

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

April 7, 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.: 2022-152 **Application for: Canal Street 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 February 17, 2022
2. The original written description dated February 17, 2022
3. The original site plan dated February 17, 2022

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

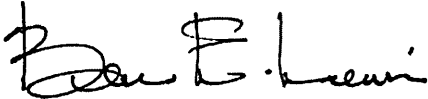
Ian Brown, Secretary Aye

Marshall Adkison Absent

Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Absent

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 2022-0152 TO****PLANNED UNIT DEVELOPMENT****APRIL 7, 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 **2022-0152** to Planned Unit Development.

Location: 0, 3124, and 3134 Canal Street; Northeast Quadrant of Martin Luther King Jr Parkway (US-1) and Canal Street

Real Estate Number: 084320-0000, 084321-0000, 084322-0000, and 084323-0010

Current Zoning Districts: Planned Unit Development (PUD 2021-0006)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Neighborhood Commercial (NC)

Planning District: 5—Northwest

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owners: Jeffrey J. Lamberson
TRC Canal, LLC
656 Ellis Oak Ave, Suite 201
Charleston, South Carolina 29412

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0152** seeks to rezone approximately 1.46± acres of land from PUD to PUD. The rezoning to a new PUD is being sought to permit for the development of a commercial retail store (Family Dollar/Dollar Tree hybrid) and other commercial uses permitted in the Commercial Neighborhood (CN) Functional Land Use Category.

The need for a new PUD stems from the current PUD's limitation on the maximum building square footage—with the applicant seeking a maximum of 11,000 square feet. The proposed development also seeks to deviate from the minimum parking requirements and retain all uses currently permitted under PUD Ordinance 2021-0006. For more information, please see the attached Written Description dated February 17, 2022 (**Exhibit 3**).

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 Commercial Neighborhood (CN) 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.

Neighborhood commercial uses are preferred in locations which are supplied with full urban services; which abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are compatible with adjacent residential neighborhoods. Sites with two or more property boundaries on transportation rights-of-way will be considered preferred locations. This site is an appropriate commercial infill location. The proposed amendment facilitates infill redevelopment of neighborhood commercial retail and services within walking distance of residences and results in the promotion of mobility and growth management goals as established in the 2030 Comprehensive Plan.

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 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject site is currently zoned for commercial uses and has a Future Land Use Category of CGC. The proposed PUD will allow for a currently vacant piece of land to be developed into a commercial use that the land is currently entitled for. The proposed PUD will allow the existing area to commercialize with limited retail uses rather than be developed with potentially incompatible uses.

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.

The subject property is located in the Urban Area and according to the attached JEA Availability Letter, **2020-0430**, the proposed development shall connect to City water and sewer.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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 to a PUD would allow for commercial infill on an undeveloped parcel.

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.

The subject property is located at the corner of Canal Street and Martin Luther King Jr. Parkway and if approved would allow a vacant underutilized piece of property to be developed with a maximum 11,000 square feet of commercial uses. The proposed development will protect and preserve the character of the surrounding neighborhood and become a service to the neighborhood—therefore being in compliance with the aforementioned goal.

(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 category as identified in the Future Land Use Map series (FLUMs): Commercial Neighborhood (CN). Staff finds the proposed rezoning to Planned Unit Development consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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.

Moreover, according to the CMMSO office, **Mobility # 105504.0 / CRC # 105504.1 / City Dev # 10082.000** had its certificates approved on February 12, 2022. However, the Mobility and CRC Certificates expired on February 12, 2022, the \$79,111 Mobility fee was never paid before the expiration date, and the permit has not been issued prior to that date as well. Therefore, the agent/owner will need to resubmit a new Mobility and CRC application to the Concurrency Office's for a new review and fee assessment, in addition to the correct building square footage.

(3) Allocation of residential land use

The proposed Planned Unit Development intends to utilize the subject property for a retail establishment. Moreover, the 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks will be provided.

Traffic and pedestrian circulation patterns: The proposed development is located at the northeast corner of Martin Luther King Jr Parkway and Canal Street. Canal Street North is currently operating at 61.25% of capacity. This segment of Canal Street North has a maximum daily capacity of 11,232 vehicles per day (vpd) and average daily traffic of 6,880 vpd. The applicant requests 11,000 square feet (ITE code 822), which could produce 359 daily vehicular trips

As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Canal Street North and 23rd Street West.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located at the northeast corner of Martin Luther King Jr Parkway and Canal Street. Although being primarily developed for a commercial retail establishment, the subject site will preserve the previously entitled commercial uses and provide a relatively minor increase in maximum square footage allowance.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	CGC	RLD-60	Single-Family Dwellings
South	RPI	IL	Warehouse/Open Storage
East	CGC	IL	Retention Pond
West	CGC	RLD-60	Vacant (Undeveloped)

(6) Intensity of Development

The proposed development is consistent with the CN 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 March 18, 2022, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property has frontage along Canal Street North, functionally classified as a collector facility and 23rd Street West, a local facility. However, the development will have direct access via an unnamed 60-foot right-of-way off Burnt Mill Road.

Staff forwarded the application to FDOT for review. In the attached memorandum from FDOT dated March 4, 2022, the applicant will need to coordinate with FDOT Access Management and Permits if access is proposed on Martin Luther King Jr Parkway (US-1).

The Traffic Engineer has reviewed the application and has issued no objections. The application was also forwarded to the Transportation Planning Division for review. **Staff supports the Division's findings and forwards the following:**

- 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 consistent with the requirements outlined in Part 6 of the Zoning Code.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

(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 the presence of any flood zones or 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.

Despite the requested increase in building square footage, the applicant seeks to limit the proposed development to the previously entitled minimum of 25 off-street parking spaces.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **March 21, 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 2022-0152 be **APPROVED with the following exhibits:**

1. **The original legal description dated February 17, 2022**
2. **The original written description dated February 17, 2022**
3. **The original site plan dated February 17, 2022**

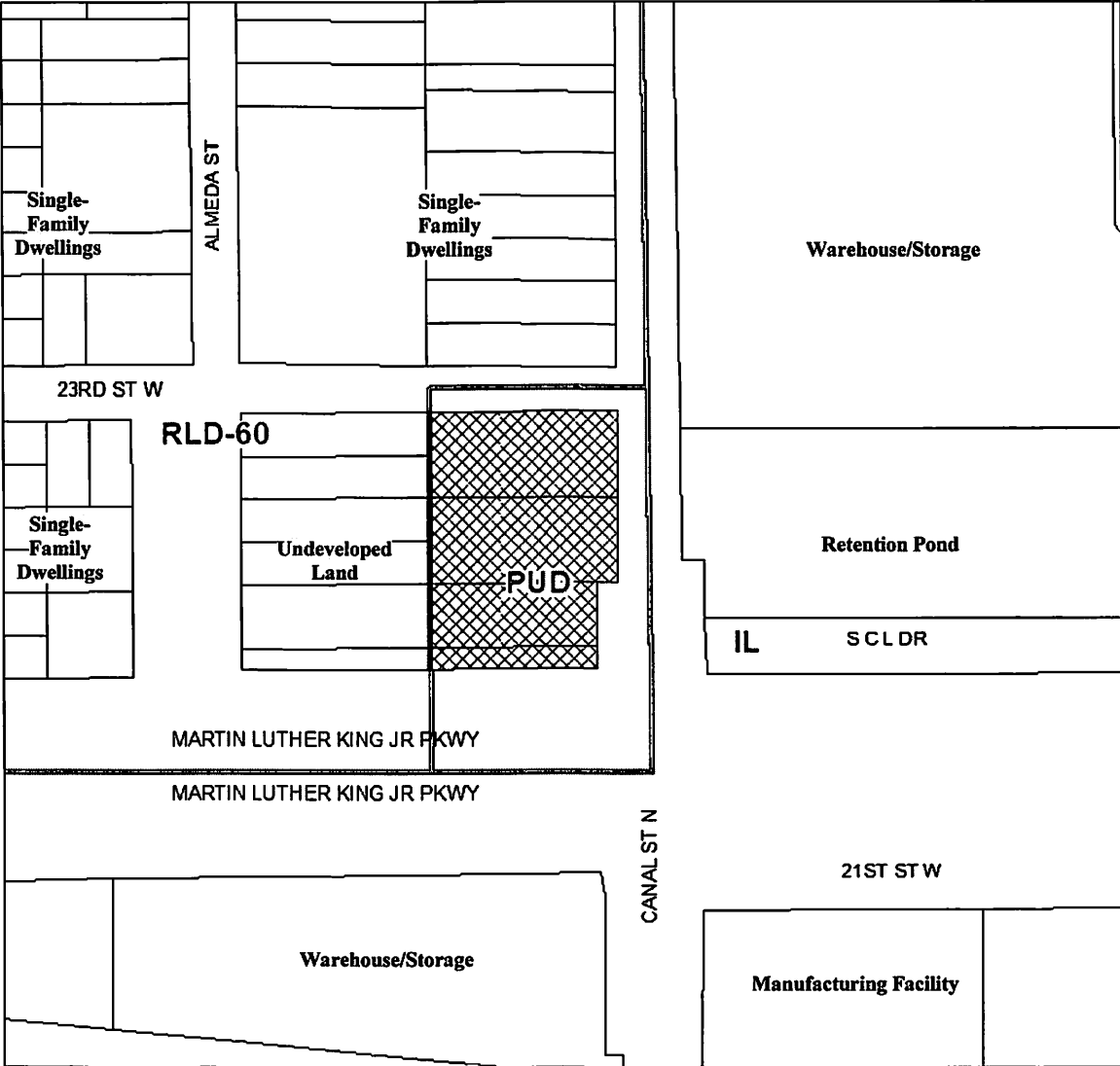
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0152 be **APPROVED**.

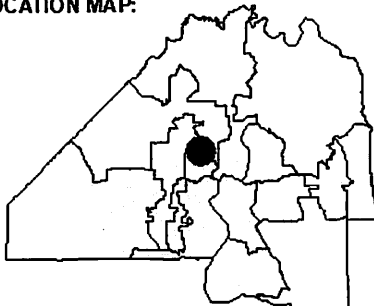

Figure C:



Source: Planning & Development Dept, 03/21/22

View of the subject property, facing west on Canal Street.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260 Feet</p>
<p>ORDINANCE NUMBER ORD-2022-0152</p>	<p>TRACKING NUMBER T-2021-3960</p>	<p>COUNCIL DISTRICT: 9</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0152 **Staff Sign-Off/Date** ATW / 02/17/2022
Filing Date 03/01/2022 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 04/12/2022 **Planning Commission** 04/07/2022
Land Use & Zoning 04/19/2022 **2nd City Council** N/A
Neighborhood Association GRANT PARK COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3960 **Application Status** FILED COMPLETE
Date Started 12/17/2021 **Date Submitted** 12/28/2021

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 LAMBERSON **First Name** JEFFREY **Middle Name** J
Company/Trust Name
 TRC CANAL, LLC
Mailing Address
 656 ELLIS OAK AVE., SUITE 201
City CHARLESTON **State** SC **Zip Code** 29412
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2021-0006

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 084320 0000	9	5	PUD	PUD
Map 084321 0000	9	5	PUD	PUD
Map 084322 0000	9	5	PUD	PUD
Map				

084323 0010 9 5 PUD PUD

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

Existing Land Use Category

NC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.46

Development Number

Proposed PUD Name AMENDED MLK JR & CANAL ST PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

NWQ OF MLK, JR PKWY & CANAL ST N

House #	Street Name, Type and Direction	Zip Code
0	CANAL ST N	32209

Between Streets

MLK, JR PKWY and 23RD ST W

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**
1.46 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
16 Notifications @ \$7.00 /each: \$112.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,401.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

PUD WRITTEN DESCRIPTION

**Amended MLK Jr. & Canal St. PUD
RE #084320-0000, 084321-0000, 084322-0000, 084323-0010
February 17, 2022**

I. PROJECT DESCRIPTION

Applicant proposes to rezone 1.46 acres of property from PUD to PUD. These parcels are located in the northwest quadrant of Martin Luther King Jr. Parkway and Canal Street.

The subject parcel is designated NC on the Future Land Use Maps. The surrounding uses are LDR/RLD-60 to the north and west, and LI/IL to the south and east.

Project Name: Amended MLK Jr. & Canal St. PUD
Project Architect/Planner: Commercial Site Plan, LLC
Project Engineer: Commercial Site Plan, LLC
Project Developer: Twin Rivers Capital, LLC

II.A. QUANTITATIVE DATA

Total Acreage: 1.46

Total amount of floor area: 11,000 s. f.

Total amount of land coverage of all buildings and structures: 11,000 s.f.

Phase schedule of construction (include initiation dates and completion dates):
No phasing

III. USES AND RESTRICTIONS (Parcels A and B)

A. Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.

- (4) Service establishments such as barber or beauty shops, shoe repair shops.
- (5) Restaurants without drive-in or drive-through facilities.
- (6) Banks including drive-through and financial institutions, travel agencies and similar uses.
- (7) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- (8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (9) Day care centers meeting the performance standards and development criteria set forth in Part 4.

B. Limitations on Permitted or Permissible Uses by Exception: N/A

C. Permitted Accessory Uses and Structures: See §656.403

D. Restrictions on Uses: N/A

IV. STATEMENTS

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

The PUD allows for limited operation of permitted uses in CN classification to serve the neighboring area.

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.

Facilities will be maintained by individual parcel owners.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 7,500 s.f.
- (2) *Minimum lot width:* 75 feet
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* 10 feet (except the northeast corner of the building, which shall be constructed as shown on the attached site plan)

- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 60 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district

B. Ingress, Egress and Circulation:

a. *Parking Requirements.*

- a. There shall be 25 parking spaces provided for this development.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Canal Street and 23rd Street West, 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 (1) double faced sign not to exceed one hundred (100) square feet in area and eighteen (18) feet in height for each structure. Such freestanding sign shall be of a pylon style, monument or as otherwise approved by the Planning and Development Department.
- 2. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- 3. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- 4. Directional signs shall not exceed four (4) square feet.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

N/A

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.

H. Lighting

All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. Light fixtures shall be mounted on canopies so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.

VI. DEVELOPMENT PLAN APPROVAL

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

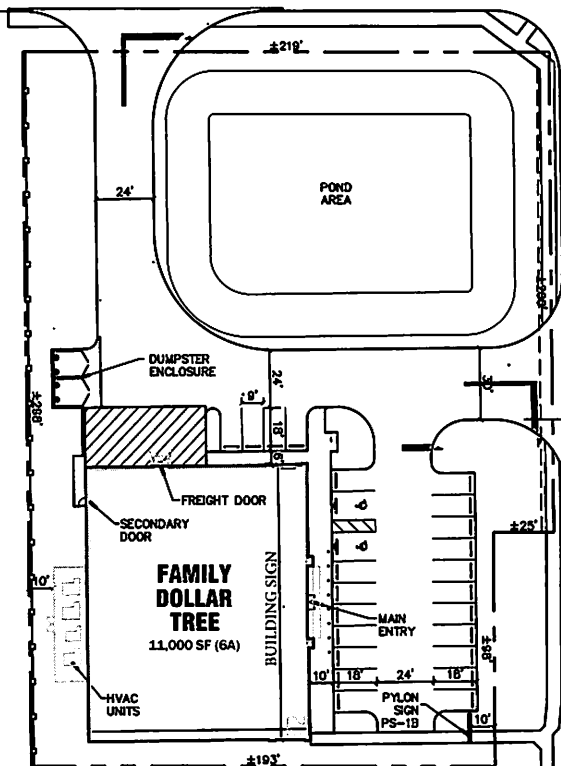
VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
- D. Provides a gradual step down in uses between existing commercial general use and existing residential use.



23rd STREET W



CANAL STREET N

FL - Jacksonville
Martin Luther King Jr
& Canal Street N

SITE PLAN #1

Site Data Summary

Existing Zoning:	PUD
Area Summary:	
Site Area:	±62,796 SF
Building Area:	± 11,000 SF
Asphalt Paving Area:	±16,200 SF
Concrete Area:	±3,716 SF
Green Area:	±16,852 SF
Pond Area:	±15,508 SF
Off Site Paving Area:	±3,915 SF

Parking Summary:	
Required:	25 Spaces
Provided:	25 Spaces
Space Size:	9' x 18'

Building Setbacks:	
Front:	10'
Side:	0'
Rear:	10'

Landscape Requirements / Notes:	
Front:	5' MIN., 10' AVG.
Side:	5' MIN., 10' AVG.
Rear:	10'

Notes:

Drawn By:
Nevin
Engineering
Services, Inc.

Prepared For:



Twin Rivers Capital

656 ELLIS OAK AVE, SUITE 201
CHARLESTON, SC 29412
(843) 722-9925

MARTIN LUTHER KING JR
28,500 VPD

Exhibit 3

November 23, 2021

Page 1 of 1

EXHIBIT F

PUD Name: Amended MLK, Jr. & Canal St. PUD

Land Use Table

Total gross acreage	1.46 Acres	100%
Amount of each different land use by acreage		
Single family	0	
Total number of dwelling units	0	
Multiple family	0	
Total number of dwelling units	0	
Commercial	11,000 s.f.	
Industrial	0	
Other land use		
Active recreation and/or open space		
Passive open space		
Public and private right-of-way		
Maximum coverage of buildings and structures	11,000 s.f	17.12%



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

sanders Chapman
TRC Canal, LLC
656 ellis oak ave
Charleston, SC, 29412

February 10, 2020

Project Name: 3150 N Canal St
Availability#: 2020-0430

Attn: sanders Chapman,

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.

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. This document along with other important forms and submittal processes can be found, 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#: 2020-0430
 Request Received On: 1/28/2020
 Availability Response: 2/10/2020
 Prepared by: Roderick Jackson

Project Information

Name: 3150 N Canal St
 Type: Single Family
 Requested Flow: 4,000 gpd
 Location: 3150 N Canal st
 Parcel ID No.: 084320 0000

Description: 4 parcels located at the corner of MLK and Canal st. looking to get all services for a potential Gas station, Fast Food, or General Retail. 084320 0000084321 0000084322 0000084323 0010

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: No availability on the water main that abuts this property. Existing 6-in water line within the 23rd Street W ROW approx. 275 LF W of the property.
 Connection Point #2: NA
 Special Conditions: Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. JEA must approve construction and accept the lines prior to meter issuance.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
 Connection Point #1: Existing 8-inch gravity sewer main within the 23rd St W ROW, adjacent to this property.
 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 the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: No reclaim in the foreseeable future
 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 include 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. 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/.