

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

October 6, 2022

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

RE: Planning Commission Advisory Report
Ordinance No.: 2022-606 **Application for: Bulls Bay Highway PUD**

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

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

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

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated March 3, 2022.**
- 2. The original written description dated September 9, 2022.**
- 3. The original site plan dated August 31, 2022.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1. A 10 (ten) foot wide undisturbed natural buffer shall be maintained the length of Nevada Street and Jackson Avenue North to Arizona Street.**
- 2. No access shall be permitted from Nevada Street.**
- 3. The access to Bulls Bay Highway shall align with the center of the three driveways across the street.**
- 4. No traffic study is required if the use will be storage as shown on the Site Plan. However, if the use changes, a traffic study may be required, subject to the review and approval of the Planning and Development Department.**

Planning Department conditions:

1. A 10 (ten) foot wide undisturbed natural buffer shall be maintained the length of Nevada Street and Jackson Avenue North to Arizona Street.
2. No access shall be permitted from Nevada Street.
3. The access to Bulls Bay Highway shall align with the center of the three driveways across the street.
4. No traffic study is required if the use will be storage as shown on the Site Plan. However, if the use changes, a traffic study may be required, subject to the review and approval of the Planning and Development Department.

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

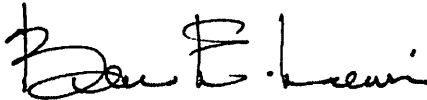
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Alex Moldovan, Chair	Absent
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Jordan Elsbury	Absent
Joshua Garrison	Aye
David Hacker	Absent
Nicole Padgett (Alternate)	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2022-606 TO****PLANNED UNIT DEVELOPMENT****OCTOBER 20, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-606 to Planned Unit Development.

Location: Northwest quadrant of Bulls Bay Highway and Beaver Street West

Real Estate Number(s): 006222-0230

Current Zoning District(s): Planned Unit Development (PUD 1995-609-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Agent: Paul M. Harden, Esq.
1431 Riverside Boulevard, Suite 901
Jacksonville Florida 32207

Owner: Raymond L. Lane
Ray Lane Properties, Inc.
537 Lane Avenue North
Jacksonville Florida 32254

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2022-606 seeks to rezone approximately 5.39 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow bus, semi-tractor and trailer parking and storage. The PUD also includes many commercial uses that are found in the CCG-2 Zoning District.

The current PUD, 1995-609-E, allows for permitted and permissible uses by exception that are found in the CCG-1 Zoning District. PUD 1995-609-E was approved with the following conditions:

1. That the site plan and written description be revised to include the following:
 - a. reference to access points and the interaction with the existing circulation and adjacent points of ingress and egress on surrounding development;
 - b. design specifics with regards to the Natural Buffer that is to remain along Nevada Street; and design standards as to setbacks from property lines for structures and development.
 - c. Also, the site plan and written description should address the impacts to wetlands by development, should they exist on site prior to development approval by the Planning and Development Department.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and finds that condition 1.b. concerning a 10 foot wide natural buffer be continued in this PUD due to the proximity to the elementary school.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD is proposing permitted and permissible uses in the CCG-2 Zoning District, including bus, semi-tractor and trailer parking and storage. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

Policy 1.1.12 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.

Policy 3.2.4 *The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.*

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for the parking and storage of bus, semi-tractors and trailers, including other commercial and service establishment 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 use of existing and proposed landscaping: The intended plan of development will comply with Part 12 Landscape Regulations of the Zoning Code. A 10 foot wide perimeter landscape area with evergreen shrubs will be required along all street frontages.
- Traffic and pedestrian circulation patterns: The written description indicates that access will be from Bulls Bay Highway, although there will be cross access easements if the parcel is subdivided.
- Compatible relationship between land uses in a mixed use project: The proposed uses are generally found in the CCG-2 Zoning District, which reduces the likelihood of 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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The PUD does not propose any additional buffering adjacent to residential uses. Staff is recommending conditions to screen the bus and trailer parking from those areas. Without the recommended screening the proposed PUD will have a detrimental visual effect on the surrounding 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	LDR	RR-Acre	Single family dwellings
		RLD-60	Single family dwellings
	PBF	PBF-1	Thomas Jefferson Elem
South	LI	IL	Tractor trailer storage
East	LDR	PBF-1	COJ Senior Center
	CGC	CCG-2	Office, construction company
West	CGC	PUD (88-87)	Commercial retail center

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a bus semi-tractor, trailer and truck parking and storage. The PUD is appropriate at this location as there are similar intensive commercial and industrial uses to the southeast and south of Beaver Street.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: Staff is of the opinion that the PUD is appropriate if the PUD Ordinance is approved with the recommended conditions.
- The existing residential density and intensity of use of surrounding lands: There are residential dwellings to the north and east of the subject property. Staff is recommending conditions to screen the bus and trailer parking from those uses. Without the recommended screening the proposed PUD will have a detrimental visual effect on the surrounding area.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The written description indicates that access will be from Bull Bay Highway subject to the review and approval of the City's Traffic Engineer. The staff wants to make sure no access is allowed from Nevada Street due to the proximity of the elementary school and residential dwellings.

The City's Traffic Engineer has made the following comments:

The access to Bulls Bay Highway shall align with the center of the three driveways across the street.

No traffic study will be needed if the use will be storage as shown on the Site Plan, however, if the use is changed in the future, a traffic study may be required.

(7) Usable open spaces plazas, recreation areas.

Open space and 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. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(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 October 13, 2022, the required Notice of Public Hearing sign was posted.



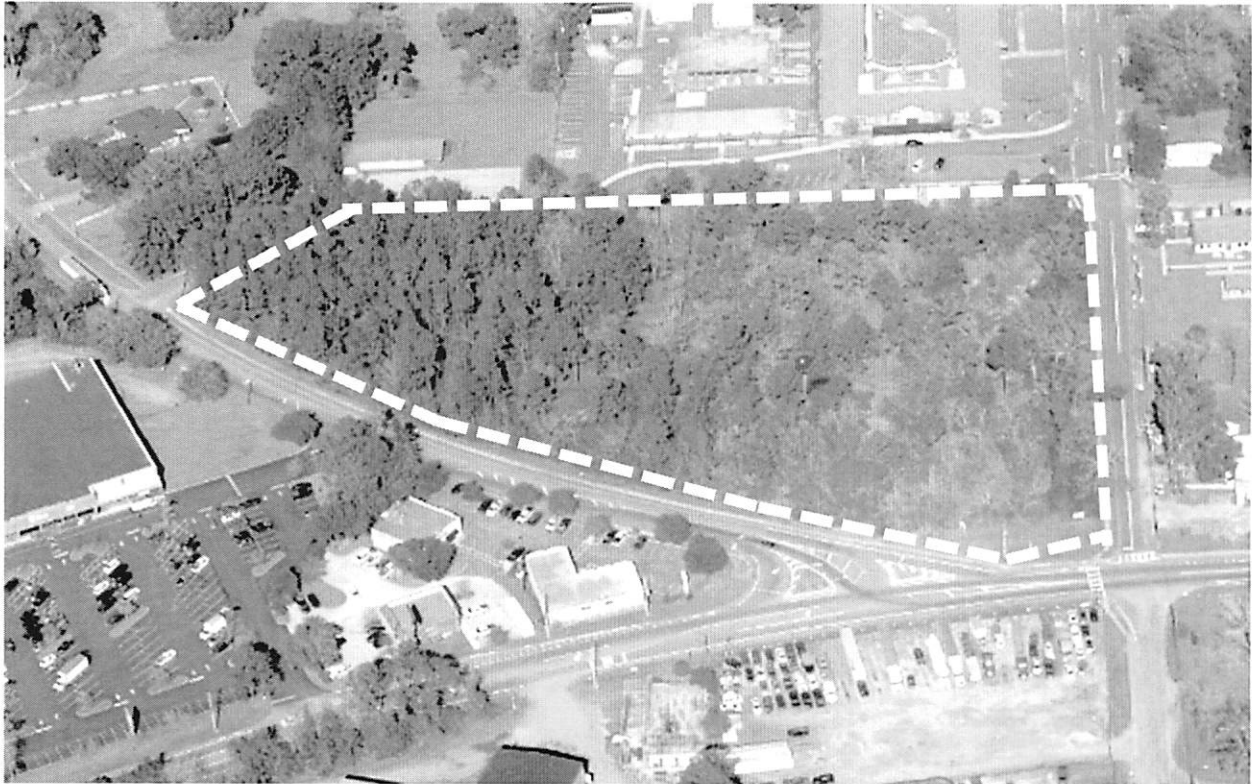
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-606** be **APPROVED with the following exhibits:**

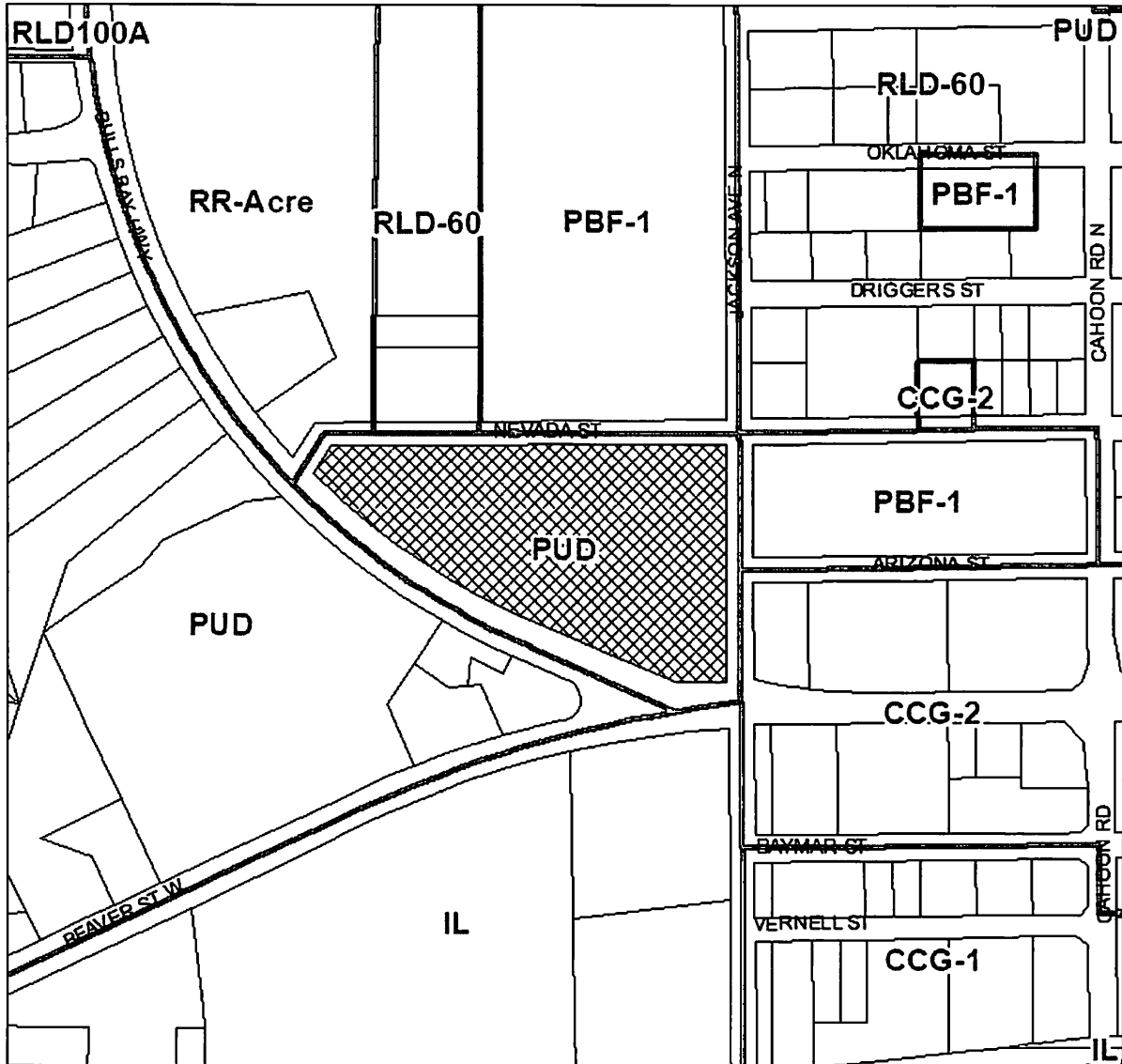
1. The original legal description dated March 3, 2022.
2. The original written description dated September 9, 2022.
3. The original site plan dated August 31, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-606** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. A 10 (ten) foot wide undisturbed natural buffer shall be maintained the length of Nevada Street and Jackson Avenue North to Arizona Street.
2. No access shall be permitted from Nevada Street.
3. The access to Bulls Bay Highway shall align with the center of the three driveways across the street.
4. No traffic study is required if the use will be storage as shown on the Site Plan. However, if the use changes, a traffic study may be required, subject to the review and approval of the Planning and Development Department.



Aerial view of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0606</p>	<p>TRACKING NUMBER</p> <p>T-2022-4140</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Planned Unit Development Zoning District

Application For Rezoning To

Planning and Development Department Info

Ordinance # 2022-0606 **Staff Sign-Off/Date** KPC / 07/22/2022
Filing Date N/A **Number of Signs to Post** 11
Hearing Dates:
1st City Council 09/13/2022 **Planning Commission** 09/08/2022
Land Use & Zoning 09/20/2022 **2nd City Council** 09/27/2022
Neighborhood Association THOMAS JEFFERSON CIVIC CLUB
Neighborhood Action Plan/Corridor Study MARIETTA NEIGHBORHOOD PLAN 1980

Application Info

Tracking # 4140 **Application Status** PENDING
Date Started 03/04/2022 **Date Submitted** 03/04/2022

General Information On Applicant

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

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name LANE **First Name** RAYMOND **Middle Name** L
Company/Trust Name
RAY LANE PROPERTIES, LLC
Mailing Address
537 LANE AVE N
City JACKSONVILLE **State** FL **Zip Code** 32254
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1995-609

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 006222 0230	12	5	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 5.39

Justification For Rezoning Application

TO DEVELOP FOR INDUSTRIAL USE.

Location Of Property

General Location

NWQ BULLS BAY HWY & JACKSON AVE N

House #	Street Name, Type and Direction	Zip Code
0	BULLS BAY HWY	32220

Between Streets

BEAVER ST and OLD PLANK RD

Required Attachments For Formal, Complete application

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

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee: \$2,000.00

2) Plus Cost Per Acre or Portion Thereof

5.39 Acres @ \$10.00 /acre: \$60.00

3) Plus Notification Costs Per Addressee

20 Notifications @ \$7.00 /each: \$140.00

4) Total Rezoning Application Cost: \$2,200.00

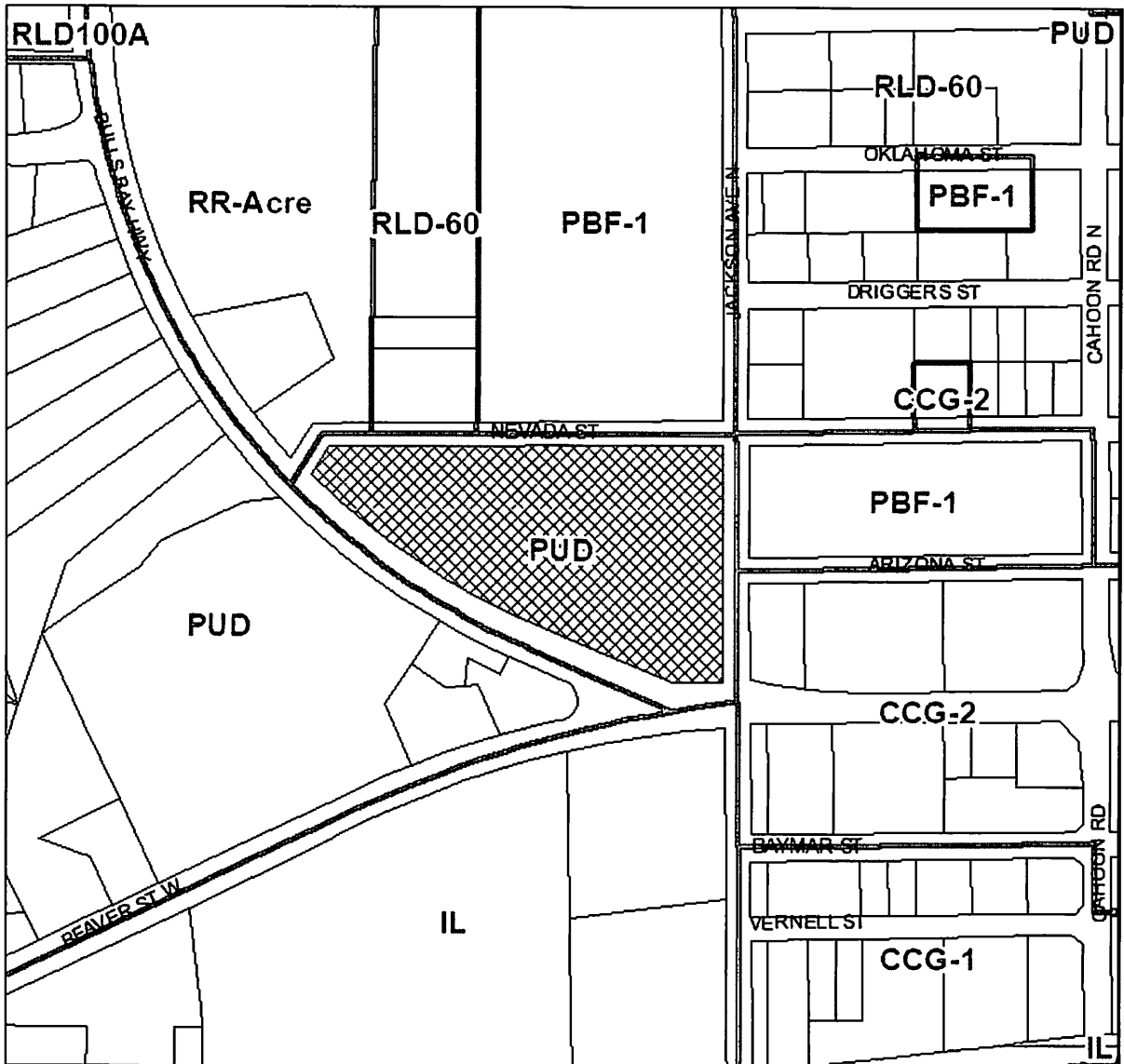
NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

March 3, 2022

Legal Description

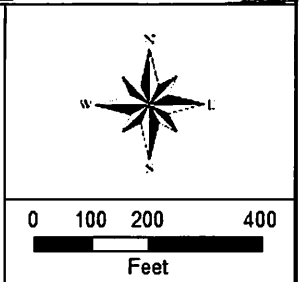
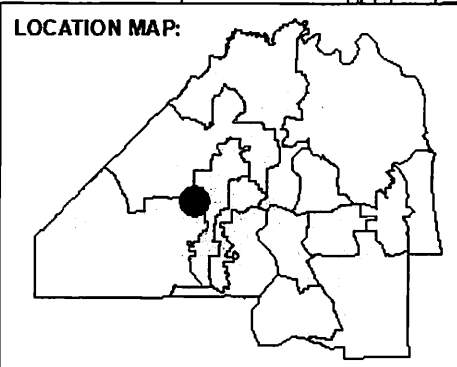
That certain piece, parcel or tract of land lying in and being part of the Southwest 1/4 of the Southeast 1/4 of Section 15, Township 2 South, Range 25 East, Duval County, City of Jacksonville, Florida, being more particularly described as follows: From the Northwest corner of the Southeast 1/4 of said Section 15, South 87°33'38" East by and along the North boundary of said Southeast 1/4, a distance of 1234.80 feet to the center line of Jackson Avenue, a 50 foot right of way as now established; thence South, by and along said center line, a distance of 1466.62 feet; thence North 89°51'00" West, a distance of 25.0 feet to the intersection of the West right of way of said Jackson Avenue with the South right of way of Nevada Street, a 60 foot right of way as now established, for a point of beginning; thence South by and along the West right of way of said Jackson Avenue, a distance of 447.33 feet to the North right of way of Beaver Street and/or U.S. Highway 90, a 66 foot right of way as now established; thence South 89°50'00" West by and along said North right of way, a distance of 94.86 feet to the Northeasterly right of way of Bulls Bay Highway, a 60 foot right of way as now established; thence North 67°25'07" West, by and along said Northeasterly right of way, a distance of 276.15 feet to a point of curvature; thence around and along a curve to the right, said curve having a radius of 1318.90 feet, and a Delta of 22°28'10", an arc distance of 517.23 feet to a point on said curve and the Southeasterly right of way of aforementioned Nevada Street; thence North 31°32'00" East, by and along said Southeasterly right of way, a distance of 62.89 feet to the South right of way of said Street; thence North 89°51'00" East, by and along said South right of way, a distance of 743.97 feet to the West right of way of aforementioned Jackson Avenue and the point of beginning.



REQUEST SOUGHT:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

12

ORDINANCE NUMBER

ORD-2022-0606

TRACKING NUMBER

T-2022-4140

EXHIBIT 2

PAGE 1 OF 1

WRITTEN DESCRIPTION

**Bulls Bay PUD
RE# 006222-0230**

September 9, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 5.39 acres of property from PUD to PUD. The parcel is located in the northwest quadrant of Bulls Bay Highway and Jackson Avenue North.

The subject property is currently owned by the Ray Lane Properties, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/PUD (Ord. 1995-609). The property is currently vacant. Surrounding uses include: PBF/PBF-1 to the north across Nevada Street (school); LDR/PBF-1 (senior center) and CGC/CCG-2 (mixed use) to the east; and CGC/PUD (commercial) and LI/IL to the west and south across Bulls Bay Highway.

Project Name: Bulls Bay PUD
Project Architect/Planner: Not determined
Project Engineer: Not determined
Project Developer: Ray Lane Properties, LLC

II. QUANTITATIVE DATA

Total Acreage: 5.39 acres
Total number of dwelling units: N/A
Total amount of non-residential floor area: TBD
Total amount of public/private rights of way: N/A
Total amount of open space: N/A
Total amount of land coverage of all residential buildings and structures: TBD
Phase schedule of construction (include initiation dates and completion dates)
Single phase

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial Retail Sales and Service Establishments.
2. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
3. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
4. All types of professional and business and offices.
5. Small scale operations including wholesaling, warehousing, storage, distributorship business (only as an accessory to a permitted use).
6. Boatyards.
7. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating (only as an accessory to a permitted use).
8. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
9. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
11. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
12. Banks, including drive-thru tellers.
13. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
14. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for on-premises or off-premises consumption.
15. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

16. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
17. Automobile, boat, motor home, RV storage yards.
18. Bus, semi-tractor, trailer or truck parking and/or storage.
19. Manual car wash.
20. Indoor body shop including existing apron and canopy for lifts (existing apron and canopy with lifts authorized by current PUD).
21. Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, express offices and terminal facilities and similar uses.
22. Radio or television broadcasting offices, studios, transmitters, telephone and cellular towers.
23. Building trades contractors with outside storage yards and heavy construction machinery, if visually screened by a six-foot fence or wall not less than 95 percent opaque.
24. Retail sales of heavy machinery, farm equipment and building materials including outside display.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403.

C. Permitted Uses by Exception

None.

IV. DESIGN GUIDELINES

A. Lot Requirements:

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

B. Ingress, Egress and Circulation:

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

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Bulls Bay Highway, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

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

C. Signs.

(1) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.

(2) Wall signs are permitted.

(3) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

(4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

D. Landscaping:

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

E. Recreation and Open Space:

Not applicable.

F. Utilities

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

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

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

VII. STATEMENTS

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

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

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

The facilities will be operated and maintained by the owner.

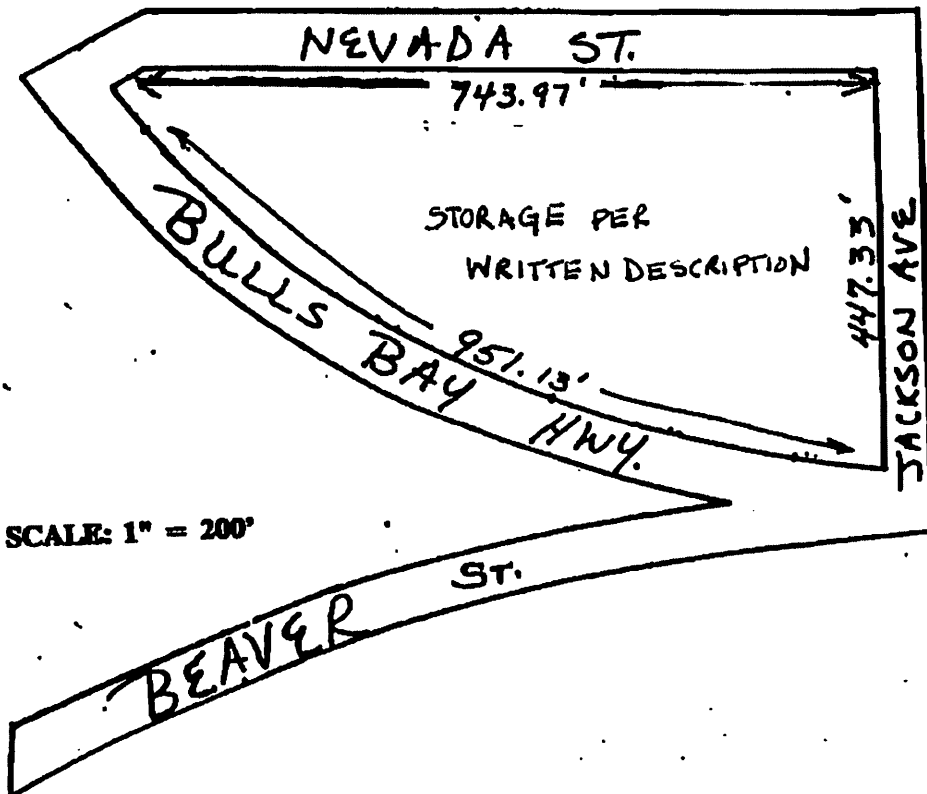
VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

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

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

SITE PLAN



SCALE: 1" = 200'

THE NOTHERLY BOUNDARY LINE OF 743.97 FEET SHALL REMAIN AS A 10' FOOT UNDISTURBED NATURAL BUFFER AREA.

EXHIBIT F

PUD Name: Bulls Bay PUD

Land Use Table

Total gross acreage	5.39 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	0	
Total number of dwelling units	0	
Commercial	5.39 acres	100%
Industrial		
Other land use	0	
Active recreation and/or open space	0	
Passive open space	0	
Public and private right-of-way	N/A	
Maximum coverage of buildings and structures	None, except as otherwise required for certain uses	