

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

February 3, 2022

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.: 2022-6 **Application for: Firestone Road PUD**

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: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original/ legal description dated September 8, 2021.
2. The original written description dated November 23, 2021.
3. The original site plan dated March 24, 2021.

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

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

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

Planning Commission Vote: 6-0

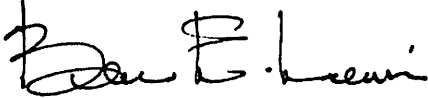
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent

Planning Commission Report
Page 2

Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-6 TO

PLANNED UNIT DEVELOPMENT

FEBRUARY 3, 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 **2022-6** to Planned Unit Development.

<i>Location:</i>	6561 Firestone Road between Morse Avenue and 118 th Street
<i>Real Estate Number(s):</i>	015832-0000
<i>Current Zoning District(s):</i>	Residential Medium Density-D (RMD-D) Commercial Office (CO)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Medium Density Residential (MDR) Neighborhood Commercial (NC)
<i>Proposed Land Use Category:</i>	Community General Commercial (CGC)
<i>Planning District:</i>	Southwest, District 4
<i>Applicant/Agent:</i>	Paul M. Harden, Esq. 1431 Riverplace Boulevard, Suite 901 Jacksonville, Florida 32207
<i>Owner:</i>	Joseph D. Bell Faith Temple Assembly of God Jacksonville, Inc. 6561 Firestone Road Jacksonville, Florida 32244
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2022-6 seeks to rezone approximately 8.04 acres of land from Residential Medium Density-D (RMD-D) and Commercial Office (CO) to PUD. The rezoning to PUD is being sought to allow major automotive and bus repair, bus parking/storage,

manual car wash, automated car wash, restaurants, personal property storage facilities, hotels/motels and professional and business offices.

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 Medium Density Residential (MDR) and Neighborhood Commercial (NC) functional land use categories 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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5618-22C (Ordinance 2022-5) that seeks to amend the portion of the site that is within the MDR and NC land use categories to CGC. Principal uses allowed in CGC in the Suburban Development Area include commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices including veterinary offices; multi-family dwellings and live/work units. Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5618-22C be approved. 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 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

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

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR) and Neighborhood Commercial (NC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5618-22C (Ordinance 2022-5) that seeks to amend the portion of land that is within the MDR and NC land use category to 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 bus parking, storage and maintenance. 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 written description indicates the development will comply with Part 12, Landscape Regulation of the Zoning Code. This will ensure a vegetative screening of the facility from Firestone Road.
- The treatment of pedestrian ways: A sidewalk will be required along the east side of Firestone Road that connects to the business. There is an existing sidewalk on the west side of Firestone Road.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: There are residential dwellings on lots ½ acre and larger to the north and west. An existing church serves as a transition to the north and the existing outdoor storage facilities serve as a transition to the west.
- 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	MDR	RMD-A	Church
South	NC	CO	Undeveloped
East			Interstate 295
West	BP	PUD (18-407)	Boat, RV storage
	NC	PUD (07-198)	Boat, RV storage
		PUD (03-842)	Family Dollar

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use category as a bus parking/storage, automotive repair. The PUD is appropriate at this location because of the existing businesses in the area. Across Firestone Road are two outdoor storage facilities for boats and RVs. Although south of Morse Avenue is undeveloped it is zoned for commercial office uses. North of the subject property is an existing church which is a transition to the residential development.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. No recreation area is 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. 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 February 3, 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 **2022-6** be **APPROVED** with the following exhibits:

1. The original/ legal description dated September 8, 2021.
2. The original written description dated November 23, 2021.
3. The original site plan dated March 24, 2021.



View of subject property



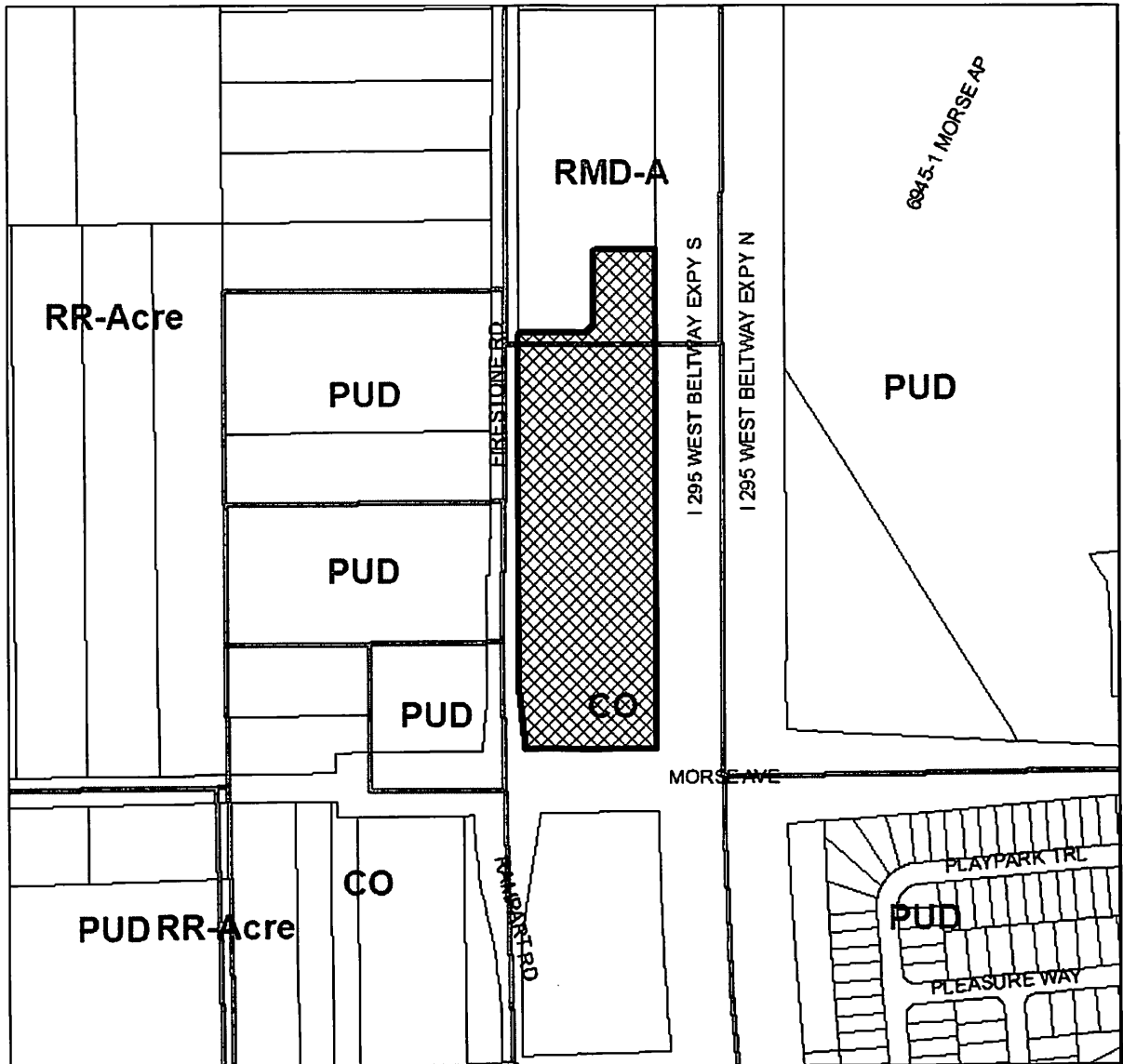
Aerial view of subject property



View of self storage facility across Firestone Road



View of self storage facility across Firestone Road

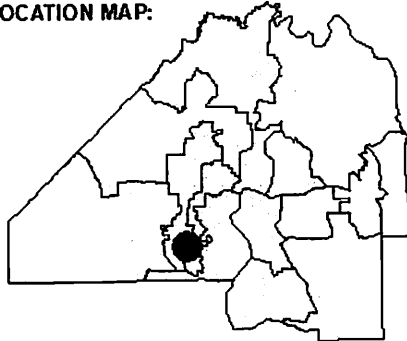


REQUEST SOUGHT:

FROM: CO and RMD-A

TO: PUD

LOCATION MAP:



0 130 260 520
Feet

COUNCIL DISTRICT:

10

ORDINANCE NUMBER

ORD-2022-0006

TRACKING NUMBER

T-2021-3809

**EXHIBIT 2
PAGE 1 OF 1**

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0006 **Staff Sign-Off/Date** BEL / 12/29/2021

Filing Date 01/05/2022 **Number of Signs to Post** 8

Hearing Dates:

1st City Council 02/08/2022 **Planning Commission** 02/03/2022

Land Use & Zoning 02/15/2022 **2nd City Council** 02/22/2022

Neighborhood Association ARGYLE AREA CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3809

Application Status PENDING

Date Started 09/24/2021

Date Submitted 09/24/2021

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

BELL

First Name

JOSEPH

Middle Name

D

Company/Trust Name

FAITH TEMPLE ASSEMBLY OF GOD OF JACKSONVILLE, INC. N/K/A RIVER CITY COMMUNITY

Mailing Address

6561 FIRESTONE RD

City

JACKSONVILLE

State

FL

Zip Code

32244

Phone

Fax

Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	015832 0000	10	4	CO,RMD-A	PUD

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 #**

5618

Total Land Area (Nearest 1/100th of an Acre) 8.04**Development Number****Proposed PUD Name** FIRESTONE ROAD PUD**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location**

ON THE EAST SIDE OF FIRESTONE RD, SOUTH OF 118TH ST

House #	Street Name, Type and Direction	Zip Code
6561	FIRESTONE RD	32244

Between Streets

118TH ST and MORSE AVE

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

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

- Public Hearings And Posting Of Signs

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

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

- Application Certification

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

Agreed to and submitted

- Filing Fee Information

- | | |
|---|------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 8.04 Acres @ \$10.00 /acre: | \$90.00 |
| 3) Plus Notification Costs Per Addressee | |
| 13 Notifications @ \$7.00 /each: | \$91.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,450.00 |

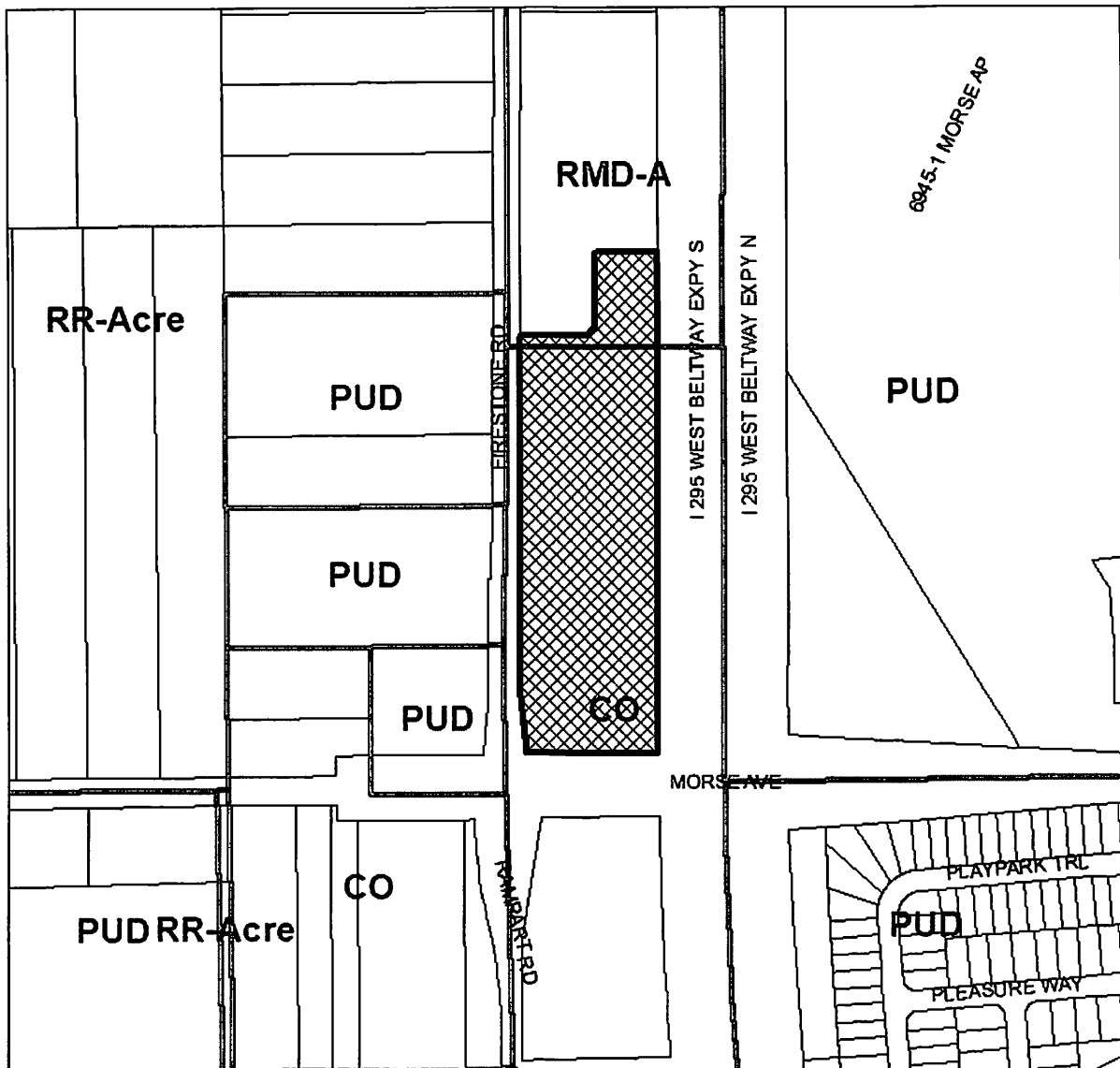
NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

September 8, 2021

THAT PART OF TRACTS 8, 9 AND 10, BLOCK 2, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING WEST OF INTERSTATE HIGHWAY 295 (A 300 FOOT WIDE RIGHT-OF-WAY); LESS AND EXCEPT THE NORTH 200 FEET OF TRACT 8, LYING WEST OF SAID INTERSTATE HIGHWAY 295 AND THAT PORTION OF SAID LAND LYING WITHIN THE RIGHTS-OF-WAY OF MORSE AVENUE, FIRESTONE ROAD AND SAID INTERSTATE HIGHWAY 295; ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF MORSE AVENUE (A 150 FOOT WIDE RIGHT-OF-WAY) WITH FIRESTONE ROAD (A 66 FOOT WIDE RIGHT-OF-WAY), SAID POINT MARKED BY A DEPARTMENT OF TRANSPORTATION METAL TAB STAMPED STA. 14+78.62; THENCE NORTH 00°25'06" EAST, ALONG THE CENTERLINE OF SAID FIRESTONE ROAD, A DISTANCE OF 250.00 FEET; THENCE SOUTH 89°34'54" EAST, A DISTANCE OF 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID FIRESTONE ROAD AND THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 00°25'06" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF FIRESTONE ROAD, A DISTANCE OF 799.93 FEET; THENCE NORTH 89°10'52" EAST, A DISTANCE OF 159.42 FEET; THENCE NORTH 51°13'22" EAST, A DISTANCE OF 25.06 FEET; THENCE NORTH 00°15'16" EAST, A DISTANCE OF 176.86 FEET; THENCE NORTH 89°09'08" EAST, A DISTANCE OF 151.37 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 295; THENCE SOUTH 00°19'21" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY 295, A DISTANCE OF 863.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 11609.16 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 303.42 FEET, MAKING A CENTRAL ANGLE OF 01°29'51" AND HAVING A CHORD BEARING A ND DISTANCE OF SOUTH 00°25'34" EAST, 303.41 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MORSE AVENUE; THENCE SOUTH 89°14'06" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 315.93 FEET; THENCE NORTH 06°02'16" WEST 175.13 FEET TO THE POINT OF BEGINNING. CONTAINING 8.04 ACRES, MORE OR LESS.

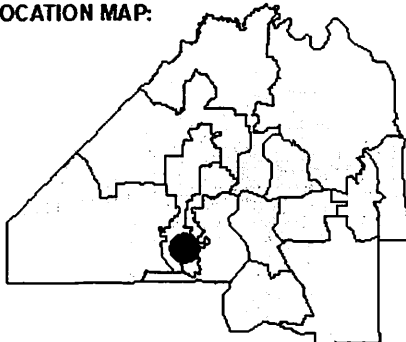


REQUEST SOUGHT:

FROM: CO and RMD-A

TO: PUD

LOCATION MAP:



0 130 260 520
Feet

COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2021-3809

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

**Firestone Road PUD
RE# 015832-0000**

November 23, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 8.04 acres of property from RMD-A and CO to PUD. The parcel is located on the east side of Firestone Road, south of 118th Street.

The subject property is currently owned by the Faith Temple Assembly of God of Jacksonville, Inc. n/k/a River City Community Church, Inc., 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: MDR/RMD-A and NC/CO. The property is currently developed as a church. Surrounding uses include: MDR/RMD-A to the north (single family); NC/CO to the south (vacant waste land); LDR/PUD to the East across I-295 (multi-family); and LDR/RR-Acre (single family) and BP/PUD (mix of vacant commercial/storage/retail) to the West. The site will be developed as a bus storage facility with maintenance and repair (as per the attached site plan). The site is the subject of a FLUM Amendment changing the land use from the MDR and NC to CGC. The use is allowable in the CGC category upon approval of the FLUM Amendment.

Project Name: Firestone Road PUD
Project Architect/Planner: Tarbox Consulting & Design, Inc.
Project Engineer: Tarbox Consulting & Design, Inc.
Project Developer: AHA Group, LLC

II. QUANTITATIVE DATA

Total Acreage: 8.04 acres
Total number of dwelling units: N/A
Total amount of non-residential floor area: up to 27,000 s.f (excluding Parcels 2 & 4)
Total amount of public/private rights of way: N/A
Total amount of open space: 0.83 acres
Total amount of land coverage of all residential buildings and structures: N/A

Phase schedule of construction (include initiation dates and completion dates)
Multiple phase construction TBD

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial Retail Sales and Service Establishments.
2. Retail sales of new or used automobiles, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards).
3. Major Automotive Repair (including buses).
4. All types of professional and business offices.
5. Hotels and motels.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Private clubs.
8. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
9. Banks, including drive-thru tellers.
10. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
11. Bus parking and/or storage, and/or terminal.
12. Manual car wash and automated vehicle wash.

B. Permissible Uses by Exception:

1. Retail sales of new or used buses, trucks and tractors, mobile homes, boats, heavy machinery and equipment.
2. Service stations, truck stops, meeting the performance standards and development criteria set forth in Part 4, auto laundry, car, bus or truck rental, restaurants, bus, auto or recreational vehicle storage.
3. Boatyards.
4. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
5. Automobile storage yards.
6. Semi-tractor, or truck parking and/or storage.

Limitations on permitted and permissible uses by exception. All of the permitted and permissible uses by exception in the CCG-1 Zoning District, other than outside storage shall be conducted within an enclosed building.

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:* Ten feet
6. *Maximum height of structures:* Sixty feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.40 parking spaces per unit.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Firestone Road and/or Morse Road, 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 the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

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 limits the normal application of CGC uses to less intensive uses.

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 commercial general zoning category;

B. Is compatible with surrounding land uses and physical barriers and buffers (i.e, major roadways);

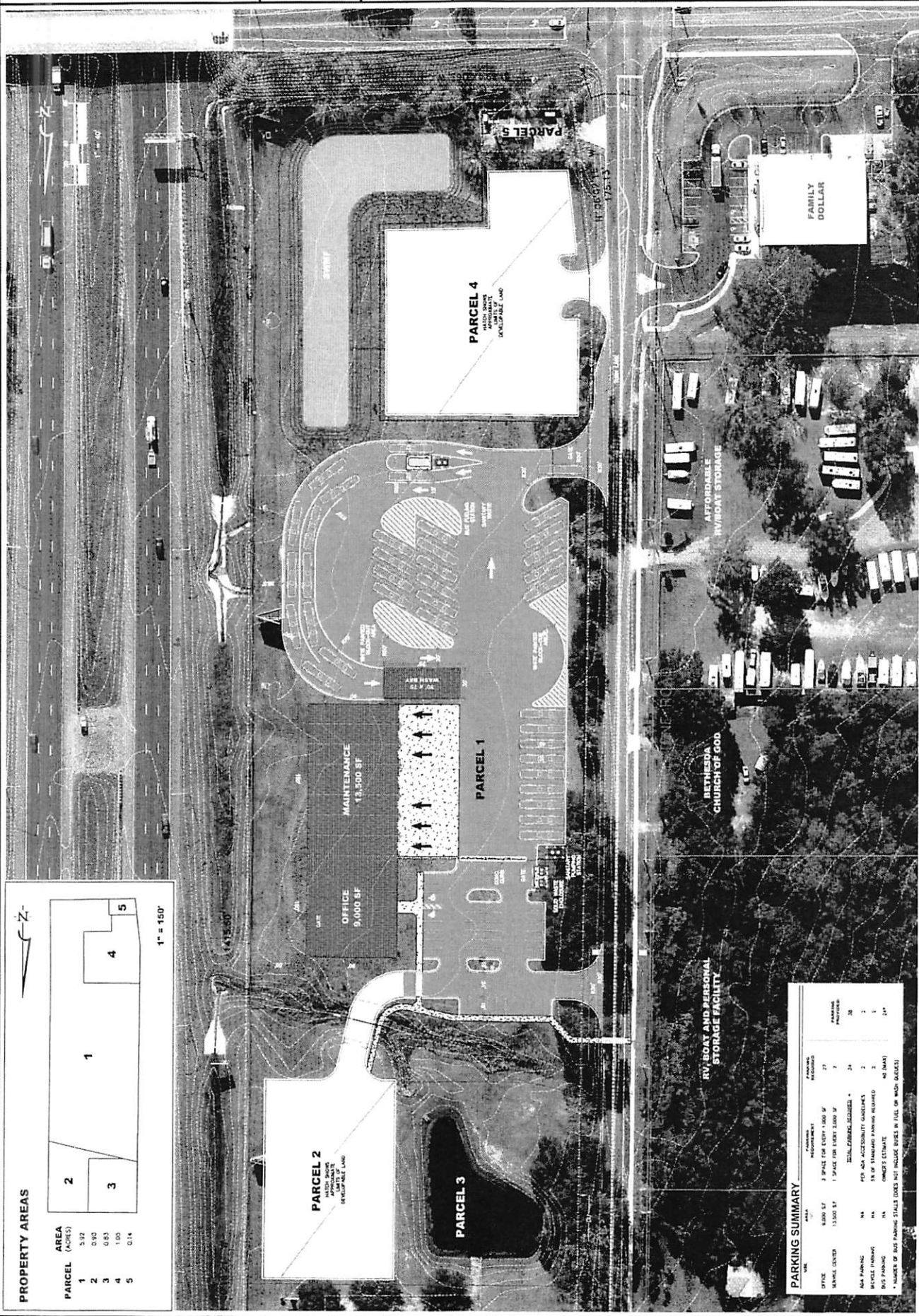
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EXHIBIT F

PUD Name: Firestone Road PUD

Land Use Table

Total gross acreage	8.04 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	0	
Total number of dwelling units	0	
Commercial	8.04 acres	100%
Industrial	0	
Other land use	0	
Active recreation and/or open space	0	
Passive open space	0	
Public and private right-of-way		
Maximum coverage of buildings and structures	N/A	