

# 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

August 3, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2020-391**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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: **Deny**

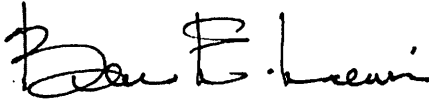
Planning Commission Recommendation: **Approve with conditions**

Planning Commission Commentary: There were no speakers in opposition. This was originally a request to rezone to CCG-2. The Commissioners felt that the applicant had worked in good faith with the District Councilperson and that the PUD, as conditioned, was a reasonable compromise.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
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,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2020-0391 TO****PLANNED UNIT DEVELOPMENT****MAY 20, 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 **2020-0391** to Planned Unit Development.

***Location:*** 8113, 8129 Alton Avenue  
Corner of Acme Street and Alton Avenue

***Real Estate Number:*** 144788-0000, 144789-0000

***Current Zoning District:*** Commercial Office (CO)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community/ General Commercial (CGC)

***Planning District:*** District 2—Arlington/Beaches

***Applicant/Agent:*** Paul Espinoza  
Twin Cam Automotive  
8421 Atlantic Blvd  
Jacksonville, FL 32211

***Owner:*** Jim McCarthy  
North Florida Land Trust, Inc.  
843 W. Monroe Street  
Jacksonville, FL 32202

***Staff Recommendation:*****DENY****GENERAL INFORMATION**

Application for Planned Unit Development Ordinance **2020-0391** seeks to rezone 0.99± acres of a property from Commercial Office (CO) to Planned Unit Development (PUD). The property is located in the Community/General Commercial (CGC) land use category within the Urban Priority Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order develop the property for future use as a storage area and warehouse.

There is a clear commercial corridor along Atlantic Boulevard which is directly south of the subject property. The Department finds the proliferation of CCG-2 uses in the area is not justification for the rezoning to a Planned Unit Development. The department feels the intensification to CCG-2 uses including outside storage of automobiles, bus, & semi-tractor trucks, personal property storage, light manufacturing with outside storage is unnecessary for this property due to the abutting residential properties.

Additionally, the property is located within Neighborhood Action Plan Woodland Acres. Although the land use category for the properties on the north side of Alton Avenue are designated as CGC, the current zoning of CO limits the intensity of the commercial uses which abut residential uses to the north. At the time of the Woodland Acres Land Use and Zoning Study, the two lots were identified as non-conforming residential use but since then they have been vacant. The study states, "Given the mix of uses in the study area, Woodland Acres is sufficiently served by commercial acreage without any changes to existing land use designations, but the commercial development needs to be built so as to be a good neighbor to residential development because of the location of commercial land use categories adjacent to residential categories."

#### **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 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 subject site is located along the north side of Alton Avenue, between Acme Street and Bowlan Street North, all local roads. The site is located within the Urban Priority Area and within the boundaries of the Woodland Acres Land Use and Zoning Study. The uses proposed by the PUD are consistent with the CGC land use category.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

No. While this proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and does not conflict with any portions of the City's land use regulations, it does not support the following goals, objectives and policies contained herein, including:

**Future Land Use Element (FLUE):**

**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.

*Approval of this application will set a precedence for future lots to request the same rezoning and will not achieve a well-balanced and organized combination of residential to non-residential area. The current zoning district Commercial Office offers commercial uses that are not too intense for the area and serves as a transitional zoning district from the residential district to the north and the more intense commercial districts to the south. The proposed PUD includes uses that are permitted in the zoning district of CCG-2 which is the most intense commercial category. CCG-2 uses adjacent to single family dwellings is not a well-balanced and organized combination of residential to non-residential area. Due to these reasons listed this request will not be in compliance with Goal 3.*

**Neighborhood Action Plan**

The proposed PUD is located within the boundaries of the in the Woodland Acres Land Use and Zoning Study. The overall purpose of the study is to develop sound growth management strategies to preserve the quality of life of current and future residents of Woodland Acres. The Land Use and Zoning Study completed in 2007, recognizes that more intense commercial may cross the road (Alton Ave.) into parcels with the CGC land use that currently have a less intense commercial zoning district. The concern is that the more intense uses could negatively impact adjacent residential properties. The Study recognized the adjacent rezoning to PUD, which occurred in 2007, as a good neighbor because the proposal limited the types of uses to uses that will occur in a completely enclosed building. Additionally, the 2007 PUD proposed a design that would allow the building to compliment the residential character of the area. The Study allows some commercial growth, but the major emphasis is on containing commercial establishments in peripheral locations and the clearly defined residential areas need to be free from intrusion of non-compatible land uses. The proposed PUD allows for intense commercial uses including, but not limited to, outside storage. Therefore, the proposed PUD is inconsistent with the Land Use and Zoning Study.

***(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): Community/ General Commercial (CGC).

***(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). Currently, there is nothing in the Concurrency system regarding this proposed outdoor storage project. If approval, the agent/owner will need to submit a Mobility & CRC application to the Concurrency & Mobility Management System Office for review/fee assessment/approval.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands commercial uses including; outside storage of automobiles, bus, & semi-tractor trucks, personal property storage, light manufacturing with outside storage. 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. There is no residential uses proposed in this PUD.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

- The use of existing and proposed landscaping: The development shall implement the trends along Alton Avenue, more specifically the Alton Avenue Professional Park, using the future buildings as additional buffering for the residential uses lying to the north. As these structures would be limited to 25 feet in height and must be located not closer than 10 feet to the northern boundary, the developer can then also implement the uncomplimentary buffer standards outlined in Part 12, of the Zoning Code, attempting to preserve, and protect

the existing vegetative buffer that exists along that boundary, and supplementing it with fencing and any required additional plantings.

- The treatment of pedestrian ways: The development will be consistent with the 2030 Comprehensive Plan.
- Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for the subject property is proposed along both Alton Avenue and Acme Street. The Traffic Engineering Division has provided comments that include:
  - **There shall be only one access per road frontage.**
  - **Provide ADA compliant sidewalk on Alton Avenue**
  - **The driveway on Acme Street appears to conflict with the existing JTA Bus Stop.**

Atlantic Boulevard (U.S 90), from University Boulevard (State Route 109) to Southside Boulevard (State Route 115), is the directly accessed classified roadway in the vicinity. Atlantic Boulevard is a 4-lane undivided arterial in this vicinity and is currently operating at 75.26% of capacity. This Atlantic Boulevard segment has a maximum daily capacity of 39,800 vpd and a 2020 daily traffic volume of 29,953 vpd.

This development is for 12,000 SQFT of ITE Code 841 Automobile Sales (Used Car Dealership), which would generate 325 vpd.

**This development is subject to mobility fee review.**

- The use and variety of building setback lines, separations, and buffering: The property will provide a 20 foot front yard setback along Alton Avenue and a 10 foot setback from the abutting residential properties along the north property line. The east property line adjacent to 8205 Alton Avenue there will be a 0 foot required setback. Traditionally when CCG-2 zoning district is adjacent to residentially zoned districts the property must provide a 25 foot naturally undisturbed buffer. The proposed PUD will provide a 10 foot building setback from all structures to the north property line abutting residential. The Written Description additionally states that the development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development.

#### ***(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 northern portion of the property abuts five (5) residential

properties which are developed with Single Family Dwellings.

- The type, number and location of surrounding external uses: The property has approximately 325 feet of road frontage along Alton Avenue and approximately 135 feet along Acme Street and is currently a vacant undeveloped piece of property. The north side of Alton Avenue is zoned primarily Commercial Office (CO) and acts as a transitional zoning district to the residential districts to the north and the Commercial zoning districts to the south. Commercial Office (CO) is a zoning district with limited permitted uses which serves as appropriate transitional uses between residential and nonresidential areas. The properties that surround the site include retirement/nursing home, single family dwellings and commercial shopping center to the south in zoning district CCG-2. Adjacent to this property, a PUD was approved in 2007 to allow for the construction of a warehouse building to store motorcycles for the business south across Alton Avenue that faces Atlantic Boulevard. Currently the PUD: 2007-0030 site is still vacant. On the east end of the block, land use and zoning applications were submitted to change the property from CGC to MDR and from CO to RMD-A for single family dwellings and approved through Ordinance #2020-0338. These applications were supported by the Planning Department due to the adjacent residential uses to the north and the three existing non-conforming residential lots directly west.
  
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	MDR	RMD-A	Single Family Dwellings
<b>South</b>	CGC	CCG-2	Commercial Shopping Center
<b>East</b>	CGC	PUD: 2007-0030	Vacant
<b>West</b>	CGC	CCG-2	Retirement/Nursing Home

It is the opinion of the Planning and Development Department that the requested rezoning to PUD with CCG-2 uses proliferation of the intensification of commercial uses in the area and not provide for a varying level of commercial properties in the area.

***(6) Intensity of Development***

The proposed development is consistent with the CGC functional land use category but the proposed PUD is inappropriate at this location because it abuts residential uses, does not provide a transitional use between the proposed uses and residential properties, and is an intensification of commercial use that is not located on an arterial roadway. The subject property is also located in the Woodland Acres Land Use and Zoning Study. The overall purpose of the study is to develop sound growth management strategies to preserve the quality of life of current and future residents of Woodland Acres. The concern is that the more intense uses could negatively impact adjacent residential properties by allowing intense commercial uses such as but not limited to: outside storage of automobiles, bus, & semi-tractor trucks, personal property storage, light manufacturing



with outside storage. Therefore, the proposed PUD is inconsistent with the Land Use and Zoning Study.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed PUD allows for intense commercial uses such as outside storage of automobiles, bus, & semi-tractor trucks, personal property storage, light manufacturing with outside storage. Additionally the property is intended to be developed with two warehouse type structures approximately 6,000 square feet each maximum height of 25 feet with only a 10 foot setback from property line with adjoining residential properties. The uses are inappropriate at the property because it abuts residential. The property to the East was approved for motorcycle storage warehouse for Planned Unit Development Ord. #2007-0030 but has remained vacant since. The difference between this request and the adjacent property is the PUD was approved with limits to the types of uses that would occur in a completely enclosed building.
- The existing residential density and intensity of use of surrounding lands: The subject property abuts five (5) residential properties, all developed with at least one single-family homes on each parcel. All residential parcels to the north of the subject parcel are RMD-A zoning district. Property to the west is zoned CCG-2 but is operating as a Retirement/Nursing Home.
- 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 May 3, 2021, JEA has no objection to proposed PUD. 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.***

No recreation area is required.

***(8) Impact on wetlands***

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

***(9) Listed species regulations***

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

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

The PUD will afford the users the ability to provide parking as required per code, for any use that is open to the public or has employees. In the event no such use occurs, the owner or operator shall

have the ability to utilize the areas as necessary for inventory or storage. Loading and unloading can be accommodated on the property.

*(11) Sidewalks, trails, and bikeways*

The development will be consistent with the 2030 Comprehensive Plan. If approved the property will need to provide ADA compliant sidewalk on Alton Avenue per Traffic & Engineering comments.

**Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.**

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **May 4, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0391 be **DENIED** with the following exhibits:

- The original legal description dated June 22, 2020.**
- The original written description dated October 9, 2020.**
- The original site plan dated October 9, 2020.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0391 be **DENIED**.



**Aerial View**

*Source: JaxGIS*



**View of the Subject Property**

*Source: Planning & Development Dept.  
Date: May 4, 2021*



**View of the Property to the South**

*Source: Planning & Development Dept.  
Date: July 30, 2020*



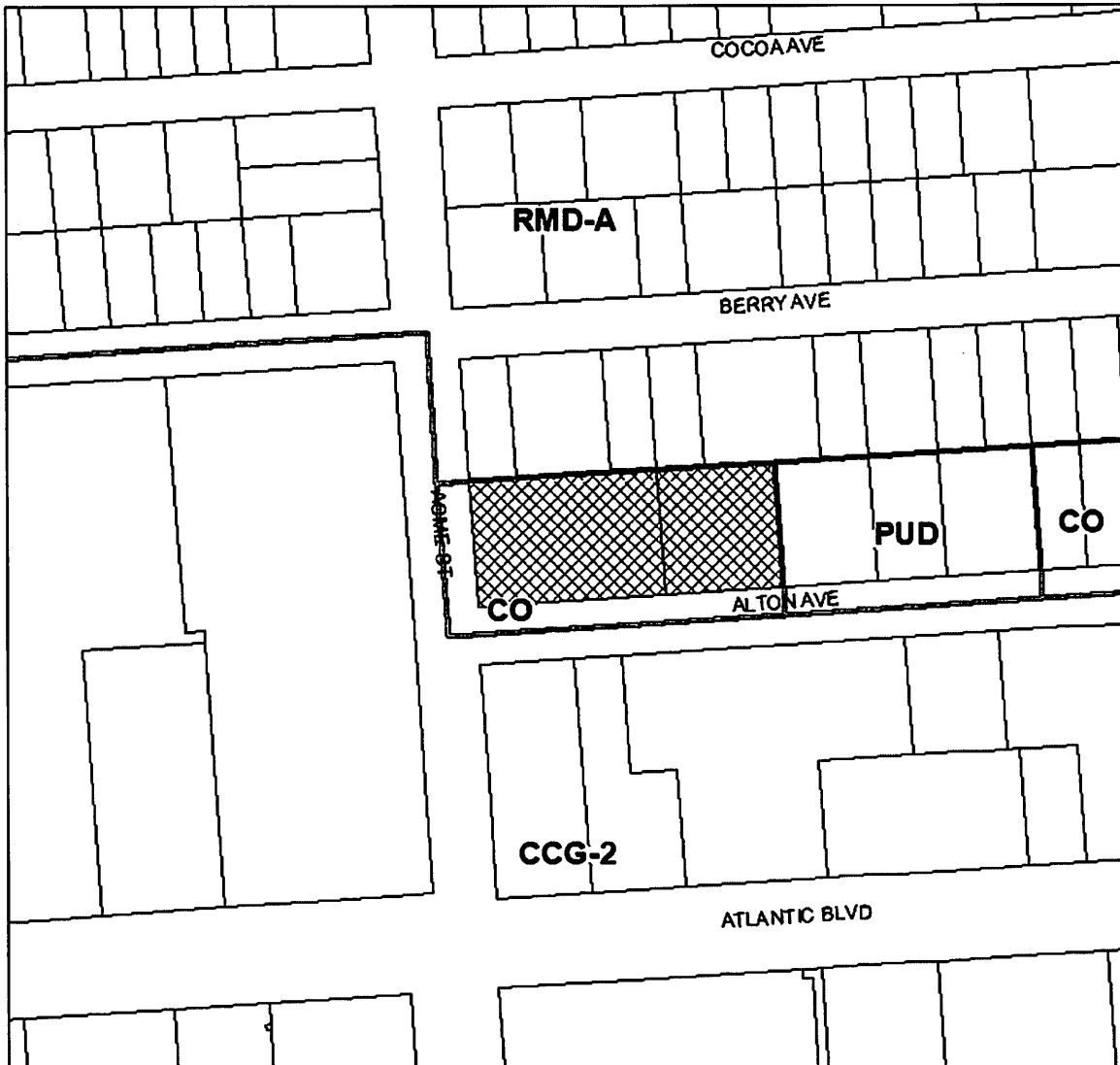
**View of property to the West**

*Source: Planning & Development Dept.  
Date: July 30, 2020*



**Property to the North**

Source: GoogleMaps



**REQUEST SOUGHT:**

**FROM: CO**

**TO: PUD**

**LOCATION MAP:**

**TRACKING NUMBER**  
**T-2020-2900**

0 55 110 220  
 Feet

**COUNCIL DISTRICT:**  
**1**

**EXHIBIT 2**  
**PAGE 1 OF 1**

PLANNING AND DEVELOPMENT DEPARTMENT

**CITY OF  
JACKSONVILLE**

**MEMORANDUM**

**DATE:** 5/5/2021

**TO:** Erin Abney  
City Planner II

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF 2020-0391 8113 & 8129 ALTON  
AVENUE PUD**

Atlantic Boulevard (U.S 90), from University Boulevard (State Route 109) to Southside Boulevard (State Route 115), is the directly accessed classified roadway in the vicinity. Atlantic Boulevard is a 4-lane undivided arterial in this vicinity and is currently operating at 75.26% of capacity. This Atlantic Boulevard segment has a maximum daily capacity of 39,800 vpd and a 2020 daily traffic volume of 29,953 vpd.

This development is for 12,000 SQFT of ITE Code 841 Automobile Sales (Used Car Dealership), which would generate 325 vpd.

**Transportation Planning Division comments to be included in staff report:**

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be

PLANNING AND DEVELOPMENT DEPARTMENT



consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council. The driveway on Acme Street appears to conflict with the existing JTA bus stop.

\*Transportation Planning Division CONDITIONS the following for approval:

There shall be only one access per road frontage. Provide ADA compliant sidewalk on Alton Avenue.





*Planning and Development  
Department*

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**MEMORANDUM**

**TO:** Erin Abney  
Current Planning Division

**FROM:** Krista Fogarty  
Community Planning Division

**RE:** 2020-391

**DATE:** May 4, 2021

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*The following review is based on the information provided by the Current Planning Division staff*

**Description of Proposed Rezoning Application**

Current Land Use: CGC                      Proposed Land Use: N/A  
Current Zoning: CO                          Proposed Zoning: PUD                      Acres: 0.99

**Comprehensive Land Use Policy Analysis**

**Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?**

YES                       NO

**ZONING REQUEST:**

The request is for a rezoning from CO to PUD to allow for the development of storage area and warehouse.

**LAND USE CATEGORY CONSISTENCY REVIEW:**

The subject site is located along the north side of Alton Avenue, between Acme Street and Bowlan Street North, all local roads. The site is located within the Urban Priority Area and within the boundaries of the Woodland Acres Land Use and Zoning Study. The uses proposed by the PUD are consistent with the CGC land use category.

Although the land use category for the properties on the north side of Alton Avenue are designated as CGC, the current zoning of CO limits the intensity of the commercial uses which abut residential uses to the north. At the time of the Woodland Acres Land Use and Zoning Study, the two lots were identified as non-conforming residential use but since then they have been vacant. The study states, "Given the mix of uses in the study area, Woodland Acres is sufficiently served by commercial acreage without any changes to existing land use designations, but the commercial development needs to be built so as to be a good neighbor to residential development because of the location of commercial land use categories adjacent to residential categories."

Adjacent to this property, a PUD was approved in 2007 to allow for the construction of a warehouse building to store motorcycles for the business south across Alton Avenue that faces Atlantic Boulevard. Currently the PUD site is still vacant. On the east end of the block, land use and zoning applications were submitted to change the property from CGC to MDR and from CO to RMD-A. These applications are supported by the Planning Department due to the adjacent residential uses to the north and the three existing non-conforming residential lots directly west.

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

Future Land Use Element:

- Policy 1.1.5           The amount of land designated for future development should provide for a balance of uses that:
- A. Fosters vibrant, viable communities and economic development opportunities;
  - B. Addresses outdated development patterns;
  - C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.
- Policy 1.1.22           Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- Policy 1.2.9           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.
- 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.
- 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.
- 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.

Policy 4.1.8 B The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

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.

**The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

Septic Tank Failure Area

The property is located in an identified septic tank failure area. The City shall continue the effort to phase out septic tanks in defined failure areas in order to comply with Chapter 751, Jacksonville Ordinance Code. See policies of the Infrastructure Element below:

Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.2.4 Existing septic tanks for estimated wastewater flows of 600 or less gallons per day (gpd) shall connect to the collection system of a regional utility company provided that gravity service is available via a facility within a right-of-way or easement, which abuts the property.

Policy 1.2.5 Existing septic tanks for estimated wastewater flows exceeding 600 gallons per day (gpd) shall connect to the collection system of a regional utility company provided that a facility abuts or is within 50 feet of the property.

Policy 1.2.8 The City shall continue the effort to phase out septic tanks in defined failure areas in conformance with Chapter 751, Ordinance Code (Septic Tank Superfund).

Neighborhood Action Plan

The proposed PUD is located within the boundaries of the in the Woodland Acres Land Use and Zoning Study. The overall purpose of the study is to develop sound growth management strategies to preserve the quality of life of current and future residents of Woodland Acres. The Land Use and Zoning Study completed in 2007, recognizes that more intense commercial may cross the road (Alton Ave.) into parcels with the CGC land use that currently have a less intense commercial zoning district. The concern is that the more intense uses could negatively impact adjacent residential properties. The Study recognized the adjacent rezoning to PUD, which occurred in 2007, as a good neighbor because the proposal limited the types of uses to uses that will occur in a completely enclosed building. Additionally, the 2007 PUD proposed a design that would allow the building to compliment the residential character of the area. The Study allows some commercial growth, but the major emphasis is on containing commercial establishments in peripheral locations and the clearly defined residential areas need to be free from intrusion of non-compatible land uses. The proposed PUD allows for intense commercial uses including, but not limited to, outside storage. Therefore, the proposed PUD is inconsistent with the Land Use and Zoning Study.



21 West Church Street  
Jacksonville, Florida 32202-3139

May 3, 2021

**MEMORANDUM**

**To: Planning and Development Department**

**From: Susan R. West, PE  
JEA**

**Subject: PUD Zoning Application  
Alton Ave PUD  
ORD 2021-0391**

PUD application for a commercial development. No objection to proposed PUD. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

## Abney, Erin

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**From:** Kolczynski, John  
**Sent:** Monday, May 3, 2021 11:27 AM  
**To:** Abney, Erin  
**Subject:** RE: Review and Comments Request (2020-0391)

Erin,

Below are my comments for this PUD:

- There shall be only one access per road frontage.
- Provide ADA compliant sidewalk on Alton Avenue
- The driveway on Acme Street appears to conflict with the existing JTA Bus Stop.

**John Kolczynski E.I.**  
*Traffic Technician Senior*  
City of Jacksonville | Planning and Development Department  
214 N. Hogan Street, Suite 2100  
Jacksonville, Florida 32202  
(904) 255-8583  
[www.coj.net](http://www.coj.net)

**From:** Abney, Erin <EAbney@coj.net>  
**Sent:** Monday, May 3, 2021 8:51 AM  
**To:** Salem, Soliman <Soliman@coj.net>; Dickerson, Christopher <CDickerson@coj.net>; Parola, Helena <HParola@coj.net>; McDaniel, Jody <JodyM@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Kolczynski, John <JohnFK@coj.net>; Warnock, Blaine <Warnock@coj.net>; Namey, Joe <Namey@coj.net>; Reed, Nikita <NReed@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; pricml@jea.com; westsr@jea.com; macktd@jea.com; growthmanagement.d2@dot.state.fl.us; Clem, Scott <Scott.Clem@dot.state.fl.us>; Austin, Brian <Brian.Austin@dot.state.fl.us>  
**Subject:** Review and Comments Request (2020-0391)

Good Morning,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed Planned Unit Development 2020-0391. Please review the attached files and e-mail your comments or recommendations to this office no later than Thursday May 6, 2021.

Please let me know if you have any questions and thank you for your assistance.

**Erin L. Abney**

City Planner II  
Planning and Development Department  
214 North Hogan Street, Suite 300

Jacksonville, FL 32202



**ONE CITY. ONE JACKSONVILLE.**

### Planned Unit Development

#### Application For Rezoning To

#### Planning and Development Department Info

**Ordinance #** 2020-0391 **Staff Sign-Off/Date** ELA / 08/07/2020  
**Filing Date** 08/07/2020 **Number of Signs to Post** 2

**Hearing Dates:**

**1st City Council** 05/25/2021 **Planning Commission** 05/20/2021

**Land Use & Zoning** 06/01/2021 **2nd City Council** N/A

**Neighborhood Association** FREE4LIFE FOUNDATION, INC, WOODLAND ACRES ASSOCIATION

**Neighborhood Action Plan/Corridor Study** WOODLAND ACRES

#### Application Info

**Tracking #** 2900 **Application Status** FILED COMPLETE  
**Date Started** 05/20/2020 **Date Submitted** 05/30/2020

#### General Information On Applicant

**Last Name** ESPINOZA **First Name** PAUL **Middle Name** E

**Company Name** TWIN CAM AUTOMOTIVE

**Mailing Address** 8421 ATLANTIC BLV

**City** JACKSONVILLE **State** FL **Zip Code** 32211

**Phone** 9047268001 **Fax** **Email** TWIN\_CAM\_AUTO@YAHOO.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** ESPINOZA **First Name** PAUL **Middle Name** E

**Company/Trust Name** TWIN CAM AUTOMOTIVE

**Mailing Address** 8421 ATLANTIC BLV

**City** JACKSONVILLE **State** FL **Zip Code** 32211

**Phone** 9047268001 **Fax** **Email** TWIN\_CAM\_AUTO@YAHOO.COM

**Last Name** MCCARTHY **First Name** JIM **Middle Name**

**Company/Trust Name** NORTH FLORIDA LAND TRUST, INC.

**Mailing Address** 843 W MONROE STREET

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32202
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9044791967		RPERRY@NFLT.ORG

**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	144788 0000	1	2	CO	<b>PUD</b>
Map	144789 0000	1	2	CO	<b>PUD</b>

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

**Existing Land Use Category**

**Land Use Category Proposed?**

If Yes, State Land Use Application #

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

**Justification For Rezoning Application**

MOST OF THE SURROUNDING PROPERTIES BORDERING THE ADJACENT "RMD-A" ZONE ARE ALSO "CCG-2". WE DO NOT FORESEE THIS REZONING TO BECOME AN ISSUE. APPROVAL WILL ALLOW POTENTIAL BUYER TO DEVELOP THE VACANT LAND INTO A CAR SALES BACK-LOT, NOT CURRENTLY POSSIBLE WITH "CO" ZONING RESTRICTIONS.

**Location Of Property**

**General Location**

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
8113	ALTON AVE	32211

**Between Streets**

and

**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 Newman 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  
0.99 Acres @ \$10.00 /acre: \$10.00
  - 3) Plus Notification Costs Per Addressee  
39 Notifications @ \$7.00 /each: \$273.00
  - 4) Total Rezoning Application Cost: \$2,283.00
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

## Legal Description

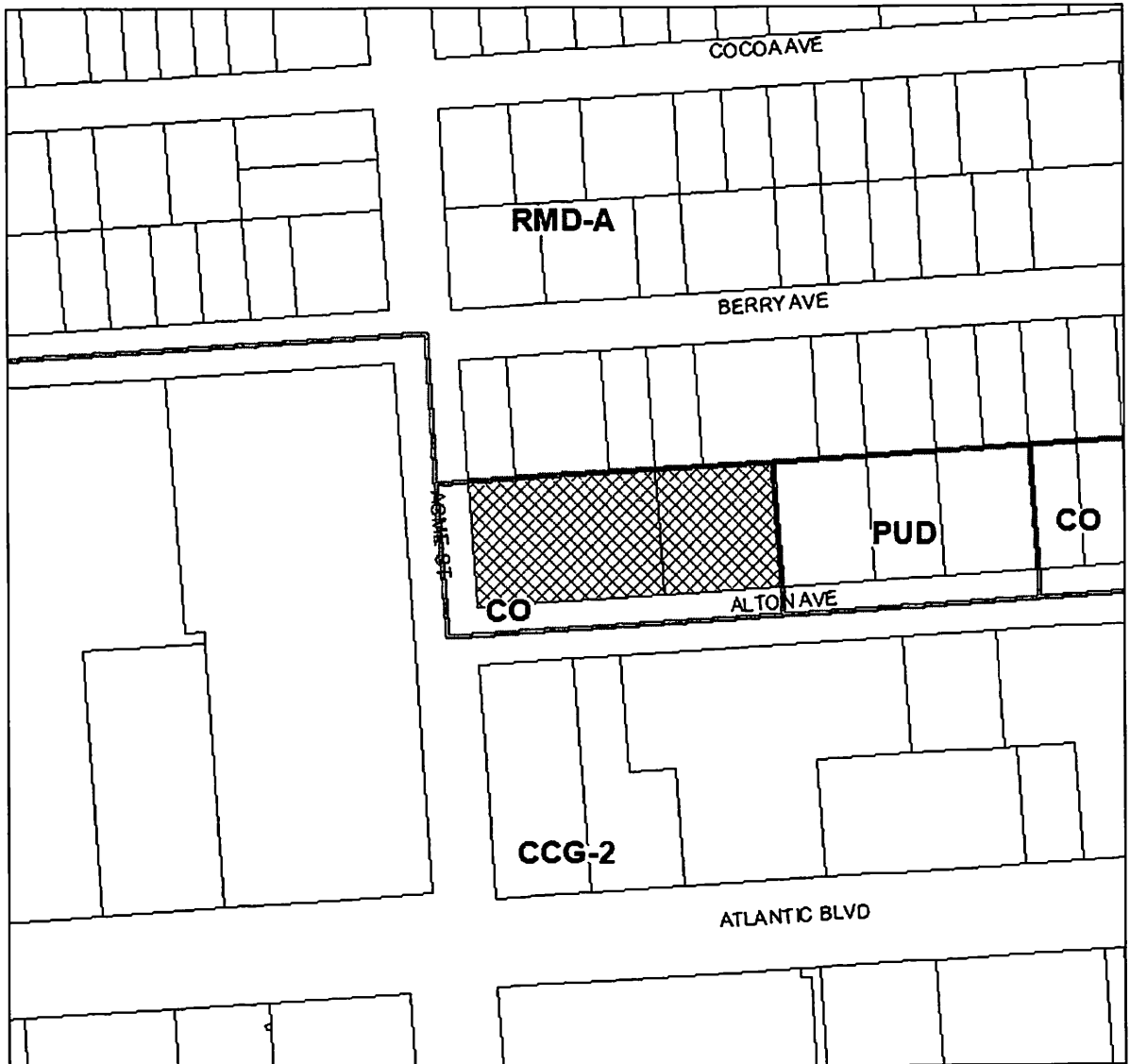
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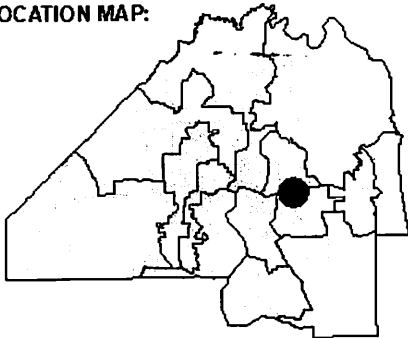

RE: 144788-0000

8-23 52-2S-27E OAKWOOD VILLA ESTATES LOTS 1 TO 8 BLK 31B

RE: 144789-0000

8-23 52-2S-27E OAKWOOD VILLA ESTATES LOTS 9 TO 13 BLK 31B



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CO</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p>  <p><b>TRACKING NUMBER</b> <b>T-2020-2900</b></p>	 <p>0 55 110 220 Feet</p> <p><b>COUNCIL DISTRICT:</b> <b>1</b></p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>
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**EXHIBIT A - Property Ownership Affidavit**

Date: 03-23-2021

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:  
8113/8129 ALTON AVE

To Whom it May Concern:

I PAUL E. ESPINOZA hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

TWIN CAM AUTOMOTIVE, INC.

By \_\_\_\_\_

By Paul Espinoza

Print Name: \_\_\_\_\_

Print Name: PAUL E. ESPINOZA

Its: PRESIDENT

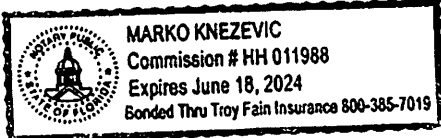
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 23<sup>rd</sup> day of MARCH 2014, by PAUL E. ESPINOZA, who is personally known to me or who has produced E215-685-81399-0 as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)



MARKO KNEZEVIC

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: June 18, 2024

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 03-23-2021

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 8113/8129 ALTON AVE

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers PAUL E. ESPINOZA to act as agent to file application(s) for PUD for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

TWIN CAM AUTOMOTIVE, INC.

By \_\_\_\_\_

By Paul E. Espinoza

Print Name: \_\_\_\_\_

Print Name: PAUL E. ESPINOZA

Its: PRESIDENT

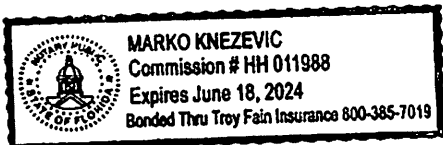
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

<sup>2021</sup> Sworn to and subscribed and acknowledged before me this 23<sup>rd</sup> day of MARCH  
<sub>2014</sub>, by PAUL E. ESPINOZA, who is personally known to me or who has produced E215-685-81-340 as identification and who took an oath.

Marko Knezevic

(Signature of NOTARY PUBLIC)



MARKO KNEZEVIC  
(Printed name of NOTARY PUBLIC)

State of Florida at Large. June 18, 2024  
My commission expires:

# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE: 8113/8129 Alton Avenue

Ladies and Gentlemen;

You are hereby advised that the undersigned owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. The undersigned owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b). Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By:  \_\_\_\_\_

Its: OWNER \_\_\_\_\_

**2021 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P05000159134

Entity Name: TWIN CAM AUTOMOTIVE, INC

**FILED**  
**Feb 10, 2021**  
**Secretary of State**  
**6932960130CC**

**Current Principal Place of Business:**

8421 ATLANTIC BLVD.  
JACKSONVILLE, FL 32211

**Current Mailing Address:**

8421 ATLANTIC BLVD.  
JACKSONVILLE, FL 32211 US

FEI Number: 20-3957760

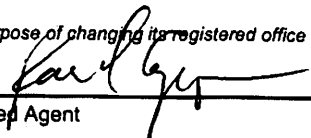
Certificate of Status Desired: No

**Name and Address of Current Registered Agent:**

ESPINOZA, PAUL E  
8421 ATLANTIC BLVD.  
JACKSONVILLE, FL 32211 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: PAUL E. ESPINOZA



02/10/2021

Electronic Signature of Registered Agent

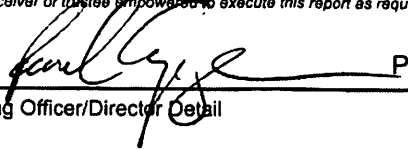
Date

**Officer/Director Detail :**

Title           PRES  
Name           ESPINOZA, PAUL E  
Address       8421 ATLANTIC BLVD  
City-State-Zip: JACKSONVILLE FL 32211

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

SIGNATURE: PAUL ESPINOZA



PRES

02/10/2021

Electronic Signature of Signing Officer/Director Detail

Date

Prepared By and Return To:  
Johnni Nicole Causey  
Landmark Title  
4540 Southside Boulevard, Suite 202  
Jacksonville, Florida 32216

## General Warranty Deed

Made effective the 13th day of November, 2020, by North Florida Land Trust, Inc., a Florida Corporation, hereinafter called the Grantor, whose address is 843 West Monroe Street, Jacksonville, FL 32202 to Twin Cam Automotive, Inc, a Florida Corporation, whose post office address is: 8421 Atlantic Boulevard, Jacksonville, FL 32211, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as follows:

**PARCEL 1:**

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 31B of OAKWODD VILLA ESTATES, according to the Plat thereof as recorded in Plat Book 8, Page(s) 23 through 25, inclusive, of the Public Records of DUVAL County, Florida.

**PARCEL 2:**

Lots 9, 10, 11, 12, and 13, Block 31B of OAKWODD VILLA ESTATES, according to the Plat thereof as recorded in Plat Book 8, Page(s) 23 through 25, inclusive, of the Public Records of DUVAL County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 144788-0000 and 144789-0000

Subject to taxes accruing subsequent to December 31, 2019.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.



In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence.

Johnni Nicole Causey  
Witness 1 Signature

Johnni Nicole Causey

\_\_\_\_\_  
Witness 1 Printed Name

\_\_\_\_\_  
Witness 2 Signature

\_\_\_\_\_  
Witness 2 Printed Name

North Florida Land Trust, Inc., a Florida Corporation

By: [Signature]  
Jim McCarthy, President

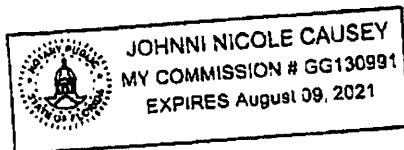
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13 day of November, 2020 by Jim McCarthy President of North Florida Land Trust, Inc., a FL Corporation, on behalf of the Corporation.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally known: \_\_\_\_\_  
OR Produced Identification: to

Type of Identification Produced: FLID



# EXHIBIT D

## WRITTEN DESCRIPTION

Alton Avenue PUD

October 9, 2020

### I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE#'s 144788-0000 and 144789-000 the ("Property"), which contains approximately .99 acres is currently zoned CO and designated CGC on the FLUM's of the Comprehensive Plan. The property has frontage on two roadways, Alton Avenue and Acme Street. The owners of the Property are attempting to rezone the property for future use as a storage area and warehouse. The rezoning of this property will permit the development of vacant commercially designated property, consistent with area development trends, and creating a buffer to the residential areas to the north. Similar projects along Alton Avenue have been approved dating back to 2007 and again in 2011. These were also PUD Rezoning's and were approved and enacted under Ordinance 2007-030- E and 2011-551-E, respectively. Each of these recognized the need for additional commercial infill, limited to various activities and using the Planned Unit Development Zoning format. The subject parcel is immediately adjacent to the PUD from 2007, which is intended to be developed as a warehouse for the Honda Dealership on Atlantic Boulevard.

The Property is located within the commercialized corridor of Atlantic Boulevard. However, as the property, like many others along Alton Avenue, is not visible from that roadway its commercial viability is very limited. Areas such as this are typically developed as supportive commercial or warehouse type uses, offering those commercial service or support uses that do not require immediate access to the major roadway. These types of uses are often known as flex-space, and act as viable locations for repair shops, or various contractors. The property possesses approximately 325 feet of frontage along Alton Avenue and another 133 feet along Acme Street. Surrounding land uses and zoning include the following. To the west, across Acme Street, the property is designated CGC/CCG-2 and is developed as a home for veterans. To the south, across Alton Avenue, there are several parcels, all designated CGC/CCG-2 and include a retail strip center, with a pawn shop, an auto repair facility with outdoor storage and the Honda Dealership that also has outdoor display and storage. To the north, the Property abuts five parcels, all designated MDR/RMDA. These lots are developed with 4 single family dwellings, with two being rentals and two being owned by the occupants. It is worth noting that all of the properties, including the subject Property are within the Economically Distressed Area (EDA) of the City (Level 1) as depicted on the City's GIS.

The intended purpose of the rezoning is a flex space development, providing the ability to build structures like those approved in the 2011 PUD noted earlier in this report. The owners also have an immediate demand for storage of vehicles, which are intended as inventory for their car sales operations on Atlantic Boulevard. However, it is not the intent to permit the sale of vehicles, rather only the storage of such vehicles, awaiting their positioning at the dealership. Similarly, the owners would intend to permit storage of other equipment as well, being properly screened and limited. In effect this PUD is a hybrid of the Commercial Community General -1

(CCG-1), but severely reduces the allowable uses of that district, focusing on the supportive commercial activities.

The applicant has utilized the professional services of Michael Herzberg, AICP, in preparing this PUD request. No other professionals have yet been engaged. The Property is vacant, and the owner is proposing improvements upon approval. While the property does possess several large trees, the land itself has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit the development and operation of commercial activities within the commercial corridors, while maintaining an appropriate transition for the residential communities that adjoin them. By utilizing appropriate buffering and identifying specific commercial uses, the landowners are permitted a viable economic use and the community sees economic return on the land, without negative externalities. The implementation of this PUD would further the goals, objectives and policies of the plan.

**The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a limited commercial development. All future development shall be in consonance with the goals and objectives of the C C Land Use Category of the City of Jacksonville 20 0 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the intended uses and improvements immediately after oning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner s , in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.**

## II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached Conceptual site plan (Exhibit E) dated October 1, 2020 (the "Site Plan,") which is incorporated herein by this reference.

### *A. Permitted Uses:*

- (1) Commercial retail sales and service establishments
- (2) Professional and business offices, buildings trades contractors with outside storage of materials and heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment, so long as the stored materials do not exceed 10 feet in height and equipment cannot exceed 20 feet in overall height.
- (3) Vocational, trade or business schools and similar uses.
- (4) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (5) Automobile Storage Yards
- (6) Retail plant nurseries including outside display, and landscape contractors requiring heavy equipment, but no mulching on property.
- (7) Personal property storage establishments
- (8) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, limiting outdoor storage to a maximum of 10 feet in height.

- (9) Service and repair of general appliances and small engines (provided that outside storage may not exceed 10 feet in height
- (10) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (11) Bus, semi-tractor (but not trailer) or truck parking and/or storage.

B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

*Permissible Uses:* No other uses shall be permitted or permissible

### III. DEVELOPMENT STANDARDS

#### A. Dimensional Standards.

- 1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: toward Honda Warehouse 0 feet (East Property Boundary)

Side: Abutting Residential 10 feet (North Property Boundary)

- 2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 50%
- 3. *Maximum height of structures:* Twenty-Five (25) feet.

#### B. Ingress, Egress and Circulation.

- 1. Vehicular ingress and egress shall be substantially as shown on the Site Plan and shall be subject to the review and approval of the City of Jacksonville.

#### C. Signs.

- 1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (20) twenty square feet in area and (10) ten feet in height may be permitted along Alton Avenue.

*Illumination:* external illumination only.

D. *Site Design and Landscaping.*

1. The development shall implement the trends along Alton Avenue, more specifically the Alton Avenue Professional Park, using the future buildings as additional buffering for the residential uses lying to the north. As these structures would be limited to 25 feet in height and must be located not closer than 10 feet to the northern boundary, the developer can then also implement the uncomplimentary buffer standards outlined in Part 12, of the Zoning Code, attempting to preserve, and protect the existing vegetative buffer that exists along that boundary, and supplementing it with fencing and any required additional plantings. Further, the applicants have identified the specimen Oak Trees that are located along the southern and western boundaries, adjacent to the Alton Avenue and Acme Street Rights of Way (ROW) and intend to promote their continued existence. Specifically, the Acme ROW is seventy feet wide, considerably wider than a typical right of way and it is unlikely that this roadway will ever be widened to utilize that area. Therefore, the PUD seeks to eliminate the internal and perimeter landscape areas, especially as these would be screened from the rights of way and of no value to the general public. Instead, the PUD would promote the continued existence of the majority of these trees, especially those along the rights of way, and would permit the developer to install the required landscaping in the City Rights of Way along both Alton Avenue and Acme Street. This relocation of the required landscape areas will provide additional buffering for the project and provide a park-like setting for the adjacent veterans and the traveling public along those corridors. The developer will be required to seek the requisite Hold Harmless and Revocable Permit for such installation.
2. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 15 feet and will utilize metal halide, compact fluorescent or LED bulbs, with appropriate cut-offs to provide security for the property.

E. *Building Orientation*

1. *General:*

Again, the applicant intends to utilize the existing building orientation as found along Alton Avenue to the east. The development shall implement the

required uncomplimentary buffer standards of the Zoning Code and the same shall be installed prior to any other development or use of the property. The buildings will then act to screen the residential areas while allowing the owners the ability to utilize their commercial property in a meaningful way. The developers will also utilize screening along the Acme Street frontage as well as the Alton Avenue frontage, in order to provide security to their property and to promote a sense of transition toward the residential community to the north.

#### F. Parking

1. Parking spaces shall be provided in connection with the proposed uses of the property as they exist at any given time. If the property is used as non-public vehicle use area or storage of inventory, the operator may park the vehicles as he deems appropriate. As the development becomes open to the public, being constructed as a flex space building and permitting retail operations, the parking spaces must be delineated as per the Zoning Code, Part 6, except for the landscape provisions as they will be relocated as noted above. It being the intent that required on-site parking is provided for all uses that operate on the property.
2. As noted above, the landscaping of the parking areas (perimeter and interior islands) will be eliminated in the VUA and all material and total areas of such landscaping will be relocated to the public rights of way as reviewed and approved by the Planning and Development Department.

#### **IV. 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 rezoning is a reasonable manner by which to permit the use of an undeveloped commercial property within the commercial corridor of an Economically Distressed Area (Level 1). The specific design and development plan for this Property permits a viable use of the commercial property, while avoiding the creation of new externalities upon the adjoining properties.

The proposed zoning will act as a logical development plan, permitting a viable commercial use of the Property, in an intensely commercialized area, being consistent with the types of uses which extend along that portion of Alton Avenue. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses to the area and maintain the existing character to reduce externalities that would be associated with the typical development of the property for more intensive commercial uses. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for limited commercial use located along Alton Avenue and proximate to the uses found along the Atlantic Boulevard Corridor. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established intensive commercial uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Policy 1.1.22
3. FLUE Objective 3.2
4. FLUE Policy 3.2.7
5. FLUE Objective 6.3

## V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## VI. PUD REVIEW CRITERIA

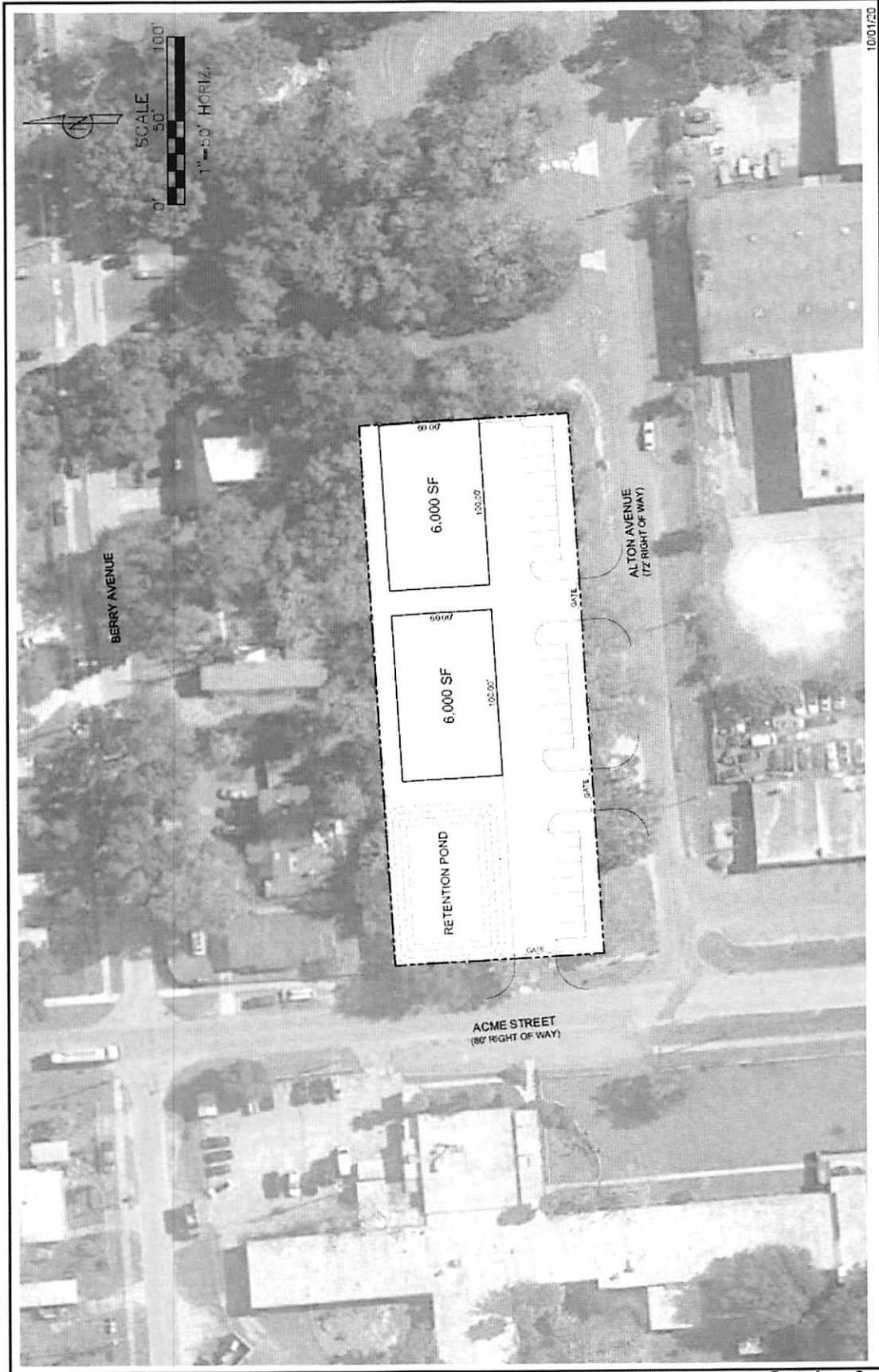
- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the established uses in the vicinity.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is depicted on the Site Plan, dated October 1, 2020. These access points will be reviewed and approved by the City of Jacksonville, prior to any development.
- E. *External Compatibility/Intensity of Development.* The limitation of the commercial uses identified in the PUD are similar to, or less intensive than the activities occurring on properties in close proximity. Further, the implementation of the buffering both on-site and occurring in the City ROW's will ensure an appropriate transition to the residential communities, and uses in proximity.

- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The uses are consistent with the character of the area along Alton Avenue.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The PUD will afford the users the ability to provide parking as required per code, for any use that is open to the public or has employees. In the event no such use occurs, the owner or operator shall have the ability to utilize the areas as necessary for inventory or storage. Loading and unloading can be accommodated on the property.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.



# EXHIBIT E

## Scalable Site Plan



October 9, 2020

# EXHIBIT F

PUD Name

**ALTON ROAD PUD**

## Land Use Table

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Total gross acreage	<b>0.99</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Multiple family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Commercial	<b>0.42</b> Acres	<b>42</b> %
Industrial	<b>0</b> Acres	<b>0</b> %
Other land use	<b>0</b> Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b> Acres	<b>0</b> %
Passive open space	<b>0.3</b> Acres	<b>30</b> %
Public and private right-of-way	<b>0</b> Acres	<b>0</b> %
Maximum coverage of buildings and structures	<b>12,000</b> Sq. Ft.	<b>28</b> %



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Paul E. Espinoza  
Twin Cam Automotive, Inc.  
8421 Atlantic Blvd.  
Jacksonville, FL, 32211

July 07, 2020

Project Name: 8113 & 8129 Alton Avenue  
Availability#: 2020-2160

Attn: Paul E. Espinoza,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found, [https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-2160  
Request Received On: 6/24/2020  
Availability Response: 7/7/2020  
Prepared by: Roderick Jackson

**Project Information**

Name: 8113 & 8129 Alton Avenue  
Type: OTHER  
Requested Flow: 1 gpd  
Location: 8113 & 8129 Alton Avenue Jacksonville, FL, 32211  
Parcel ID No.: 144788-0000 & 144789-0000  
Description: We are seeking to add a fenced and security monitored car sales back-lot for cars purchased from auction due to limited street presence on Atlantic Boulevard.

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
Connection Point #1: Existing 6-inch water main within the Alton Ave ROW, adjacent to this property  
Connection Point #2: NA  
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address, availability number and APPROVED plans showing where the proposed connections will be installed.

**Sewer Connection**

Sewer Treatment Plant: ARLINGTON EAST  
Connection Point #1: Existing sewer service can be used if in good condition and not in conflict with construction.  
Connection Point #2: NA  
Special Conditions: If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require installing a sewer vac pod. For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address, availability number and APPROVED plans showing where the proposed connections will be installed.

**Reclaimed Water Connection**

Sewer Region/Plant: N/A  
Connection Point #1:  
Connection Point #2: NA  
Special Conditions: N.A

**General Comments:**

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. POC location to be field verified by developer during project design which includes a Level A SUE Report. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).

# EXHIBIT G

## Aerial Photograph



# EXHIBIT K

## VICINITY MAP

NTS

