

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

January 7, 2021

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

RE: Planning Commission Advisory Report
Ordinance No.: 2020-722 Application for: Rethreaded PUD

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

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated October 6, 2020.
2. The original written description dated October 5, 2020.
3. The original site plan dated October 2, 2020.

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

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

Planning Commission Vote: 6-0

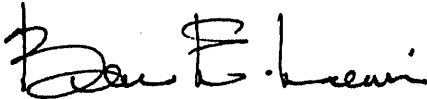
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye

Planning Commission Report
Page 2

Ian Brown	Aye
Alex Moldovan	Absent
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 2020-722 TO****PLANNED UNIT DEVELOPMENT****JANUARY 7, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2020-722 to Planned Unit Development.

Location: 515 9th Street East between Iona Street and Walnut Street

Real Estate Number(s): 072128-0000

Current Zoning District(s): Industrial Light (IL)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Planning District: Urban Core, District 1

Applicant/Agent: Emily Pierce, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Boundless Futures, LLC
515 9th Street East
Jacksonville, Florida 32206

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-722 seeks to rezone approximately 2.31 acres of land from Industrial Light (IL) to PUD. The rezoning to PUD is being sought to allow vocational training, counseling services, offices, light manufacturing, warehousing, commercial retail uses typically found in the Industrial Light (IL) Zoning District.

The site is within the Springfield Zoning Overlay, however it is outside the Springfield Historic District. The Overlay does not address the proposed uses or any other characteristic of the proposed uses.

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 Light Industrial (LI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The uses listed within the PUD written description are permitted within the LU land use category as either primary or secondary uses. The proposed PUD provides for a mixed-use development of the property, which will include integrated office, retail, commercial, warehousing, light manufacturing, counseling services, and vocational training uses. 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/No. 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 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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

Objective 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 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

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.

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 categories as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI). 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 industrial and commercial uses. This proposed development will not exceed the projected holding capacity reflected in Table

L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

- The streetscape: The PUD is not proposing any change to the current streetscape. The industrial appearance will be similar to other uses in the area.
- The use of topography, physical environment and other natural features: Not applicable as the site is urban in character and mostly covered in impervious surfaces.
- Traffic and pedestrian circulation patterns: There is one access point with the vehicular use area along the center of the property.
- The use and variety of building setback lines, separations, and buffering: The intent is too
- The use and variety of building sizes and architectural styles: Not applicable as no additional buildings are proposed.
- Compatible relationship between land uses in a mixed use project: The written description allows uses from the IL Zoning District. Since these are in the Zoning code, they are considered compatible. The additional proposed uses of vocational training, counseling and limited commercial will not create any adverse impacts

(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: Industrial uses surround the site. 400 feet to the west begins residential dwellings. It is not expected the PUD will negatively impact this residential area.
- 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	LI	IL	Light manufacturing
South	LI	LI	Undeveloped, light manufacturing
East	HI	IH	Railroad

West LI IL Vacant

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: This site is located within the Brownfield Pilot Study Area by Resolution 2000-125-A as defined in F.S. 376.79(4). The property may or may not have contamination. There is no record of a Phase I or Phase II environmental testing on the property.

(6) Intensity of Development

The proposed development is consistent with the Light Industrial (LI) functional land use category as a mixed use development for industrial and commercial uses. The PUD is appropriate at this location because it will allow small non-profit businesses to expand and support each other.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required for commercial/industrial use.

(8) Impact on wetlands

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

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 10, 2020, the required Notice of Public Hearing sign was posted.



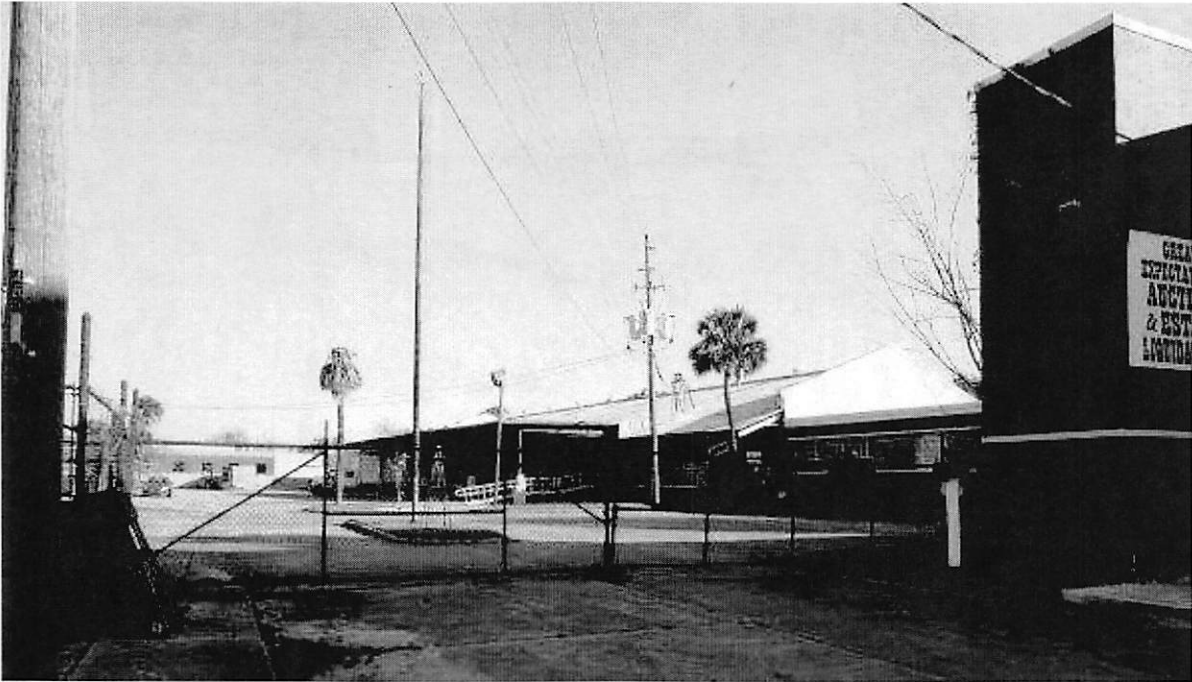
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2020-722 be **APPROVED with the following exhibits:**

1. The original legal description dated October 6, 2020.
2. The original written description dated October 5, 2020.
3. The original site plan dated October 2, 2020.



Aerial view of subject property.



View of entrance to subject property



Adjacent property.



<p>REQUEST SOUGHT:</p> <p>FROM: IL</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 65 130 260 Feet</p> <p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2020-0722</p>	<p>TRACKING NUMBER T-2020-3170</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0722 **Staff Sign-Off/Date** BEL / 11/11/2020

Filing Date 11/18/2020 **Number of Signs to Post** N/A

Hearing Dates:

1st City Council 01/12/2021 **Planning Commission** 01/07/2021

Land Use & Zoning 01/20/2021 **2nd City Council** N/A

Neighborhood Association SPAR, SPRINGFIELD AREA MERCHANTS ASSOC., PRESERVATION SOS, INC., EASTSIDE COMMUNITY ASSOC., SUSTAINABLE SPRINGFIELD, JACKSONVILLE CUTURAAL DEVELOPMENT CORP., SPRINGFIELD IMPROVEMENT ASSOC., WE MAKE TH

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3170

Application Status PENDING

Date Started 10/05/2020

Date Submitted 10/06/2020

General Information On Applicant

Last Name	First Name	Middle Name
PIERCE	EMILY	G.
Company Name		
ROGERS TOWERS, P.A.		
Mailing Address		
1301 RIVERPLACE BOULEVARD, SUITE 1500		
City	State	Zip Code
JACKSONVILLE	FL	32207
Phone	Fax	Email
9043983911	9043960663	EPIERCE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SEE	BELOW	
Company/Trust Name		
BOUNDLESS FUTURES, LLC		
Mailing Address		
515 E. 9TH STREET		
City	State	Zip Code
JACKSONVILLE	FL	32206
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	072128 0000	7	1	IL	PUD

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

Existing Land Use Category

LI

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

Total Land Area (Nearest 1/100th of an Acre) 2.31

Development Number

Proposed PUD Name THE RETHREADED PUD

Justification For Rezoning Application

SEE ATTACHED EXHIBIT D.

Location Of Property**General Location**

NORTH SIDE OF EAST 9TH STREET

House # **Street Name, Type and Direction** **Zip Code**

515

9TH ST E

32206

Between Streets

CARMEN STREET

and

EAST 9TH STREET

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
2.31 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
21 Notifications @ \$7.00 /each: \$147.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,446.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1
Legal Description

PART OF BLOCKS 67 AND 68, SPRINGFIELD, AS RECORDED IN PLAT BOOK 2, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND PARTS OF THOSE STREETS AND ALLEYS AS CLOSED BY ORDINANCE NO. K-6 OF THE CITY OF JACKSONVILLE, FLORIDA, ALL BEING A PART OF THOSE LANDS AS DESCRIBED IN DEED BOOK 1176, PAGES 154 AND 155 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET (AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY) AND THE EASTERLY RIGHT OF WAY LINE OF WALNUT STREET (AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY); THENCE RUN EASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 339.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTHERLY, PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF WALNUT STREET, A DISTANCE OF 300.00 FEET; THENCE RUN WESTERLY, PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 26.24 FEET; THENCE RUN NORTHERLY, PARALLEL TO SAID EASTERLY RIGHT OF WAY LINE OF WALNUT STREET, A DISTANCE OF 99.70 FEET; THENCE RUN EASTERLY, PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 89.62 FEET TO AN ANGLE POINT; THENCE RUN AT A DEFLECTION OF 31°25' TO THE LEFT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 82.77 FEET TO AN ANGLE POINT; THENCE RUN AT A DEFLECTION OF 24°43' TO THE RIGHT FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 69.11 FEET TO A POINT IN THE EASTERLY LINE OF PARCEL "A", AS DESCRIBED IN SAID DEED BOOK 1176, PAGES 154 AND 155; THENCE RUN SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL "A", A DISTANCE OF 12.64 FEET TO AN ANGLE POINT; THENCE CONTINUE SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL "A", SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF THE ST. JOHNS RIVER TERMINAL COMPANY RAILROAD, A DISTANCE OF 440.45 FEET TO THE EASTERLY PROJECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET; THENCE RUN WESTERLY ALONG THE EASTERLY PROJECTION OF SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET AND ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF EAST NINTH STREET, A DISTANCE OF 255.90 FEET TO THE POINT OF BEGINNING.

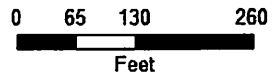
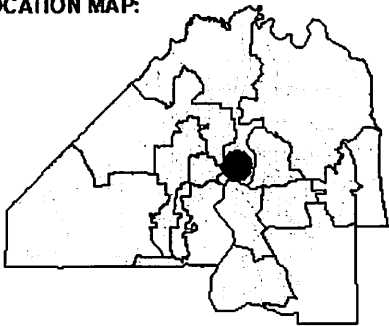


REQUEST SOUGHT:

FROM: IL

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2020-3170

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit "D"

Rethreaded PUD Written Description October 5, 2020

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 072128-0000
- B.** Current Land Use Designation: Light Industrial
- C.** Current Zoning District: Industrial Light
- D.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The applicant, Rethreaded, Inc. ("Rethreaded"), proposes to rezone approximately 2.31 acres of property, located on the north side of East 9th Street, between Walnut Street and the railroad tracks from Industrial Light ("IL") to Planned Unit Development ("PUD"). The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to provide for a mixed-use development of the property which will include integrated office, retail, commercial, warehousing, light manufacturing, counseling services and vocational training uses.

Rethreaded's mission is to renew hope, reignite dreams and release potential for survivors of human trafficking locally and globally through business. Rethreaded offers survivors a second chance at life using a holistic approach that includes counseling, education and a safe, supportive work environment. Rethreaded provides training and employment opportunities in different facets of the company including production, sales, marketing and finance/administration.

Rethreaded has been operating for the past 9 years in space that has been generously donated by Load King Manufacturing Company on Barnett Street. The current Rethreaded facility includes retail and office space at the front of the building and production, warehousing and meeting space at the back of the building. Rethreaded has outgrown the space and has a waiting list of survivors that generally exceeds 10+ women on any given day.

As shown on the conceptual site plan, the Property includes three improved buildings the largest building runs north to south parallel to the railway tracks (the "Main Building") and the other two buildings run parallel to the larger building on the other side of the Property. There is parking and open/courtyard space running up the center between the buildings. The Main Building has an elevated covered area extending the length of the building and outside

garden/meditation areas between the building and the railroad tracks and on the north end of the building.

Rethreaded intends to renovate and use the Main Building to expand its business so that it can serve more survivors and plans to lease the remaining two buildings on the Property to other compatible businesses. The two buildings also provide additional space for Rethreaded to grow into in the future. The Main Building will be comprised of flex space that can be configured for use as retail, office, commercial, warehousing, light manufacturing, counseling services and vocational training purposes as needed. Rethreaded also regularly hosts events to raise awareness about human trafficking and to raise funds to support the business. Portions of the Main Building can be opened to provide for a large event space that includes the elevated covered areas, the interior of the Main Building, and the garden area.

The Property is designated as Light Industrial (“LI”) on the Future Land Use Map (“FLUM”) of the 2030 Comprehensive Plan, is within the Urban Priority Development Area and has been designated as a Level 1 Economically Distressed Area.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LI	IL	Warehouse, Light Manufacturing
East	LI, HI	IL, IH	Light Manufacturing, Railway/Train Tracks
North	LI	IL	Light Manufacturing
West	LI	IL	Light Manufacturing

IV. PUD DEVELOPMENT CRITERIA

A. Permitted Uses

This section of the Written Description addresses items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

B. Permitted Uses and Structures:

- a) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch-mixing plants) and similar uses.

- b) Light manufacturing, processing (including food processing but not slaughterhouse), packaging, assembling of components, fabricating or similar uses.
- c) Manufacturer's agents and display rooms, offices of building trades contractor, including outside storage but not including use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
- d) Printing, publishing or similar establishments.
- e) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- f) Business and professional offices.
- g) Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- h) Restaurants, cafes, and similar facilities including retail sale and service of alcoholic beverages, beer and wine for consumption on premises indoors or outdoors.
- i) Art galleries, museums, community centers, dance, art or music studios.
- j) Retail plant nurseries including outside display.
- k) Vocational, technical, business, trade or industrial schools and similar uses.
- l) Medical, dental or chiropractor offices and clinics.
- m) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.

- n) Commercial retail sales and service establishments, including outside display.
- o) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- p) Building trades contractors without outside storage yards.
- q) Outdoor storage yards (but not concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- r) Permanent or restricted outside sale and service of food and alcohol, including all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.
- s) Banks, including drive-thru tellers.
- t) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
- u) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- v) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins), of the Zoning Code.
- w) Fitness centers.
- cc) Churches, including a rectory and similar uses, meeting the performance and development criteria set forth in Part 4 of the Zoning Code.

C. Permitted Uses by Exception:

- a) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.

b) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:

- (1) Acid, chemical, fertilizer or insecticide manufacture or storage.
- (2) Explosives manufacturing or storage.
- (3) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
- (4) Paper and pulp manufacture.
- (5) Petroleum refining.

(6) Stockyards or feeding pens and livestock auctions.

(7) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.

c) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.

d) Retail sales and service of all alcoholic beverages for off-premises consumption.

e) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.

f) Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.

g) Manual car wash.

D. Permitted accessory uses and structures.

1. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

2. Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

E. **Minimum lot requirements (width and area):** None.

F. **Maximum lot coverage by all buildings and structures:** None.

G. **Impervious Surface Ratio:** 95% (as developed); 85% if site is redeveloped.

H. **Minimum yard requirements:**

1. Front- None.
2. Rear – None.
3. Side – None.

I. **Maximum height of structures:** None.

V. **OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

A. **Access.** Access will be provided via 9th Street East as shown on the Site Plan.

B. **Signage.** The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, and for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated.

1. *Identity Monument Signs:* Up to two (2) project identity monument signs will be permitted. The signs shall be a maximum of fifty (50) square feet per side and a maximum height of twenty (20) feet.

2. *Other Signage (Project Wide):*

a. Wall signs are permitted. Wall signage visible from a public right-of-way will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way. Internal wall signage, not visible from the public right-of-way, shall be permitted and the size shall be unlimited.

b. Projecting signs are permitted. Projecting signs shall not exceed twenty four (24) square feet in area. Signs projecting into any driveway, sidewalk, or public space, except alleys, shall have a minimum clearance of eight (8) feet over adjacent sidewalk or other grade.

c. Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.

d. Under canopy signs are permitted. One (1) under the canopy sign per entrance is permitted not exceeding a maximum of ten (10) square feet in area per side.

e. Directional signs will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

C. Landscaping & Buffer. If required in the future due to remodeling or redevelopment of the Property, landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations).

D. Gating/Fencing. The property may be gated and fenced, at the owner's discretion, for safety purposes.

E. Off-Street Vehicular Parking and Loading and Bicycle Parking.

1. Vehicular off-street parking: The buildings and loading will be provided in accordance with Subpart A of Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations), including Section 656.603, with the following additional and superseding provisions:

a) The site is developed with 64 parking spaces. All uses will share the internal parking, regardless of which building the use is located within.

b) A modification from the requirements of Part 6 of the Zoning Code (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles) may be permitted within the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.

2. Bicycle parking will be provided in accordance with Subpart B of Part 6 of the City's Zoning Code (Off-Street Parking for Bicycles).

3. Loading: Each building includes at least one loading dock.

F. Sidewalks, Trails and Bikeways. If the Property is redeveloped, sidewalks, trails and bikeways shall be provided as required by the 2030 Comprehensive Plan.

G. Stormwater Retention. If stormwater facilities are required in the future due to remodeling or redevelopment of the Property, the facilities will be provided in accordance with all applicable regulations.

H. Utilities. Central water and wastewater services will be provided by JEA.

I. Wetlands. No wetland impacts are anticipated with this project. However, any wetland impacts that occur will be mitigated for in accordance with the rules and regulations of the St. Johns River Water Management District.

J. Pre-application Conference. A pre-application conference was held regarding this application on September 22, 2020.

K. Conceptual Site Plan. The Conceptual Site Plan, as submitted, reflects the current configuration of the buildings on site, based upon available information. It is possible, however, that revisions to the Conceptual Site Plan, including but not limited to building footprints, may be required as renovation of the buildings proceeds and permits are obtained. Therefore, the site plan is labeled as conceptual, recognizing that future changes will be subject to further review and approval by the Planning and Development Department.

L. Modifications. An amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code.

M. Land Use Table. A Land Use Table is attached hereto as **Exhibit "F."**

N. Justification for the PUD. This proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and the Jacksonville Zoning Code. The design and layout of the PUD:

1. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
2. Is creative in its integration of multiple uses into the existing buildings;
3. Is designed to promote and sustain the viability of an economically challenged area; and,
4. Provides for infill in an otherwise developed area.

O. PUD Difference from Usual Application of the Zoning Code

The PUD differs from the usual application of the zoning code in the following respects:

Element	Zoning Code	Proposed PUD
Signage	<p>§ 656.1303(d) Industrial Zoning Districts:</p> <p>(i) 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.</p> <p>(ii) Wall signs are permitted.</p> <p>(iii) 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.</p> <p>(iv) 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</p>	<p>Identity Monument Signs: Up to two (2) project identity monument signs will be permitted. The signs shall be a maximum of fifty (50) square feet per side and a maximum height of twenty (20) feet.</p> <p>Other Signage (Project Wide):</p> <p>a. Wall signs are permitted. Wall signage visible from a public right-of-way will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way. Internal wall signage, not visible from the public right-of-way, shall be permitted and the size shall be unlimited.</p> <p>b. Projecting signs are permitted. Projecting signs shall not exceed twenty four (24) square feet in area. Signs projecting into any driveway, sidewalk, or public space, except alleys, shall have a minimum clearance of eight (8) feet over adjacent sidewalk or other grade.</p> <p>c. Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.</p> <p>d. Under canopy signs are permitted. One (1) under the canopy sign per entrance is permitted not exceeding a maximum of ten (10) square feet in area per side.</p> <p>e. Directional signs will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include</p>

	<p>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.</p>	<p>the project and/or tenant logo and name. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.</p>
<p>Min Yard Requirements & Building Setbacks</p>	<p>For IL: (i) Front—None. (ii) Side—None. (iii) Rear—None.</p>	<p>(1) Front – None. (2) Side – None. (3) Rear – None.</p>
<p>Max Height</p>	<p>For IL: <i>Maximum height of structures.</i> None.</p>	<p>None.</p>
<p>Max Lot Coverage</p>	<p>For IL: <i>Maximum lot coverage by all buildings.</i> None.</p>	<p>None.</p>
<p>Min Lot Requirement (width & area)</p>	<p>For IL: <i>Minimum lot requirements (width and area)</i> None.</p>	<p>None.</p>
<p>Landscaping & Buffer</p>	<p>Part 12, Chapter 656, Zoning Code.</p>	<p>If required in the future due to remodeling or redevelopment of the Property, landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations).</p>
<p>Parking for Vehicles</p>	<p>Part 6, Chapter 656, Zoning Code.</p>	<p>There are 64 on-site parking spaces, to be shared by uses on the Property.</p>
<p>Permitted Uses</p>	<p>§ 656.322.A.II.(a): Industrial Light: (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses. (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating. (3) Printing, publishing or similar establishments. (4) Business and professional offices. (5) Service establishments catering to commerce and industry, including linen-supply, laundry and dry cleaning plants, freight movers, communications services, business machine services,</p>	<p>a) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses. b) Light manufacturing, processing (including food processing but not slaughterhouse), packaging, assembling of components, fabricating or similar uses. c) Manufacturer's agents and display rooms, offices of building trades contractor, including outside storage but not including use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment. d) Printing, publishing or similar establishments. e) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products. f) Business and professional offices. g) Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers,</p>

<p>hiring and union halls, employment agencies, sign companies.</p> <p>(6) Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises</p> <p>(7) Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Vocational, technical, trade or industrial schools and similar uses.</p> <p>(9) Medical clinics.</p> <p>(10) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.</p> <p>(11) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.</p> <p>(12) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque.</p> <p>(14) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.</p> <p>(15) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.</p> <p>(16) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the</p>	<p>communications services, business machine services, hiring and union halls, employment agencies, sign companies.</p> <p>h) Restaurants, cafes, and similar facilities including retail sale and service of alcoholic beverages, beer and wine for consumption on premises indoors or outdoors.</p> <p>i) Art galleries, museums, community centers, dance, art or music studios.</p> <p>j) Retail plant nurseries including outside display.</p> <p>k) Vocational, technical, business, trade or industrial schools and similar uses.</p> <p>l) Medical, dental or chiropractor offices and clinics.</p> <p>m) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.</p> <p>n) Commercial retail sales and service establishments, including outside display.</p> <p>o) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>p) Building trades contractors without outside storage yards.</p> <p>q) Outdoor storage yards and lots (but not concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.</p> <p>r) Permanent or restricted outside sale and service of food and alcohol, including all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.</p> <p>s) Banks, including drive-thru tellers.</p> <p>t) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>u) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>v) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins), of the Zoning Code.</p> <p>w) Fitness centers.</p> <p>x) Churches, including a rectory and similar uses, meeting the performance and development criteria set forth in Part 4 of the Zoning Code.</p>
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	<p>gross floor area of the building of which it is a part.</p> <p>(17)Banks, including drive-thru tellers.</p> <p>(18)Recycling facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(19)Retail sales of heavy machinery, farm equipment and building materials including outside display.</p> <p>(20)Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(21)Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.</p>	
<p>Permitted Accessory Uses & Structures</p>	<p>§ 656.403, Zoning Code.</p>	<p>1. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.</p> <p>2. Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.</p>
<p>Permissible Uses by Exception</p>	<p>§ 656.322A.II.(c):</p> <p>(1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:(i)Acid, chemical, fertilizer or insecticide manufacture or storage.(ii)Explosives manufacture or storage.(iii)Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.(iv)Paper and pulp manufacture.(v)Petroleum refining.(vi)Stockyards or feeding pens and livestock auctions.(vii)A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.</p> <p>(2)Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3)Care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4)Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</p>	<p>a) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.</p> <p>b) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:</p> <p>(1) Acid, chemical, fertilizer or insecticide manufacture or storage.</p> <p>(2) Explosives manufacturing or storage.</p> <p>(3) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.</p> <p>(4) Paper and pulp manufacture.</p> <p>(5) Petroleum refining.</p> <p>(6) Stockyards or feeding pens and livestock auctions.</p> <p>(7) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.</p> <p>c) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.</p> <p>d) Retail sales and service of all alcoholic beverages for off-premises consumption.</p> <p>e) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.</p> <p>f) Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>g) Manual car wash.</p>

	<p>(5)Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.</p> <p>(6)Retail sales including outside display.</p> <p>(7)Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8)Indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(9)Manual car wash.</p> <p>(10)Fitness centers.</p>	
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P. Names of Development Team

Developer: Rethreaded, Inc.

Planners and Engineers: England-Thims & Miller

Architects: ELM & Group 4

Q. Land Use Table. A Land Use Table is attached to the application.

VI. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: The PUD will be developed consistent with the applicable land use categories of the 2030 Comprehensive Plan and is otherwise compatible with the following Goals, Objectives and Policies:

FLUE 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 City of Jacksonville 2030 Comprehensive Plan Future Land Use Element Revised June 2018 Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

FLUE 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.

FLUE Policy 1.1.13

Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:

1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
3. The proposed development is compatible with surrounding existing land uses and zoning.

FLUE Policy 2.2.12

Adopt and implement plans through the Planning and Development Department, and Public Works Department to facilitate the provision of public facilities in conjunction with the location and timing of neighborhood and commercial redevelopment. Such plans should give priority to neighborhood and commercial redevelopment projects in those areas where conditions of physical, economic, and/or social blight exist.

FLUE Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE 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.

FLUE Location Criteria, *Development Areas: Urban Priority Area (UPA)*: The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development

characteristics as further described in each land use plan category. The UPA does not include the Central Business District Land Use Category boundaries.

Urban Core Vision Plan: Guiding Principle One: Capitalize on the Urban Core's Uniqueness.

Urban Core Vision Plan: Guiding Principle Two: Promote Mixed-Use/Mixed-Income Redevelopment and Infill.

Urban Core Vision Plan: Guiding Principle Four: Provide for Economic Growth.

- B. Consistency with the Concurrency Management System:** A Mobility Fee Calculation Certificate and CCAS or CRC have been filed or will be filed for the proposed development within the PUD.
- C. Internal Compatibility:** The PUDC provides for integrated design and compatible uses within the PUD.
- D. External Compatibility/Intensity of Development:** The PUD proposes uses which are compatible with surrounding uses.
- E. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- F. Off-Street Parking Including Loading and Unloading Areas:** The PUD provides for sufficient off-street parking.

MAP SHOWING BOUNDARY SURVEY OF:

PART OF BLOCK 69 AND 68 PREVIOUSLY AS RECORDED IN PLAT 1104 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.

FOR A POINT OF BEGINNING AT THE INTERSECTION OF THE NORTHWEST CORNER OF SAID LOT OF SAID BLOCK 68 AND THE EAST LINE OF SAID LOT OF SAID BLOCK 68, THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.

October 2, 2020
Exhibit 4
Page 1 of 1

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. THE POINT OF BEGINNING IS AS DESCRIBED ABOVE.
3. THE COURSE IS AS DESCRIBED ABOVE.
4. THERE MAY BE ADDITIONAL DISTURBANCES THAT ARE NOT SHOWN ON THIS MAP.
5. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.
6. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.
7. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.
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9. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.
10. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.

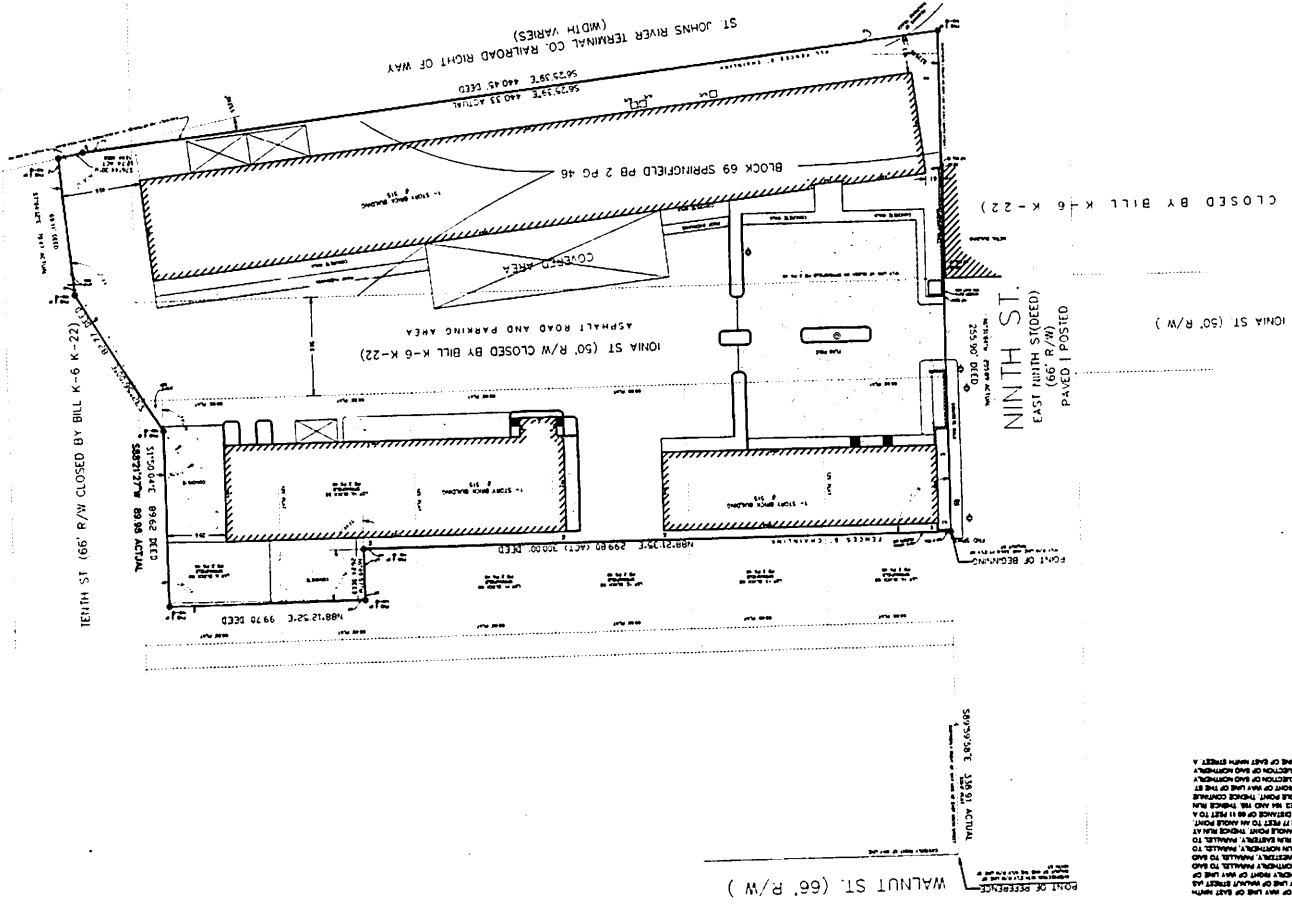
GENERAL NOTES:

1. NO UNRECORDED RIGHTS OR INTERESTS LOCATED.
2. THERE IS NO RECORD OF ANY UNRECORDED RIGHTS OR INTERESTS LOCATED.
3. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.
4. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.
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10. THE BOUNDARY SURVEY IS RECORDED IN BOOK 1188 PAGE 88 OF THE QUINCY PUBLIC RECORDS OF ADJACENT PLATS.

LIMITED USE AND DISCLAIMER:

1. THE USE OF THIS SURVEY IS LIMITED TO THE PURPOSES SET FORTH IN THIS INSTRUMENT.
2. THE SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.
3. THE SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.
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10. THE SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSES.

THE SURVEY WAS ELECTRONICALLY CERTIFIED BY DAVID S. BAKER, REGISTERED PROFESSIONAL SURVEYOR, AS INDICATED ON THE FRONT COVER OF THIS INSTRUMENT.



NO.	DESCRIPTION	ACRES	AREA
1	Block 69 Springfield PB 2 PG 46	1.12	1.12
2	Block 68 Springfield PB 2 PG 46	1.12	1.12
3	Block 67 Springfield PB 2 PG 46	1.12	1.12
4	Block 66 Springfield PB 2 PG 46	1.12	1.12
5	Block 65 Springfield PB 2 PG 46	1.12	1.12
6	Block 64 Springfield PB 2 PG 46	1.12	1.12
7	Block 63 Springfield PB 2 PG 46	1.12	1.12
8	Block 62 Springfield PB 2 PG 46	1.12	1.12
9	Block 61 Springfield PB 2 PG 46	1.12	1.12
10	Block 60 Springfield PB 2 PG 46	1.12	1.12
11	Block 59 Springfield PB 2 PG 46	1.12	1.12
12	Block 58 Springfield PB 2 PG 46	1.12	1.12
13	Block 57 Springfield PB 2 PG 46	1.12	1.12
14	Block 56 Springfield PB 2 PG 46	1.12	1.12
15	Block 55 Springfield PB 2 PG 46	1.12	1.12
16	Block 54 Springfield PB 2 PG 46	1.12	1.12
17	Block 53 Springfield PB 2 PG 46	1.12	1.12
18	Block 52 Springfield PB 2 PG 46	1.12	1.12
19	Block 51 Springfield PB 2 PG 46	1.12	1.12
20	Block 50 Springfield PB 2 PG 46	1.12	1.12
21	Block 49 Springfield PB 2 PG 46	1.12	1.12
22	Block 48 Springfield PB 2 PG 46	1.12	1.12
23	Block 47 Springfield PB 2 PG 46	1.12	1.12
24	Block 46 Springfield PB 2 PG 46	1.12	1.12
25	Block 45 Springfield PB 2 PG 46	1.12	1.12
26	Block 44 Springfield PB 2 PG 46	1.12	1.12
27	Block 43 Springfield PB 2 PG 46	1.12	1.12
28	Block 42 Springfield PB 2 PG 46	1.12	1.12
29	Block 41 Springfield PB 2 PG 46	1.12	1.12
30	Block 40 Springfield PB 2 PG 46	1.12	1.12
31	Block 39 Springfield PB 2 PG 46	1.12	1.12
32	Block 38 Springfield PB 2 PG 46	1.12	1.12
33	Block 37 Springfield PB 2 PG 46	1.12	1.12
34	Block 36 Springfield PB 2 PG 46	1.12	1.12
35	Block 35 Springfield PB 2 PG 46	1.12	1.12
36	Block 34 Springfield PB 2 PG 46	1.12	1.12
37	Block 33 Springfield PB 2 PG 46	1.12	1.12
38	Block 32 Springfield PB 2 PG 46	1.12	1.12
39	Block 31 Springfield PB 2 PG 46	1.12	1.12
40	Block 30 Springfield PB 2 PG 46	1.12	1.12
41	Block 29 Springfield PB 2 PG 46	1.12	1.12
42	Block 28 Springfield PB 2 PG 46	1.12	1.12
43	Block 27 Springfield PB 2 PG 46	1.12	1.12
44	Block 26 Springfield PB 2 PG 46	1.12	1.12
45	Block 25 Springfield PB 2 PG 46	1.12	1.12
46	Block 24 Springfield PB 2 PG 46	1.12	1.12
47	Block 23 Springfield PB 2 PG 46	1.12	1.12
48	Block 22 Springfield PB 2 PG 46	1.12	1.12
49	Block 21 Springfield PB 2 PG 46	1.12	1.12
50	Block 20 Springfield PB 2 PG 46	1.12	1.12
51	Block 19 Springfield PB 2 PG 46	1.12	1.12
52	Block 18 Springfield PB 2 PG 46	1.12	1.12
53	Block 17 Springfield PB 2 PG 46	1.12	1.12
54	Block 16 Springfield PB 2 PG 46	1.12	1.12
55	Block 15 Springfield PB 2 PG 46	1.12	1.12
56	Block 14 Springfield PB 2 PG 46	1.12	1.12
57	Block 13 Springfield PB 2 PG 46	1.12	1.12
58	Block 12 Springfield PB 2 PG 46	1.12	1.12
59	Block 11 Springfield PB 2 PG 46	1.12	1.12
60	Block 10 Springfield PB 2 PG 46	1.12	1.12
61	Block 9 Springfield PB 2 PG 46	1.12	1.12
62	Block 8 Springfield PB 2 PG 46	1.12	1.12
63	Block 7 Springfield PB 2 PG 46	1.12	1.12
64	Block 6 Springfield PB 2 PG 46	1.12	1.12
65	Block 5 Springfield PB 2 PG 46	1.12	1.12
66	Block 4 Springfield PB 2 PG 46	1.12	1.12
67	Block 3 Springfield PB 2 PG 46	1.12	1.12
68	Block 2 Springfield PB 2 PG 46	1.12	1.12
69	Block 1 Springfield PB 2 PG 46	1.12	1.12

DAVID S. BAKER
CONSULTING, INC.
 REGISTERED PROFESSIONAL SURVEYOR
 ILLINOIS

POINT OF BEGINNING
 THE SURVEY WAS ELECTRONICALLY CERTIFIED BY DAVID S. BAKER, REGISTERED PROFESSIONAL SURVEYOR, AS INDICATED ON THE FRONT COVER OF THIS INSTRUMENT.

EXHIBIT E

10/02/2020 10:10:54 AM ACOPI (666) 24206414

EXHIBIT "F"

LAND USE TABLE

Total Gross Acreage	2.31 Acres	100%
Amount of Each Different Land Use by Acreage Light Manufacturing, Wholesaling, Warehousing, Retail, Vocational Trade	.98 Acres	42.4 %
Total Amount of Active Recreation and/or Open Space	0.00 Acres	0%
Total Amount of Passive Open Space – including wetlands	1.36 Acres	57.6%
Amount of Public and Private Right-of-Way	0 Acres	0%
Maximum Coverage of Buildings and Structures at Ground Level	42,500 sq. ft.	42.4%