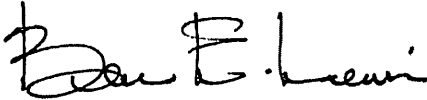


Planning Commission Report
Page 2

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0110 TO
PLANNED UNIT DEVELOPMENT

MARCH 17, 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 **2022-0110** to Planned Unit Development.

Location: 1627 San Pablo Road, 13578 Bamboo Drive, 1762
Cocoanut Road

Real Estate Number: 167218-0000, 167217-0000, 167219-0500

Current Zoning District: Planned Unit Development (PUD) 2019-0495

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Raj Gupta
Datalytic Investments DBA Tint World
11250 Old Saint Augustine Road STE 15170
Jacksonville, Florida 32257

Owner: Roberta & Randy Townsend
Townsend San Pablo Properties, LLC
1740 Cocoanut Road, #101
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE W/ CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0110** seeks to rezone approximately 1.24+/- acres of land from Planned Unit Development (PUD) Ord.#2019-0495 to Planned Unit Development (PUD). The proposed rezoning to PUD is being sought to amend the existing PUD in order to add the use of high-end retail storefront that offers the sale and light application of automotive window tinting, paint protection field and to add building signage. The proposed development will consist of one building with approximately 9,000 Square Feet of office and warehouse space.

PUD Ord. 2019-0495-E was approved with the following conditions:

1. A six (6) foot high, 85% opaque wood or vinyl fence shall be installed and maintained along the east property line and the south frontage along Cocoanut Road.
2. Signs shall meet the setbacks in Section 656.1303 (i)(2), Zoning Code.
3. Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.
4. Bamboo Drive shall be widened to a minimum of 20 feet from San Pablo Road to the eastern end of the driveway, or as otherwise approved by the Transportation Planning Division and the Traffic Engineering Division.
5. All sidewalks must be preserved.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

1. Upon visual inspection of the property by the Planning & Development Department on March 9, 2022 the six (6) foot high, 85% opaque wood or vinyl fence has been installed and therefore the department is not forwarding this conditions to the new PUD.
2. Signage will still need to meet the requirement of Sec.656.1303 (i)(2) so the department recommends forwarding this condition.
3. Property has already been developed for the department does not recommend forwarding this condition.
4. The Transportation Department has issued new conditions per Memo dated March 3, 2022 and therefore the department does not recommend forwarding this condition but will refer to the newly issued Transportation Memo.
5. The property has been developed and upon visual inspection of the property by the Planning & Development Department on March 9, 2022 the sidewalks have been preserved and therefore the department is not forwarding this conditions to the new PUD.

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 request is for a rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD) in order to add the use of high-end retail storefront that offers the sale and light application of automotive window tinting, paint protection field and to add building signage. The property is located in the Community General Commercial (CGC) land use category of the Urban Development Area, as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. According to the land use category description, Community General Commercial (CGC) in the Urban Development Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial uses and the use of existing infrastructure. The proposed fabrication of automotive window tinting and the application of paint protection film as part of retail sales is a permitted as an accessory use under secondary uses within the CGC land use category as long it is located on a road classified as a collector or higher on the Functional Highway Classification Map.

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?

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 (FLUE):

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

According to the JEA Letter Dated June 14, 2019, there is currently no water or sewer connection point abutting the subject property. The closest water connection point is located 300 feet west of the property under the San Pablo Road South right-of-way, and the closest sewer connection point is located 470 feet to the east under the Cocoanut Road right-of-way. The proposed development will be required to connect to these services.

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.

The proposed development is located along San Pablo Road South which is a Minor Arterial Roadway comprised of a mix of Commercial Uses and Residential Neighborhoods. The property is located less than 300 feet from a Major Arterial Roadway (Atlantic Boulevard). Atlantic Boulevard is a Commercial Corridor located in the eastern side of the City, and is comprised of a shopping center and car service facility between the subject property and the roadway. The proposed use will continue the commercial node that exists at the intersection of San Pablo Road South and Atlantic Boulevard and therefore will be consistent with Policy 3.2.1 of the 2030 Comprehensive Plan.

Airport Environment Zone

The site is located within the 300 feet Height and Hazard Zone for the Naval Station Mayport. Zoning will limit development to a maximum height of less than 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Adaptation Action Area (AAA)

The City of Jacksonville implemented the 2015 Peril of Flood Act (Chapter 2015-69, Laws of Florida) by establishing an Adaptation Action Area (AAA). The AAA boundary is an area that experiences coastal flooding due to extreme high tides and storm surge. The area is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. Ordinance 2020-732-E expands the AAA boundaries to those areas within the projected limits of the Category 3 storm surge zone and those contiguous areas of the 100-year and 500-year Flood Zones.

The entire subject site (100%) is within the Adaptation Action area and subject to coastal flooding during cataclysmic hurricane storms. The site is within 12 to 14 feet above mean sea level. The City will continue to enforce building standards and requirements to minimize structural damage to property in hazardous coastal areas. Future City expenditures for infrastructure improvements will be limited to meeting the needs of existing residents and resource protection.

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

The intended development will meet 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). The City Development Number is #9508.001: Townsend Roofing: Warehouse Office was approved for 9,000 enclosed sf of total building. A permit has already been issued for this project: B-20-318174.000 and is a 'finalized' permit back on 2/22/2021.

(3) Allocation of residential land use

This proposed Planned Unit Development is being requested to amend the existing PUD in order to add the use of high-end retail storefront that offers the sale and light application of automotive window tinting, paint protection field and to add building signage. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The use of existing and proposed landscaping: Landscaping shall meet the requirements of the Part 12 Landscaping Regulations of the City's Zoning Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for the subject property shall be along both Bamboo Drive and Coconut Road. This will allow for the efficient movement of vehicles throughout the entire parcel and roadways. Comments from Traffic & Engineering include:

- Bamboo Drive shall be widened to a minimum of 20' width from San Pablo Road S to the eastern property line of the PUD. From there, the edge of pavement shall taper to the existing width.

The subject site is approximately 1.24 acres and is accessible from San Pablo Road South, a minor arterial facility; and Bamboo Drive and Coconut Road, both local facilities. San Pablo Road South is currently operating at 128.1% of capacity. This segment of San Pablo Road South has a maximum daily capacity of 15,479 vehicles per day (vpd) and average daily traffic of 19,823 vpd.

The applicant requests 9,000 square feet of Automobile Parts Sales (ITE Code 843) for automotive tinting, which could produce 280 daily trips.

The treatment of pedestrian ways: The property is developed with existing sidewalks and per comments from Traffic & Engineering; the existing sidewalks will need to be preserved.

The use and variety of building setback lines, separations, and buffering: Through the previous PUD conditions, the property was required to provide a combination of 85 to 90% opaque fencing and landscaping will serve to buffer the Properties eastern boundary from neighboring residential properties.

(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 proposed site plan shows the building, with a 10-foot setback, along the eastern property, which is adjacent to the RLD-60 Zoning District. The written description indicates that an uncomplimentary buffer will be provided along the eastern property line where adjacent to a residential dwelling or residential zoning district. The uncomplimentary buffer is 10 feet in width and includes a combination of 85% to 90% opaque fencing and landscaping.

The type, number and location of surrounding external uses: The proposed development is located within 300 feet of the intersection of Atlantic Boulevard and San Pablo Road. Commercial uses opposite the proposed development extend approximately 900 feet south, three times the commercial distance will extend if the proposed development is approved.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Commercial Retail Sales / Service Garage
South	RPI	PUD: 2011-0517	Multi-Family Dwellings
East	MDR	RLD-60	Single-Family Dwelling

West CGC PUD: 1999-1024 Commercial Retail Center

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category with specific reference to the following:

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 February 25, 2022, JEA has no objection to proposed PUD. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. 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 site will be developed in accordance with Part 6 of the Zoning Code. There are existing sidewalks on San Pablo Road, Bamboo Drive and Coconut Road. The site plan shows pedestrian connections to these sidewalks.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan, and will use the existing sidewalks on the property today.

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 **February 8, 2022** 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 **2022-0110** be **APPROVED with the following exhibits:**

- The original legal description dated January 19, 2022.**
- The original written description dated December 28, 2021.**
- The original site plan dated April 10, 2019.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0110** be **APPROVED w/ CONDITION.**

- 1. The property shall be developed in accordance with the Transportation Planning Memorandum dated March 3, 2022, or as otherwise approved by the Planning and Development Department.**



Aerial View

Source: JaxGIS



View of the Subject Property

*Source: Planning & Development Dept.
Date: March 9, 2022*



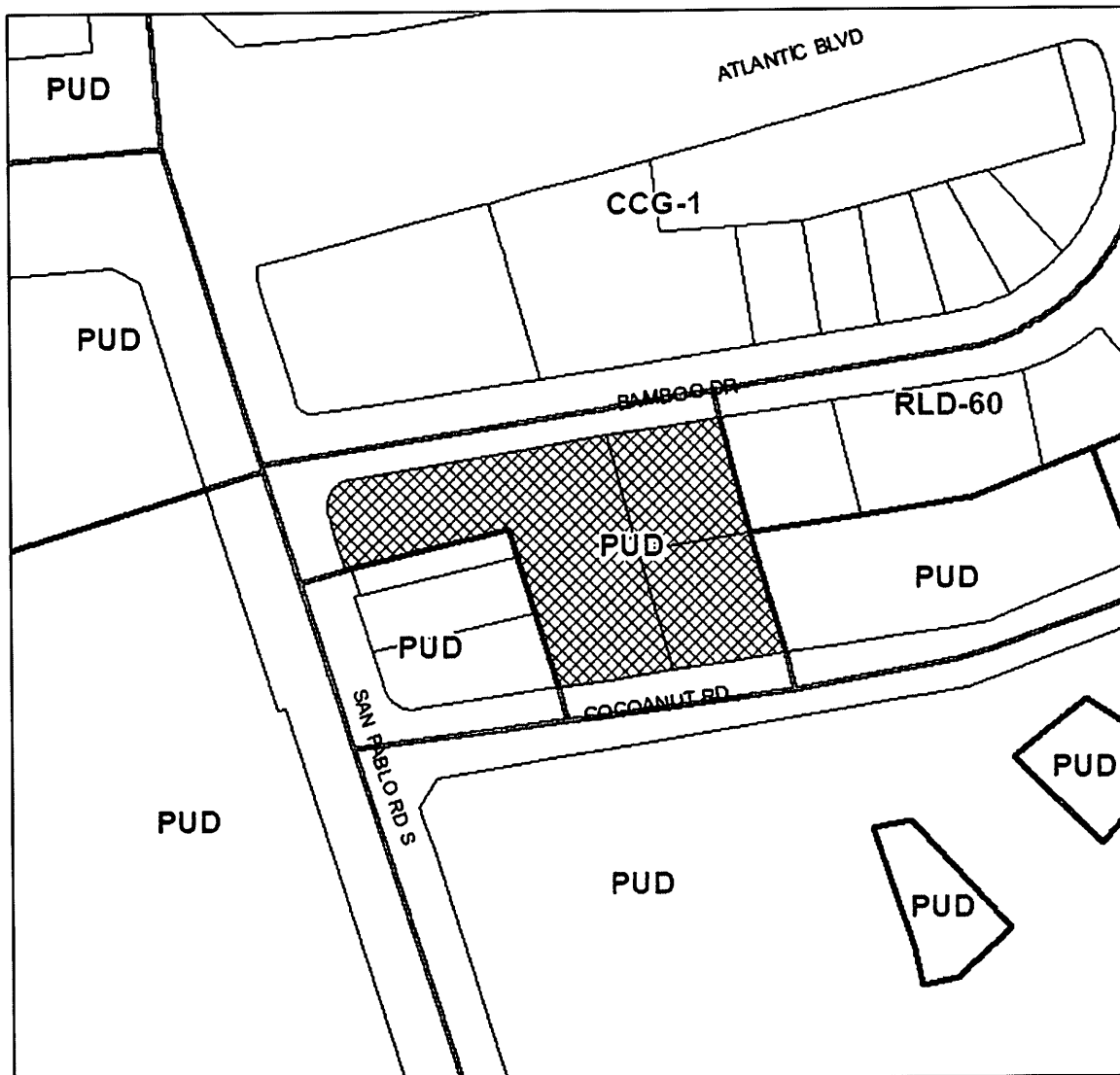
View of the Subject Property

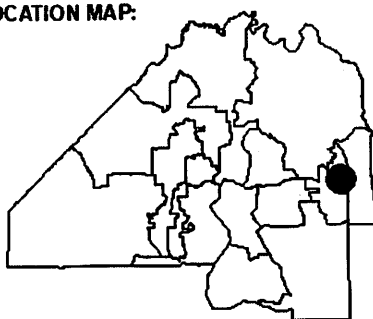
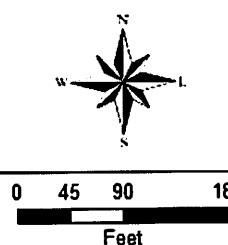
*Source: Planning & Development Dept.
Date: March 9, 2022*



View of the Subject Property

*Source: Planning & Development Dept.
Date: March 9, 2022*



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0110</p>	<p>TRACKING NUMBER</p> <p>T-2021-3988</p>	<p>COUNCIL DISTRICT:</p> <p>3</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0110 **Staff Sign-Off/Date** ELA / 02/07/2022
Filing Date 02/22/2022 **Number of Signs to Post** 3

Hearing Dates:
1st City Council 03/22/2022 **Planning Commission** 03/17/2022
Land Use & Zoning 04/05/2022 **2nd City Council** N/A

Neighborhood Association WEST BEACHES COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3988 **Application Status** FILED COMPLETE
Date Started 12/28/2021 **Date Submitted** 12/29/2021

General Information On Applicant

Last Name GUPTA **First Name** RAJ **Middle Name**
Company Name DATALYTIC INVESTMENTS DBA TINT WORLD
Mailing Address 11250 OLD SAINT AUGUSTINE ROAD STE 15170
City JACKSONVILLE **State** FL **Zip Code** 32257
Phone 9042922100 **Fax** 9042922090 **Email** KARAN3CI@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name TOWNSEND **First Name** RANDY & ROBERTA **Middle Name**
Company/Trust Name TOWNSEND SAN PABLO PROPERTIES, LLC
Mailing Address 1740 COCOANUT RD, #101
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone 9046455887 **Fax** 9046455442 **Email** BOBBY@TOWNSENDROOFING.COM

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2017-0418, 2019-0495

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167218 0000	3	2	PUD	PUD
Map 167219 0500	3	2	PUD	PUD
Map 167217 0000	3	2	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.24

Development Number

Proposed PUD Name TOWNSEND SAN PABLO - TINT WORLD (TENANT) USE APPROVAL

Justification For Rezoning Application

AMEND EXISTING PUD FOR 1) NEW TENANT BUSINESS USE (ALLOW THE ESTABLISHMENT OF A HIGH-END RETAIL STORE FRONT THAT OFFERS THE SALE AND LIGHT APPLICATION OF AUTOMOTIVE WINDOW TINTING, PAINT PROTECTION FILM), AND 2) ADD BUILDING SIGNAGE.

Location Of Property

General Location

ONE BLOCK SE OF ATLANTIC BLVD AND SAN PABLO RD

House #	Street Name, Type and Direction	Zip Code
1740	COCOANUT RD	32224

Between Streets

BAMBOO DRIVE and COCOANUT RD

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

Application Certification

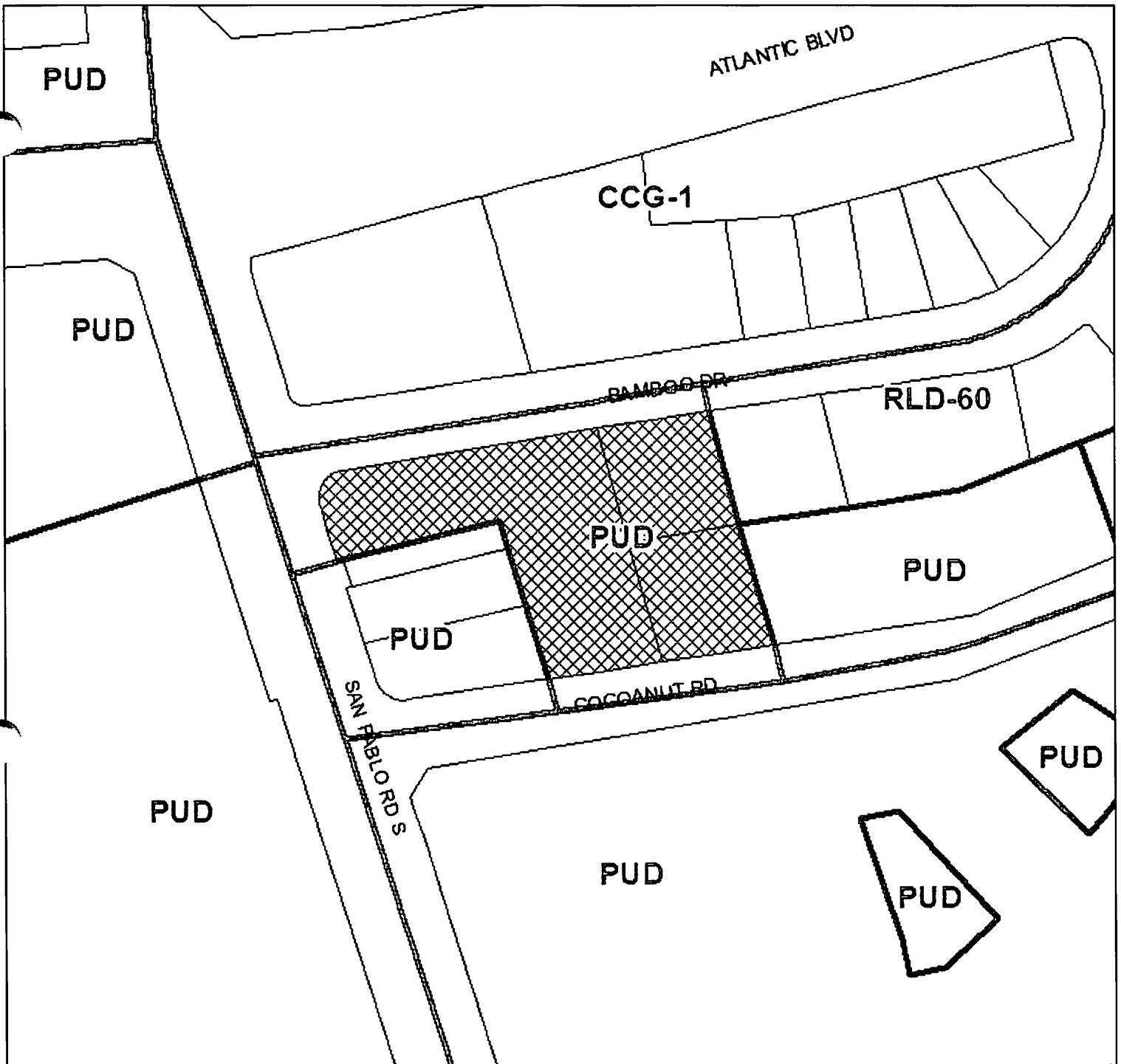
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my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

Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee:	\$2,269.00
2) Plus Cost Per Acre or Portion Thereof	
1.24 Acres @ \$10.00 /acre:	\$20.00
3) Plus Notification Costs Per Addressee	
19 Notifications @ \$7.00 /each:	\$133.00
4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):	\$2,422.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

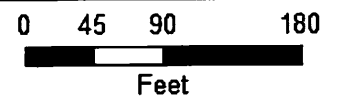
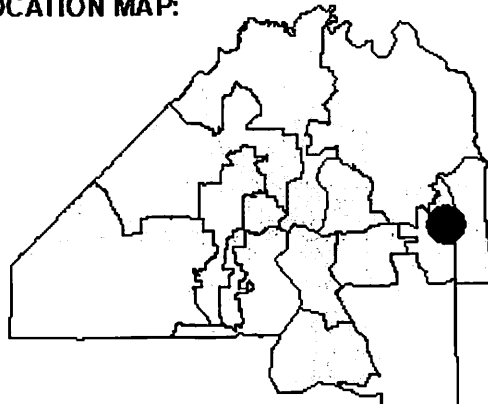


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2021-3988

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D

WRITTEN DESCRIPTION

TOWNSEND SAN PABLO – TINT WORLD (TENANT) USE APPROVAL

December 28, 2021

I. PROJECT DESCRIPTION

- A. Karan Gupta, DBA Tint World Franchise (the "Applicant") proposes to 1) add a permitted use PUD (Planned Unit Development PUD 2019-495-E and prior PUD 2017-418-E) and 2) propose the addition of exterior building signage.

The Property is currently owned by Townsend San Pablo Properties, LLC (the "Owner"). It is located east of San Pablo Road just south of its intersection with Atlantic Boulevard, lying between Cocconut Road and Bamboo Drive.

The immediately adjacent properties to the north are zoned CCG-1, commercial property to the west is zoned PUD, while property to the south is zoned CO and multifamily PUD and two adjacent properties to the east - one PUD and one RLD-60.

- B. Current Land Use Category: Community General Commercial (CGC)
C. Current Zoning District: Planned Unit Development (PUD 2019-495-E)
D. Requested Zoning District: Planned Unit Development (PUD)
E. Real Estate Numbers: 167218-0000, 167219-0500, and 167217-0000

II. Quantitative Data

- A. Total Acreage: 1.24+/- acres.
B. Total amount of non-residential floor area: 9,000 enclosed sf
C. Total amount of land coverage of all buildings and structures: 24%.
D. Total amount of building frontage available for signage: 360 square feet (10%)

III. Statements

- A. The Property is approximately 9,000 square feet, and approximately 4,500 is proposed to be leased, with the planned use case to allow the establishment of a

high-end retail store front that offers the sale and light application of automotive window tinting, paint protection film, vehicle wraps, mobile electronics, car security, accessories, and detailing.

- B. Operations will be contained in a fully air-conditioned space, with no outside storage needs.
- C. Consistent with the redevelopment of the area still called by many "Dodge City", the proposed use case will help redevelop this neighborhood, and enhance the character and quality of life in its general area.

IV. Uses and Restrictions

A. Permitted Uses

1. All allowable uses by right as provided for in the Commercial Office (CO) zoning district
2. Medical and dental offices or clinics (but not hospitals).
3. Professional and business offices.
4. Banks without drive-through, savings and loan institutions, and similar uses.
5. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios and theatres for stage performances (but not motion picture theatres).
6. Vocational, trade or business schools and similar uses.
7. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
8. Libraries, museums and community centers.
9. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
10. Building trade contractors, along with the outdoor parking of vehicles and trailers used in conjunction with that use, are allowed as a permitted use. However, outdoor storage is prohibited.

11. Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards set forth in Part 4.
12. Churches including a rectory or similar uses, meeting the performance standards and development criteria set forth in part 4.
13. Employment Office (but not a day labor pool).
14. Radio and television broadcasting studios and offices (subject to Part15).
15. Automotive styling services including the sale and light application of window tinting, paint protection film, vehicle wraps, electronics, security systems, and accessories (no automotive repair work, or hazardous materials)

B. Permissible uses by exception:

1. The uses permitted by exception under the Commercial Office (CO) zoning district, provided that a zoning exception be applied for and subsequently obtained from the City in accordance with the City's Zoning Code.
2. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
3. Essential services meeting the performance standards and development criteria set forth in Part 4.
4. Day care centers meeting the performance standards and development criteria set forth in Part 4.
5. Drive-through facilities in conjunction with a permitted or permissible use or structure.
6. Private clubs.
7. Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair}, sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales, florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning station, all not

to exceed 50 percent of the gross floor area of the building of which it is a part.

- i. Sale display and preparation shall be conducted within a completely enclosed building.
- ii. Products shall be sold only at retail.
- iii. No sale, display or storage of secondhand merchandise shall be permitted.

8. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on premises consumption only, subject to the following condition:

- I. Seating shall not exceed a capacity of 60; provided that seating may be unlimited where total floor area of the restaurant does not exceed the percent of the gross floor area of the building of which it is a part.

C. Limitations on permitted uses or permissible uses by exception:

- 1. Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.

D. Permitted accessory uses and structures:

- 1. Subject to Part 4, Section 656.403, City of Jacksonville Ordinance Code.

V. Design Guidelines

A. Lot Requirements

- 1. Minimum lot area: n/a
- 2. Minimum lot width n/a
- 3. Maximum lot coverage 40%
- 4. Minimum front yard = Varies> 0 ft.
- 5. Minimum side yard= Varies> 0 ft.
- 6. Minimum rear yard: 10 ft.
- 7. Maximum height of structures: 35 ft

B. Ingress, Egress and Circulation:

- 1. Parking requirements. The parking requirements for this development shall be consistent with the requirements found in Part 6 of the City of Jacksonville Ordinance Code.

2. Vehicular access. Vehicular access to the Property shall be by way of Bamboo Drive (along the north side of the Property boundary), and by way of Coconut Drive (along the south side of the Property boundary), substantially as shown in the PUD Site Plan (Please see Exhibit .E.).
3. Pedestrian Access. Pedestrian access shall be provided by existing sidewalks.

C. Exterior Signage:

1. Permanent Single or Double faced identity signage may be installed by the Project Developer at the entrance to the Property located nearest the intersection of Bamboo Drive and San Pablo Road.
2. The Permanent single or double faced identity signage shall not exceed 24 square feet in area or 12 feet in height.
3. Wall signs shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.

D. Landscaping:

1. Landscaping shall meet the requirements of the Part 12 Landscaping Regulations of the City's Zoning Code.

E. Buffer

1. The Property's surrounding land use designations and zoning districts include: CGC/CCG-1 to the north, PUD and RLD-60 to the east, CO/PUD to the south, and PUD to the west across San Pablo Road. A combination of 85 to 90% opaque fencing and landscaping will serve to buffer the Properties eastern boundary from neighboring residential properties.

VI. PUD Review Criteria:

- A. Consistency with the City's Comprehensive Plan. According to the Future Land Use Map series ("FLUMS") of the City's 2030 Comprehensive Plan, the PUD's proposed designated land use(s) is/are Community/General Commercial ("CGC"), which allow for the use(s) requested in the subject PUD rezoning.
- B. Consistency with the Concurrency and Mobility Management System. The PUD will satisfy all concurrency and mobility requirements as required by the City of

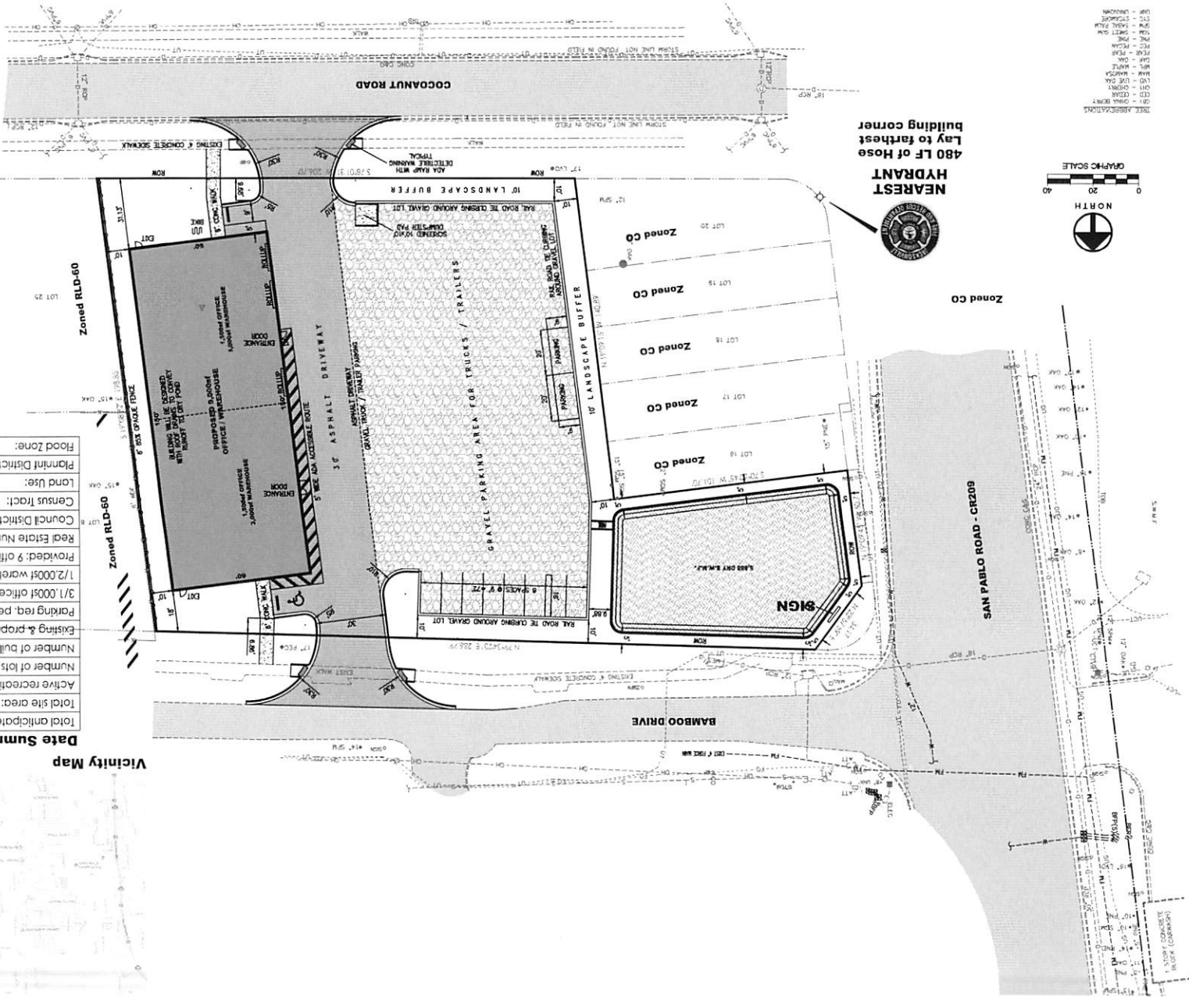
Jacksonville Planning Department's Concurrency and Mobility Management Office ("CMMSO").

- C. Allocation of Nonresidential Land Use(s). The PUD provides for nonresidential use(s) which is/are in compliance with the City's 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access. Vehicular access will be from Bamboo Drive and from Coconut Road.
- E. External Compatibility/Intensity of Development. The proposed PUD is consistent with Section 656.125 (b) (1, 2 & 3), Ordinance Code in that:
 - 1. Will constitute zoning that is in keeping with and related to the zoning found in adjacent and nearby districts
 - 2. The use(s) permitted under the proposed PUD rezoning will be consistent and compatible with the existing land uses and zoning of adjacent and nearby properties and the overall general area, aiding in the area's logical and orderly development pattern
 - 3. The proposed rezoning and its Property's subsequent development will enhance the character and quality of life in its general area and overall neighborhood.
- F. Recreation/Open Space: Not Applicable. Nonresidential PUD.
- G. Impact on Wetlands: The Property has been developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.
- H. Listed Species Regulations: The Property is less than 50 acres in size therefore a listed species survey is not required.
- I. Off Street Parking and Loading Requirements: The off-street parking requirements for the proposed PUD rezoning shall be consistent with the off street parking requirements in Part 6 of the City's Zoning Code.
- J. Sidewalks: Existing Sidewalks
- K. Storm water Retention: The dry pond depicted on the proposed PUD Site Plan under Exhibit "E" will be maintained by the Owner.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.

TREE ABBREVIATIONS
 CR - CHINA BERRY
 CE - CEDAR
 GR - GUM REDWOOD
 OR - ORANGE
 LA - LIVE OAK
 MA - MANGROVE
 PA - PALM
 PE - PINE
 PO - PALM OIL
 PR - PINEAPPLE
 SL - SLOTTED
 SW - SWAMP
 UN - UNKNOWN



NEAREST HYDRANT
 480 LF of Hose Lay to farthest building corner



Vicinity Map



Date Summary

Total anticipated hoses/units:	48,298sf / 1,100c
Active recreation area:	0
Number of lots & dwelling units:	0
Number of buildings & sq.ft.:	1 @ 9,000sf
Existing & proposed zoning:	CO / PUD
Parking req. per section 656.604:	
3/1,000sf office = (3,000/1000) x 3 = 9 required	
1/2,000sf warehouse = (6,000/2,000) x 1 = 3 required	
Provided: 9 office and 3 warehouse spaces	
Red Estate Number:	0167219-0000, 167219-0500 & 167217-0000
Council District:	3
Census Tract:	014327
Land Use:	CGC
Planmfr District:	2
Flood Zone:	12031C-0404H Zone X

Owner:
Townsend San Pablo Properties, LLC.
10418 New Bern Road, Unit 115
Jacksonville, Florida 32226
Phone: 904.645.5887

Developer:
Townsend San Pablo Properties, LLC.
10418 New Bern Road, Unit 115
Jacksonville, Florida 32226
Phone: 904.645.5887

Engineer:
Ermon and Russo, Inc.
6455 Powers Avenue
Jacksonville, Florida 32217
Phone: 904.645.5887

Surveyor:
R.L. Crosswell and Company
429 East Adams Street
Jacksonville, Florida 32202
Phone: 904.356.5649

Architect:
Jason Corning Architect, LLC
1812 Atlantic Boulevard
Jacksonville, Florida 32259
Phone: 904.755.5599

Landscape Arch.
A & Land Planning & Design
1008 Durbin Park Drive
Jacksonville, Florida 32259
Phone: 904.287.4100



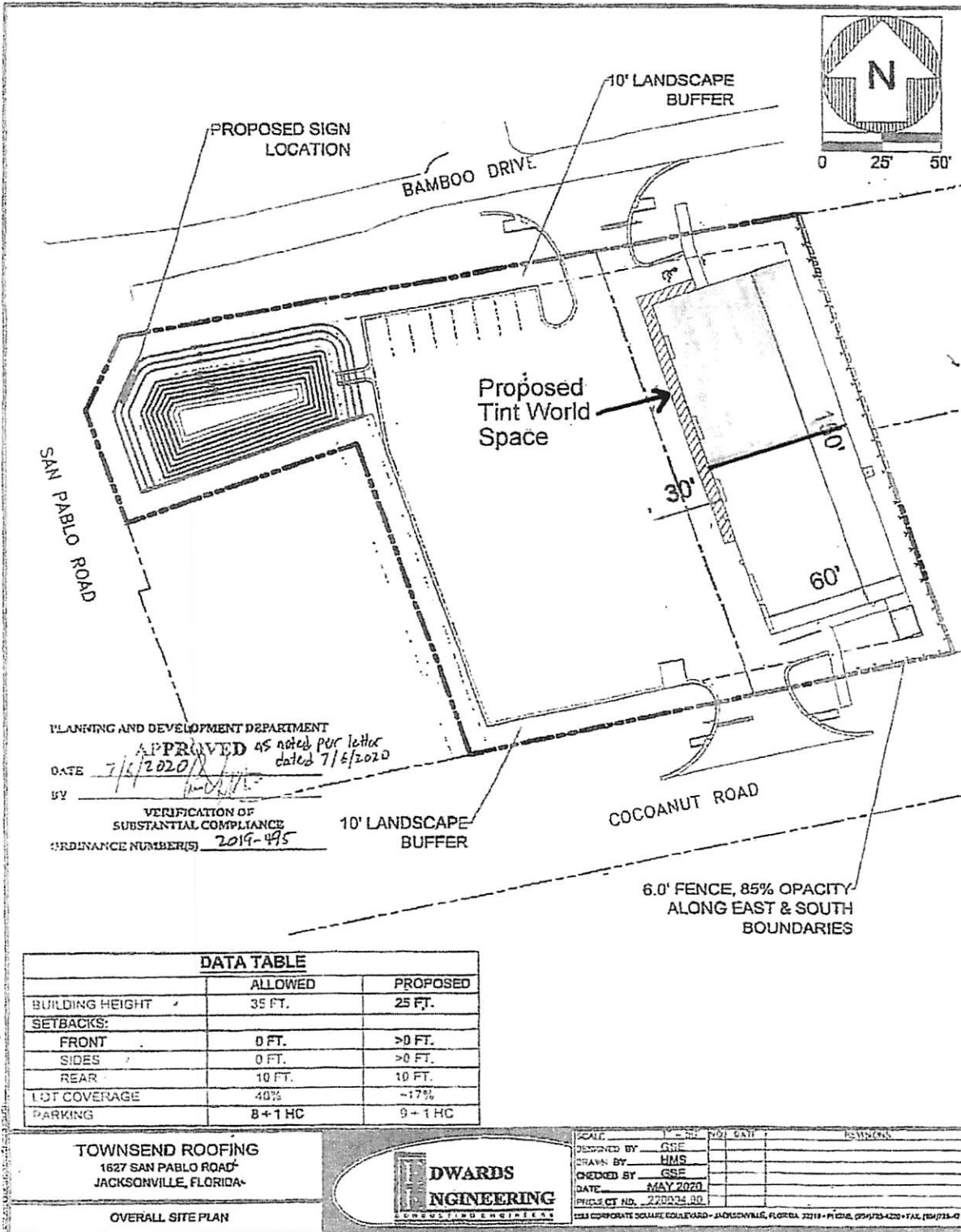
1 OF 1
 DRAWING NO. 2200
 PROJECT NO. 2200
Fisman & Russo
 445 S. BAYVIEW AVENUE
 JACKSONVILLE, FLORIDA 32201
 PHONE: (904) 231-1818 FAX: (904) 231-1828
 CO. LICENSE NO. 4287 NAME: ERMON & RUSSO, P.C. FL. REG. NO. 22007

Townsend San Pablo Properties, LLC
SITE PLAN REVIEW

CDWG: TJB
 CHD: BAK
 APP: BAK
 DATE: 04-19-19

NO.	DATE	BY	APPV.	REVISION DESCRIPTION

Exhibit "E" - Site Plan



PLANNING AND DEVELOPMENT DEPARTMENT
APPROVED as noted per letter dated 7/6/2020
 DATE 7/6/2020
 BY [Signature]
 VERIFICATION OF SUBSTANTIAL COMPLIANCE
 ORDINANCE NUMBER(S) 2019-495

DATA TABLE		
	ALLOWED	PROPOSED
BUILDING HEIGHT	35 FT.	25 FT.
SETBACKS:		
FRONT	0 FT.	>0 FT.
SIDES	0 FT.	>0 FT.
REAR	10 FT.	10 FT.
LOT COVERAGE	40%	~17%
PARKING	8 + 1 HC	9 + 1 HC

TOWNSEND ROOFING
 1627 SAN PABLO ROAD
 JACKSONVILLE, FLORIDA



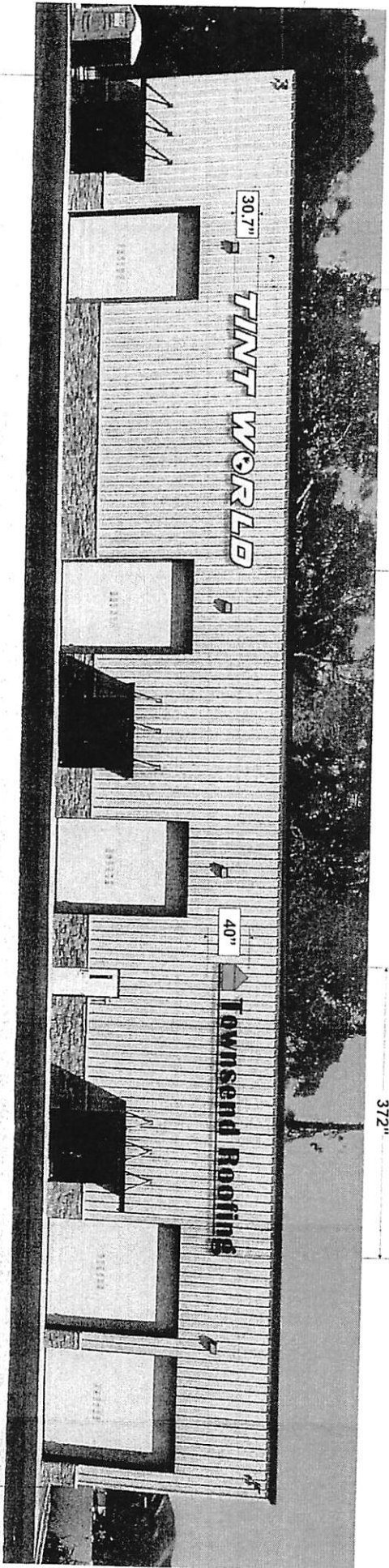
SCALE:	1" = 20'	NO. DATE	REVISIONS
DESIGNED BY:	GSE		
DRAWN BY:	HMS		
CHECKED BY:	GSE		
DATE:	MAY 2020		
PROJECT NO.:	220024.00		

OVERALL SITE PLAN

Proposed Signage

TOWNSEND ROOFING - FACELIT CHANNEL LETTERS - 1627 SAN PABLO RD S

SIGN AREA: 177.6 SQ FT



Calculations

Zoning: PUD - H x W x 10%
 Building: 150' x 24' x 10% = 360 Sq Ft. Allowable
 Sign: 372' x 40' / 144 = 101.4 Sq Ft. Proposed
 348' x 30.7' / 144 = 74.2 Sq Ft. Proposed
TOTAL: 177.6 Sq Ft

WIND DESIGN CRITERIA

WIND VELOCITY	132 MPH
RISK CATEGORY	II
EXPOSURE CATEGORY (field)	C
INTERNAL PRESSURE COEFFICIENT	0
COMBUSTIBLE CONTENT	NO PSP
FORCE COEFFICIENT	1.7

1. Design wind pressure in accordance w/ IRC-2003
 Ed Ref: ASCE7. See chart for design criteria per ASCE 7-10.



- Substrate / Sign**
- 3/16" white acrylic with full color print on clear applied to face
 - black returns / black trim / black vinyl
 - raceway - painted SW 6148 wool skein

TAYLOR
Sign & Design, Inc.
 COMMERCIAL SIGN TECHNOLOGIES
 Since Certified # ES12000117
 www.taylor-sign.com
 4162 St. Augustine Rd. Jacksonville, FL 32207
 Phone# 904.396.4652 • Fax# 904.396.5177

TINT WORLD

Contact: Bobby Townsend
 Phone#: 904.645.5887
 email: bobby@townsendroofing.com

Address: 1627 San Pablo Rd S
 Jacksonville, FL

Date: 09/29/2021
 Options: OPT 1

Salesperson: Chris Taylor
 Designer: Signe Grozier

Zoning: PUD - H x W x 10%
 Saved as: Tint World Addition VI.PDF

APPROVED BY _____

DATE _____

This artwork protected under copyright law and is the property of Taylor Sign & Design, Inc. and is not to be duplicated, reproduced or distributed without written permission. © 2019 Taylor Sign & Design, Inc.

Please ensure all colors, dimensions, materials, layout, etc. are correct before approving rendering. Colors portrayed on proof may not match final product due to the difference between digital and implemented colors. Once artwork is approved you will be responsible for 1/2 of the remainder cost should any problems be found after installation.

EXHIBIT F

PUD Name **TOWNSEND SAN PABLO-TINT WORLD (tenant)**
USE APPROVAL

Land Use Table

Total gross acreage	1.24 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	1.24 Acres	100 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	21,605 Sq. Ft.	40 %



ONE CITY. ONE
JACKSONVILLE.

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

MEMORANDUM

DATE: March 3, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0110

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Bamboo Drive shall be widened to a minimum of 20' width from San Pablo Road S to the eastern property line of the PUD. From there, the edge of pavement shall taper to the existing width.