hart LLC
7563 Phillips Highway, Suite 208
Jacksonville, Florida. 32256

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2024-0915** seeks to rezone approximately 5.16 acres of land from PUD and PBF-1 to PUD. The rezoning to PUD is being sought to allow a mix of office, commercial retail, service establishments, restaurants, and multi-family dwellings in a mixed use development. The PUD proposes to redevelop 3 currently vacant or underutilized blocks within downtown Jacksonville, however the three blocks are just outside of the Downtown Overlay District. The subject sites are unique in that they sit between both the Downtown Overlay and the Historic Springfield Overlay, but are not subject to either Overlays guidelines or restrictions. The PUD will also allow for the sale and service of all alcoholic beverages, including beer, wine, and liquor, for on-premise and off-premise consumption less than 1,500 feet from a church without needing a Waiver of Liquor Distance.

There is a companion Small Scale Land Use Amendment **2024-0914** which seeks to amend the existing Community General Commercial (CGC), Recreation and Open Space (ROS), High Density Residential (HDR), and Public Buildings and Facilities (PBF) Land Use Categories to Regional Commercial with a Site Specific FLUE Policy 4.4.45. The Planning Department is also Recommending Approval on the Land Use Amendment.

PUD **Ord. 2005-1151-E** was approved with the following conditions:

- (1) Development shall proceed in accordance with the Traffic Engineering Memorandum dated October 21, 2005, and attached here to as Exhibit 3, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (2) The Applicant Shall seek the approval of the Department of Parks, Recreation and Entertainment prior to constructing the terrace depicted on the site plan dated September 12, 2005.

PUD **Ord. 2017-0484-E** was approved with the following conditions:

- (1) Additional Dwelling units over the 82 units in Phase 1 shall require one off street parking space for each dwelling.
- (2) Hospitals shall not be a permitted use.
- (3) Non-residential uses shall be limited to the first floor.
- (4) No building permits will be issued for the development of the property described in Exhibit 1 (the "Property") until the Property is: (1) deemed in compliance with Florida Department of Environmental Protection soil and groundwater cleanup target levels; (2) subject to an approved Florida Department of Environmental Protection Brownfields Site Rehabilitation

Agreement; (3) subject to an Florida Department of Environmental Protection approved Remedial Action Plan and schedule warranted by Developer; (4) subject to a Site Remediation Completion Order issued by Florida Department of Environmental Protection; or (5) remediated by the Developer providing a balance between the need for protection of public health and welfare and the environment pursuant to a plan approved by Florida Department of Environmental Protection.

- (5) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the 1 completion of all 2 conditions to the development order.
- (6) Portions of a building or structure such as: awnings, balconies, structural elements, marquees, overhangs and cantilevered shelters, may extend under, over or into the public right-of-way, subject to the approval of the Director of the Public Works Department and Florida Department of Transportation and may be allowed subject to compliance with the following: (i) the minimum vertical clearance between the established grade of the public right-of-way and the underside of the encroaching structure maintains the pedestrian streetscape; (ii) Supporting columns will be permitted within the sidewalk area when the grade level floor of the structure is set back a distance equal to or greater than the sidewalk area lost to the supporting columns; and (iii) structures built over the public right of-way do not interfere with any element of the streetscape including, but not limited to, lighting, landscaping, and pedestrian circulation.
- (7) There shall be at least one pedestrian entrance door on each building elevation facing a street. The main entrance to a building shall face the street and not a parking lot or motor court drop-off area. If interior-block parking exists, there may be secondary entrances from the parking lot, or mid block pedestrian passages from the parking lot to the street.
- (8) All rooftop mechanical equipment shall be screened from view through the use of architectural enclosures designed as an integral part of the building architecture. To present an attractive roofscape, special consideration shall be given to the design treatment of all roof components, including terraces, and shall take into consideration the architecture of adjacent buildings and their rooftops.
- (9) All signage shall comply with the design criteria and restrictions set forth in Section 656.1333 of the Zoning Code.
- (10) For the facades along State Street and Main Street:
 - a) No more than 50 percent of the linear frontage of each facade may be used for parking.
 - b) The percentages in this condition are subject to review and approval by Planning and Development Department. This condition may be modified by the Planning and Development Department only if it 5 meets all of the following criteria:
 1. Up to 70 percent of one façade may be parking so 7 long as the other façade has an equal decrease in percentage. For example, if State Street is increased to 60% parking, then Main Street must be decreased to a maximum of 40% parking.
 2. The remaining percentage of the facades shall be either residential, retail or office exhibiting the required percentage of transparency as stated herein.
 - c) For retail and office uses, at least 50 percent of each building façade linear footage associated with that use shall be transparent between the height of two feet and ten feet above the sidewalk grade.

- d) For residential uses, at least 20 percent of each building façade linear footage associated with that use shall be transparent between the height of two feet and ten feet above the sidewalk grade.
 - e) Transparency may be provided by physical elements that can be seen through such as windows, doors, fences, grilles, landscaping, artwork, and other openings.
 - f) Parking does not count towards transparency calculations.
- (11) In the event that more than 100 dwelling units are constructed on site, Developer may meet the Recreation and Open Space Element of the City's 2030 Comprehensive Plan Objective 2.2 by either providing 150 square feet of active recreation area 1 per dwelling unit in accordance with policy 2.2.5 or by paying \$500 per dwelling unit to the City Parks Department in accordance with policy 2.2.2. The monetary contribution shall be allocated to the closest park to the development.
- (12) No satellite dish attachments, clotheslines, clothes drying racks, clothes, sheets, blankets, towels, rugs or laundry of any kind, or other articles shall be hung out or exposed on any part of the common area, including balconies. Sheets, plastic, cardboard, plywood and other such materials are prohibited on balconies except for limited temporary use following a casualty to a unit. No balcony shall be used as a storage area for items such as boxes, storage chests, appliances, or similar articles. Customary lawn or patio furniture in good condition and reasonably sized, and well-tended plants may be placed on the balcony. However, all items should be placed and secured so as to protect against being blown or pushed off the balcony.
- (13) As a separate heading in each lease, the owner shall disclose to each occupant that the site is undergoing environmental remediation until such time as the site receives a site rehabilitation completion order (SRCO) or a no further action (NFA) letter, or some other acknowledgement that remediation of existing contamination has been achieved to the satisfaction of the Florida Department of Environmental Protection.
- (14) Prior to issuance of any building permit from the City, the owner shall pay in full all outstanding code enforcement or nuisance abatement liens that exist on the subject property, without the ability to seek amnesty or any other non-monetary satisfaction of the liens.

The Planning & Development Department Staff has reviewed the conditions of the enacted ordinances and recommends that the conditions of Ordinance **2005-1151** not be continued in this PUD as it is a new development proposal using additional parcels.

Staff have also reviewed the conditions of Ordinance **2017-0484** and recommends that conditions 1-3, and 5-14 not be continued with the new Ordinance. Conditions 1-3 were subject to the previous proposal of a Senior Living Facility on the 901 Main Street parcel and are no longer relevant to the new proposal. Condition 6 was put in place to account for the previous site design which called for areas of the building to overhang into the right-of-way area above 901 Main Street, but the new proposal does not seek to have any overhanging areas. Additionally, if any overhang areas are proposed in the future the developer would be required to contact the various departments to receive approval as the condition mentioned. Conditions 7-10 and 12 were previously put on to ensure that the property was held in compliance with the Downtown Overlay, Staff is not recommending the conditions move forward as the site is not within the downtown overlay. Condition 11 was put on to ensure that the site would comply with the Comprehensive

Plan's Regulation for Active Recreation and Open Space. Given that the Written Description of the new plan calls for the entire site to comply with this requirement we are not recommending that the condition continue. Conditions 4 and 13 are to account for the Environmental Remediation of the property. Staff is Recommending that condition 4 remains to ensure that the site is cleaned up prior to any permits being pulled, but the applicant has made Staff aware that they do have a remediation agreement in place with the Florida Department of Environmental Protection to ensure that site does get cleaned up. Staff is not recommending condition 13 move forward as there is no standard requirement for properties that have been cleaned up to normally send confirmation letters out to new lease holders. Condition 14 was put in place to ensure that all outstanding liens on the site be paid out in full without any amnesty. Staff contacted the Chief of the Municipal Code Compliance who stated that no unresolved liens exist on the site at this time, therefore Staff is not recommending the condition move forward with the proposed ordinance.

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 2045 Comprehensive Plan?

Yes. The 5.16-acre subject site consists of three parcels with multiple addresses located on Main Street North (US-1, SR-5) and State Street West, both major arterial roads and Laura Street North, a collector road, and Ocean Street North, a local road. Hogan's Creek borders part of the site to the north. Part of the site abuts Confederate Park to the north and east. The Springfield Historic District abuts the site to the north. The applicant is proposing a rezoning from Planned Unit Development (PUD) and Public Buildings and Facilities – 1 to (PBF-1) to PUD.

Community General Commercial (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.

High Density Residential (HDR) is intended to provide compact high density residential development and transitional uses between lower density residential uses and commercial or office uses and public and semi-public use areas. High rise multi-family and mixed-use developments should be the predominant development typology in this category. Development within the category should be compact and connected and should support multi-modal transportation.

Recreation and Open Space (ROS) includes lands used for activities that are associated with outdoor recreation.

Public Buildings and Facilities (PBF) is a broad land use category that is intended to accommodate major public use or community service activities.

Regional Commercial (RC) uses are intended to accommodate development and redevelopment of areas pursuant to a master plan that is implemented through a Planned Unit Development (PUD) zoning district. Or a Transit Oriented Development (TOD) Zoning Overlay. The RC designation shall be implemented to facilitate innovative site planning, adaptive reuse, infill development and smart growth techniques and to allow for flexible and creative integration of uses that would not otherwise be accommodated under other land use categories. New Development within the RC category shall be for sites under 250 acres in size, shall generally include a mix of both residential and non-residential uses, and are discouraged in the Rural Development Area.

The uses in the proposed PUD are consistent with the proposed RC land use category and Site Specific Policy. Therefore, the proposed PUD is consistent pending the approval of the companion Land Use Amendment, Ordinance **2024-0914**

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials of economic benefit and enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

Policy 1.1.24 The city will encourage the use of such smart growth practices as:

1. Interconnectivity of transportation modes and recreation and open space areas;
2. A range of densities and types of residential developments;
3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown;
6. Use of site design features that engage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
7. Create walkable neighborhoods.

Objective 1.6 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.

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

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

Objective 3.2 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.

(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.

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 2045 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), Public Buildings and Facilities (PBF), Recreation and Open Space (ROS) and High Density Residential (HDR). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5945-24C (Ordinance 2024-0914) with a Site Specific FLUE Policy that seeks to amend all of the site to Regional Commercial (RC). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 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 single and multi-family dwellings not to exceed a possible 1,100 units. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Open Space will be provided; however the applicant may pay \$500 per residential unit in lieu of providing the required active recreation space on site. Additionally, the site is neighbored by the City of Jacksonville's Springfield Lake Park.
- The treatment of pedestrian ways: The subject site is located in downtown and has existing pedestrian pathways along all roadways surrounding the blocks.
- Traffic and pedestrian circulation patterns: The subject site is approximately 5.16 acres and consists of multiple parcels. The sites are accessible from Main St (US 1) a FDOT Principle Arterial, Laura Street North a Collector facility, State Street (US 23) a FDOT Principal Arterial, Orange Street E a local road, and Ocean Street North a local road.

The Transportation Planning Division reviewed the PUD and left the following comments and conditions:

- A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).
- Main Street N and State Street are FDOT rights of way. Any access or work in these ROWs shall require a permit from FDOT

Main Street and State Street and State Roads which will be subject to review and approval of the Florida Department of Transportation for access. As of January 2, 2025 FDOT had not provided the Department with a report, but once one is received it will be available for review in the application folder.

(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 surrounding area is primarily zoned commercially with the Central business district to the south, and with public facilities to the north.
- 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	ROS/PBF	PBF-1	Park, Utility Facility
South	CBD	CCBD	Office, Gas Station
East	CGC	CCG-2	Manufacturing Facility
West	ROS/PBF	PBF-1	FSCJ Downtown Campus

(6) Intensity of Development

With the approval of the companion small scale Land Use Amendment with Site Specific FLUE Policy 4.4.45, the proposed development will be consistent with the Regional Commercial (RC) functional land use category. The PUD is appropriate at this location because it will allow adaptive redevelopment of underutilized properties within the downtown area.

- The existing residential density and intensity of use of surrounding lands: The Historic Springfield Neighborhood is located north of the subject site. The immediate surrounding area is made up of commercial, institutional, and office uses.

(7) Usable open spaces plazas, recreation areas.

Open Space will be provided; however the applicant may pay \$500 per residential unit in lieu of providing the required active recreation space on site. Additionally, the site is neighbored by the City of Jacksonville's Springfield Lake Park.

(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.

Consistent with the Downtown Overlay and Springfield Overlay, there is no minimum parking requirement for non-educational uses. Parking for educational uses shall be provided at a ratio of four tenths of a space per commuter student plus five tenths of a space per resident student, plus 0.85 of a space per faculty or staff member; provided, however, that the Chief may adjust these requirements where warranted to reflect project mass transit utilization and existing or proposed availability of carpooling and/or vanpooling programs.

(11) Sidewalks, trails, and bikeways

The site will be developed with a pedestrian facilities that comply with the regulations of the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 30, 2024, 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 **2024-0915** be **APPROVED with the following exhibits:**

1. The original legal description dated November 29, 2023.
2. The revised written description dated December 11, 2024.
3. The original site plan dated October 18, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2024-0915 be **APPROVED with the following CONDITIONS:**

- 1.) No building permits will be issued for the development of the property described in Exhibit 1 (the “Property”) until the Property is: (1) deemed in compliance with Florida Department of Environmental Protection soil and groundwater cleanup target levels; (2) subject to an approved Florida Department of Environmental Protection Brownfields Site Rehabilitation Agreement; (3) subject to an Florida Department of Environmental Protection approved Remedial Action Plan and schedule warranted by Developer; (4) subject to a Site Remediation Completion Order issued by Florida Department of Environmental Protection; or (5) remediated by the Developer providing a balance between the need for protection of public health and welfare and the environment pursuant to a plan approved by Florida Department of Environmental Protection.
- 2.) A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).



Aerial View



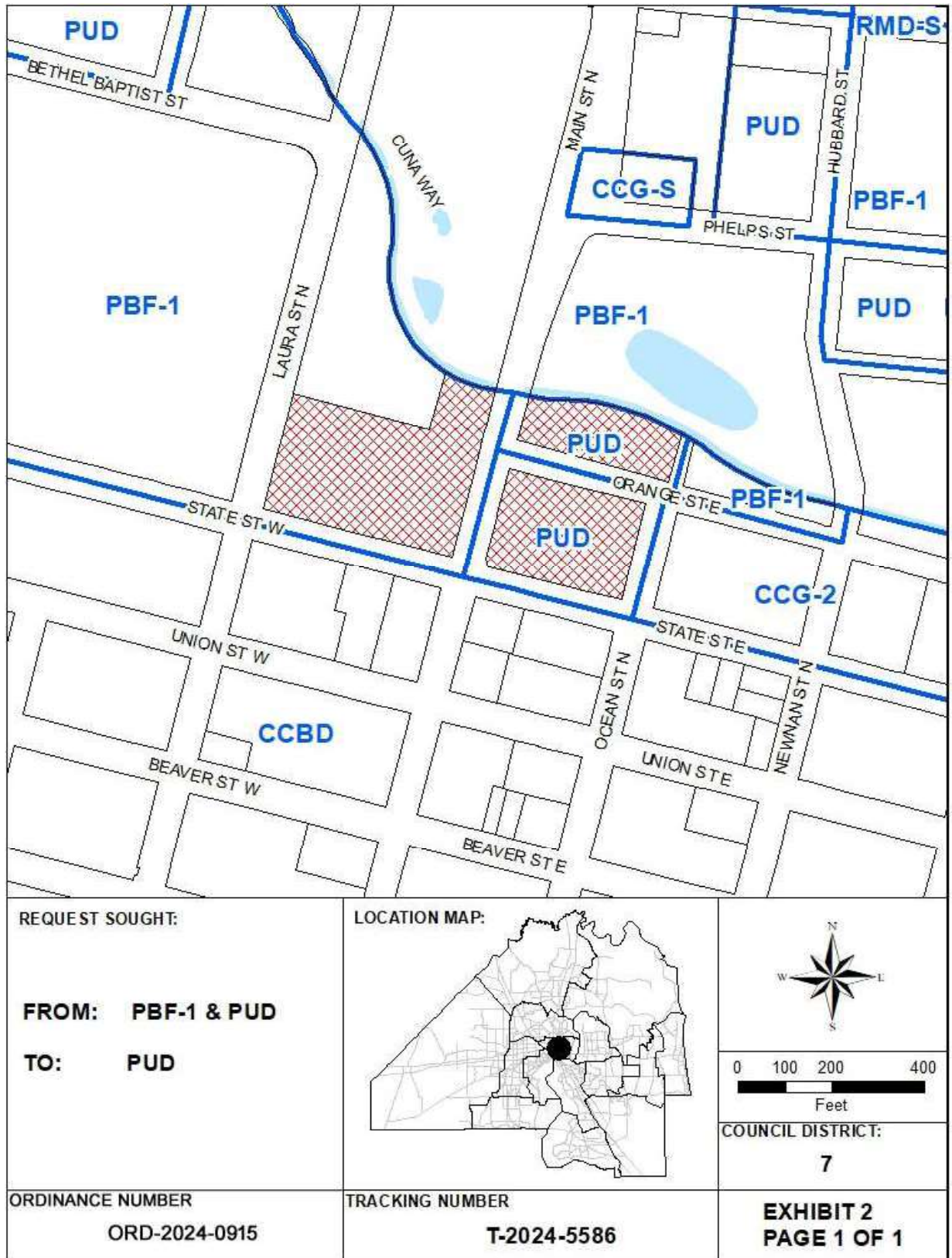
View of 901 Main Street



View of 937 Main Street



View of 940 Main Street



Legal Map