

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

November 19, 2020

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.: 2020-663 **Application for: Liberty Street North 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 August 17, 2020.
- 2. The revised written description dated August 5, 2020.
- 3. The revised site plan dated October 7, 2020.

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

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

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

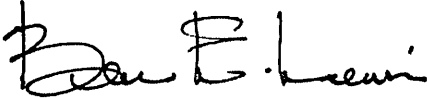
Planning Commission Vote: 6-0

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

Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0663 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 19, 2020

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 2020-0663 to Planned Unit Development.

Location: 2821 Liberty Street North

Real Estate Numbers: 044627-0000

Current Zoning Districts: Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Planning District: 1-Urban Core

Agent/ Owner: John Zediak
751 Benton Harbor Drive East
Jacksonville, FL 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-0663 seeks to rezone approximately 0.23± acres of land from Industrial Business Park (IBP) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to utilize the existing building for automotive related merchandise retail sales, new/used parts retail sales and installation, minor maintenance, and hand car wash/detail within the fence enclosed yard.

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. 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 proposed to use the existing building for automotive related uses; retail sales; new/used parts retail sales and installation; minor maintenance; and hand car wash/detailing within an enclosed, fence yard. The uses listed within the PUD written description are all allowed within the LI land use category. The subject site is located within the Springfield Neighborhood Action Plan, which is unlikely to be responsive to current development trends because the plan was adopted on 1977. The site is not located within any Coastal High Hazard Area (CHHA) or flood zone, and no wetlands are located on site.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Policy 1.2.9

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

The proposed site is located within the Suburban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

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.

The subject property is an already developed commercial/industrial site that has operated

as a service garage and vehicle repair facility in the past. The property and building have since become vacant and has been let abandoned for several years. The property owner intends to use the property for similar uses in the past but include commercial and industrial uses. The application and property will be in compliance with Policy 3.2.2 by infilling and redeveloping an existing commercial properties.

Brownfields Study Area

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.

(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 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).

(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. Due to the existing structure will be operating as a service garage and no new building enclosed square footage is being added then the property will be exempt from Concurrency/ Mobility review.

(3) Allocation of residential land use

This proposed Planned Unit Development is being sought in order to utilize the existing building for automotive related merchandise retail sales, new/used parts retail sales and installation, minor maintenance, and hand car wash/ detail within the fence enclosed yard. Moreover, 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 proposal 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: Pedestrian access shall be provided by sidewalks installed in accordance with The 2030 Comprehensive Plan.

The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways: Sidewalks shall be provided in compliance with the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced by way of N. Liberty Street and 19th Street.

(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 property is located at 2821 Liberty Street, in the southeastern quadrant of the intersection of Liberty Street North and 19th Street East. Liberty Street is classified as a collector roadway. To the north of the subject is Martin Luther King Jr. Parkway which separates the subject property from the commercial uses further north along Liberty Street North. Further east along 19th Street East includes uses of Manufacturing Light and south along Liberty Street North is a Planned Unit Development Ord # 2009-0670 that will allow warehousing or professional business office.

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	CGC	CCG-1	Convenience Store
South	MDR	RMD-B	Single Family Dwelling
East	MDR	RMD-B	Multi-Family Dwelling
West	MDR	RMD-B	Daycare

(6) Intensity of Development

The request is for a rezoning from IBP to PUD in order to utilize the existing building for automotive related merchandise retail sales, new/used parts retail sales and installation, minor maintenance, and hand car wash/ detail within the fence enclosed yard. The PUD is appropriate at this location with specific reference to the following:

The existing residential density and intensity of use of surrounding lands: The subject property is surrounded primarily by residential zoned districts and residential uses. Properties to the west, east and south of the subject property are zoned Residential Medium Density-B with single family dwelling to the south and a multi-family dwelling to the east. Property to the West at the corner of 19th Street East and Liberty Street North is operating as a Daycare center. Martin Luther King Jr. Parkway is located just north of the subject property.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated October 30, 2020, project development for a commercial development. JEA Availability Number 2020-3012 was issued on 09/18/2020 for no additional flow (existing development). Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

(7) Usable open spaces plazas, recreation areas.

Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan, if any.

(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 confirmed there is no presence of 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 parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 2, 2020** by the Planning and Development Department, the 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 Ordinance **2020-0663** be **APPROVED with the following exhibits:**

- The original legal description dated August 17, 2020.**
- The revised written description dated August 5, 2020.**
- The revised site plan dated October 7, 2020.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0663** be **APPROVED.**



Aerial View

Source: JaxGIS



View of Subject Property

*Source: Planning & Development Dept.
Date: November 2, 2020*



View of Subject Property

Source: Planning & Development Dept.

Date: November 2, 2020



View of Property to the South

Source: Planning & Development Dept.

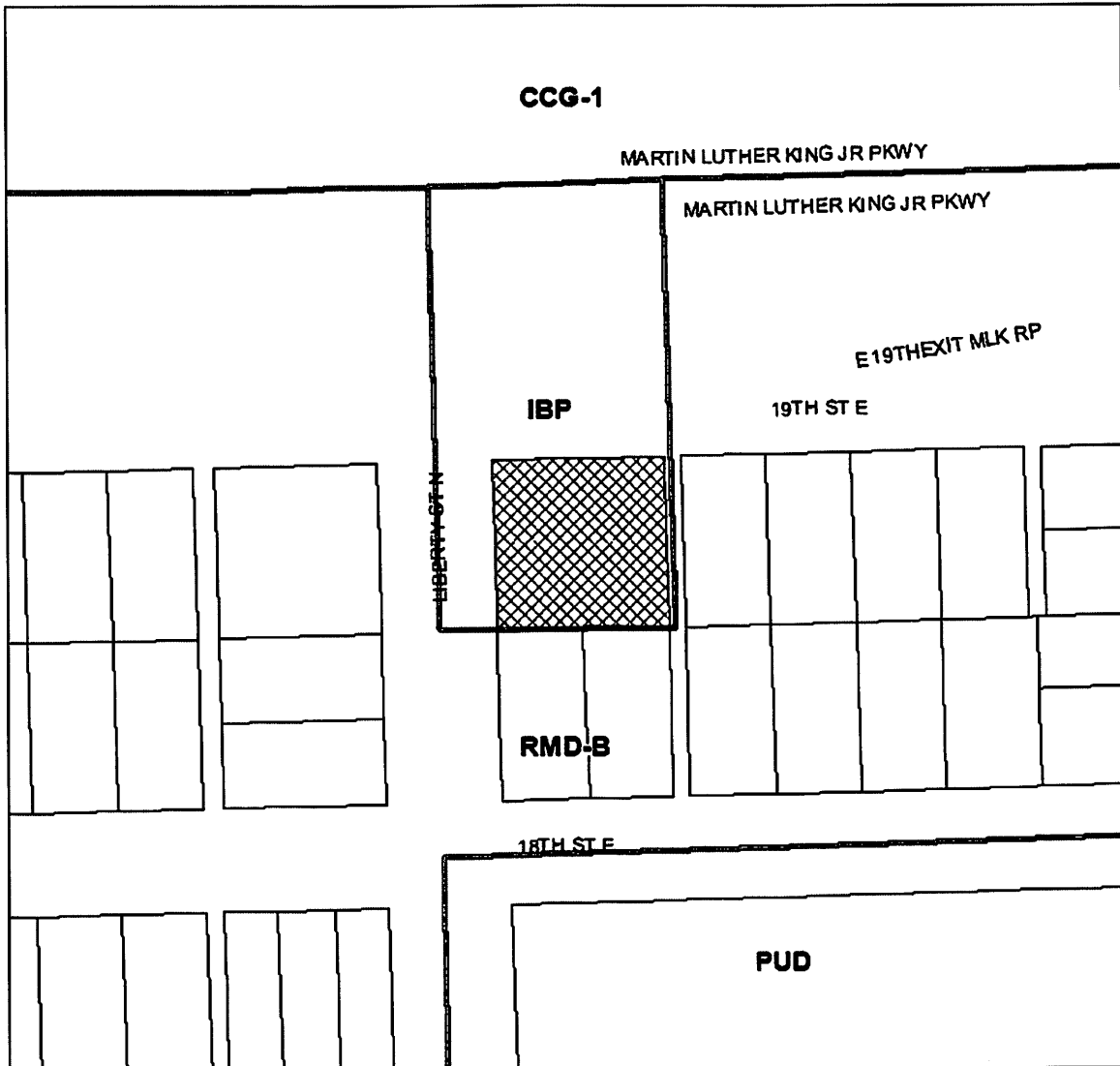
Date: November 2, 2020

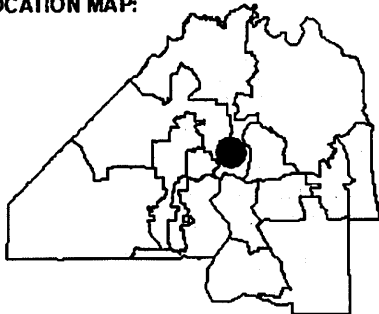



View of Property to the East

Source: Planning & Development Dept.

Date: November 2, 2020



<p>REQUEST SOUGHT:</p> <p>FROM: IBP</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 30 60 120 Feet</p> <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0663</p>	<p>TRACKING NUMBER</p> <p>T-2020-3035</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0663 **Staff Sign-Off/Date** ELA / 10/27/2020
Filing Date 10/27/2020 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 11/24/2020 **Planning Commission** 11/19/2020
Land Use & Zoning 12/01/2020 **2nd City Council** N/A

Neighborhood Association EASTSIDE COMMUNITY COALITION, JACKSONVILLE CULTURAL DEVL P CORP,

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3035 **Application Status** FILED COMPLETE
Date Started 08/03/2020 **Date Submitted** 08/05/2020

General Information On Applicant

Last Name ZEDIAK **First Name** JOHN **Middle Name**

Company Name

Mailing Address
 751 BENTON HARBOR DRIVE EAST

City JACKSONVILLE **State** FL **Zip Code** 32225

Phone 9046269625 **Fax** 904 **Email** ZSPEEDIAK@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name ZEDIAK **First Name** JOHN **Middle Name** EDWARD

Company/Trust Name

Mailing Address
 751 BENTON HARBOR DRIVE EAST

City JACKSONVILLE **State** FL **Zip Code** 32225

Phone 9046269625 **Fax** **Email** ZSPEEDIAK@YAHOO.COM

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	044627 0000	7	1	IBP	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) 0.23

Development Number

Proposed PUD Name 2821 N. LIBERTY STREET

Justification For Rezoning Application

Location Of Property

General Location

AT THE SOUTHEAST QUADRANT OF THE INTERSECTION AT 19TH STREET AND N. LIBERTY

House #	Street Name, Type and Direction	Zip Code
2821	LIBERTY ST N	32206

Between Streets

18TH and 19TH

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
0.23 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
41 Notifications @ \$7.00 /each: \$287.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,566.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

CCG-1

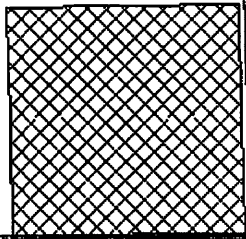
MARTIN LUTHER KING JR PKWY

MARTIN LUTHER KING JR PKWY

E 19TH EXIT MLK RP

19TH ST E

IBP



LIBERTY ST N

RMD-B

18TH ST E

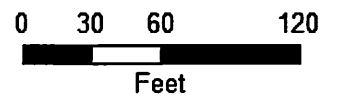
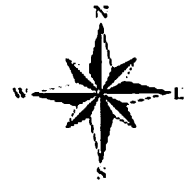
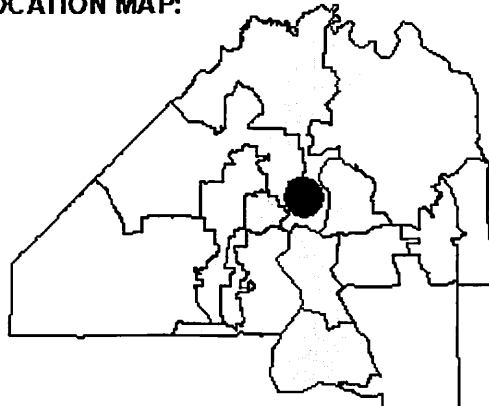
PUD

REQUEST SOUGHT:

FROM: IBP

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2020-3035

**EXHIBIT 2
PAGE 1 OF 1**

Legal Description

LOTS 11 AND 12, BLOCK 17, NEW SPRINGFIELD, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 2, PAGES 69 AND 70, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST AS SET FORTH IN THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 16851, PAGE 1888, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Exhibit D

WRITTEN DESCRIPTION

2821 N. Liberty Street PUD

8/5/20

I. PROJECT DESCRIPTION

A. Numbers of acres, location of site, existing use, surrounding uses, and types of businesses, proposed uses: 0.23± acres at the southeast quadrant of 19th Street/ North Liberty Street intersection, south of MLK Parkway. Currently applicant indoor storage. Surrounding uses: MRD (19th Street, North Liberty Street), BP (18th Street), CGC (north of MLK Parkway), LI (18th Street/19th Street), Children of Liberty School (southwest quadrant of 19th Street/ North Liberty Street intersection), Gas Station/Store (southwest quadrant of 19th Street/ North Liberty Street intersection), and Swisher International manufacturing (18th Street /19th Street). Will utilize existing building for automotive related; merchandise retail sales, new/used parts retail sales and installation, minor maintenance, and hand car wash/ detail in the fence enclosed yard.

B. Project Name: 2821 N. Liberty Street PUD

C. Project Architect/ Planner: None

D. Project Engineer: None

E. Project Developer: None

F. Current Land Use Designation: LI

G. Current Zoning District: IBP

H. Requested Zoning District: Planned Unit Development

I. Real Estate Numbers(s): 044627-0000

II. QUANTITATIVE DATA

A. Total Acreage: 0.23 acres

B. Total amount of non-residential floor area: 6,179 sq. ft. including mezzanine

C. Total amount of land coverage of all buildings and structure: 4,764 sq. ft./ 0.11 acres

III. STATEMENTS

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

Hand car wash and auto parts installation are not permitted uses in current IBP zone but auto parts installation is a permitted use in CCG-2 zone and hand car wash is a permitted use by exception in CCG-2.

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

Applicant to continue operation and maintenance.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial Retail Sales and Service Establishments.
2. Retail sale of new or used automobiles, trucks, and tractors, subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards).
3. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
4. Assembly of components and light manufacturing when in conjunction with retail sales or service establishment, conducted without outside storage or display.
5. Automobile service stations, mobile car detailing services, major automotive repair, car or truck rental meeting the performance standards and development criteria set forth in Part 4.
6. Small scale operations including warehousing, storage where the total operation does not require more than 10,000 sq. ft. of floor space, all merchandise is stored within an enclosed building.
7. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
8. Manual Car Wash

B. Permissible Uses by Exception:

1. None.

C. Limitations on permitted or permissible uses by exception: None

D. Permitted Accessory Uses and Structures: As permitted pursuant to Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot area: None
- (2) Minimum lot width: None
- (3) Maximum lot coverage: None
- (4) Minimum front yard: None
- (5) Minimum side yard: None
- (6) Minimum rear yard: 0
- (7) Maximum height of structures: Sixty feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements:* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
 - a. Vehicular access to the Property shall be by way of N. Liberty Street and 19th Street, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
 - b. Within the property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the property, if ownership or occupancy of the property is subdivided among more than one person or entity.
- (2) *Pedestrian Access:*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) One (1) externally illuminated street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed 8 feet in height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of (8) eight square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

D. Landscaping:

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

E. Recreation and Open Space:

Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan, if any.

F. Utilities:

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

G. Wetlands:

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

VI. DEVELOPMENT PLAN APPROVAL

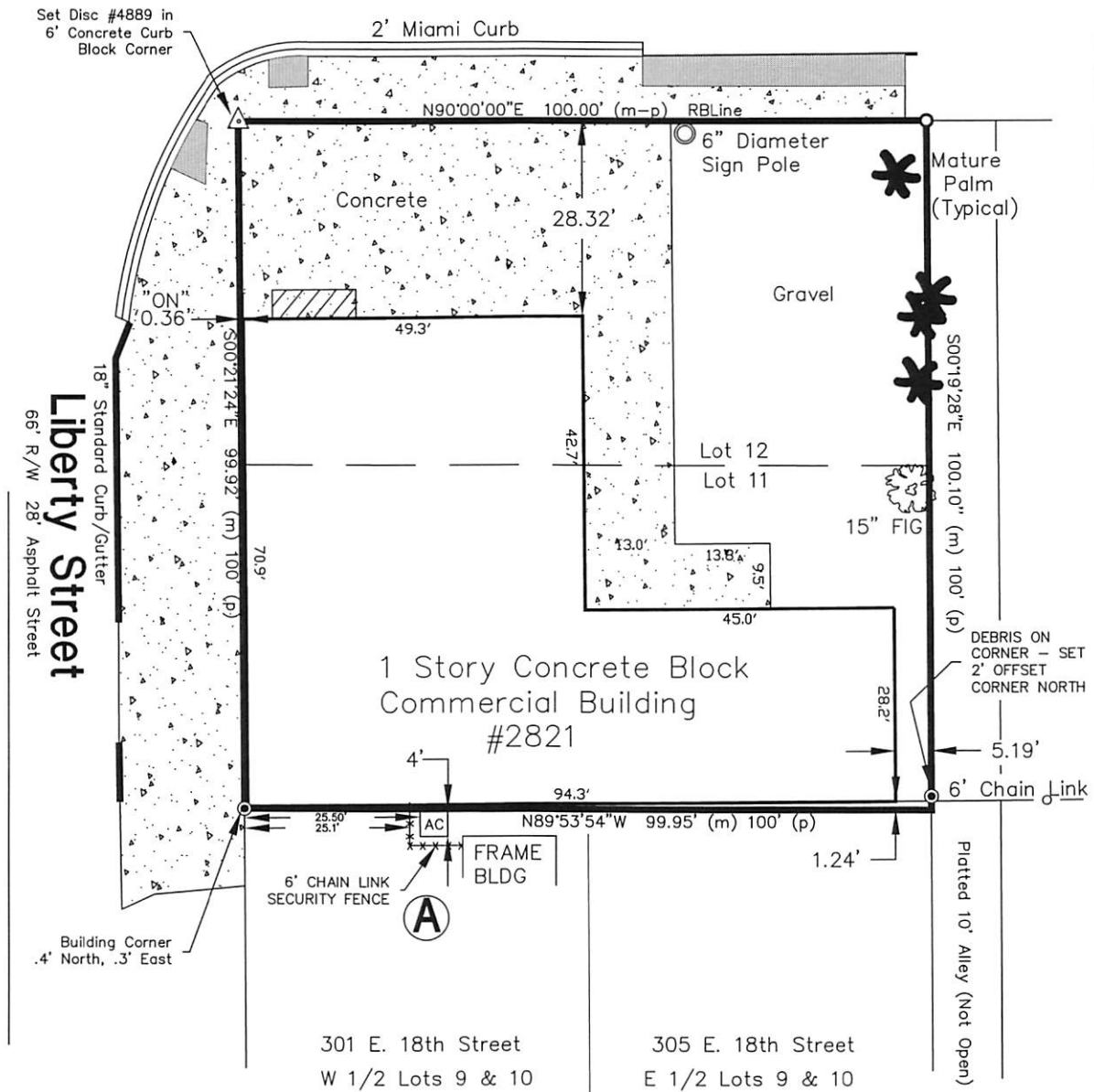
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall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




VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

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

→ **19th Street**
 ("On Ramp" for MLK Blvd.)
 R/W Varies - Asphalt & Concrete Width Varies

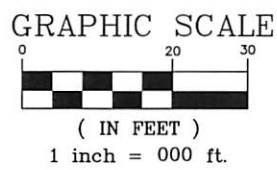


-  = Open Concrete
-  = Covered
-  = Grass

POINT OF INTEREST DEMARCATED THUSLY: **(A)** AIR CONDITIONER ON PAD OFF OF PROPERTY (Conditioned Use Allowed by Agreement)

PLEASE SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION, CERTIFICATIONS, FHA/VA WELL AND SEPTIC TANK DIMENSIONS (if applicable), LEGEND, SYMBOLS, ABBREVIATIONS, NOTES, SIGNATURE AND SEAL ETC.

PLAT CONTAINS NO BEARINGS/ANGLES FOR FIELD COMPARISON



Boundary Survey # 062714.1

EXHIBIT F

PUD Name

2821 N. Liberty Street

Land Use Table

Total gross acreage	0.23 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0.23 Acres	100 %
Industrial	0.23 Acres	100 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0.12 Acres	52 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	4,764 Sq. Ft.	48 %