

Planning Commission Report
Page 2

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	Absent
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 2022-0190 TO
PLANNED UNIT DEVELOPMENT

APRIL 21, 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 2022-0190 to Planned Unit Development.

Location: 1478 Florida Avenue

Real Estate Number: 114609-0000

Current Zoning District: Residential Medium Density-A (RMD-A)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Proposed Land Use Category: Neighborhood Commercial (NC)

Planning District: Urban Core, District 1

Applicant/Agent: Cyndy Trimmer
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: David Garfunkel
Lift Jax 1478 Florida, LLC
40 E. Adams Street, STE 200
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE W/ CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0190 seeks to rezone approximately 0.15+/- acres of land from Residential Medium Density-A (RMD-A) to Planned Unit Development (PUD). The proposed rezoning to PUD is to allow for revitalization of the existing structure and provide various community services, including a retail grocery store on the first floor and offering employment and financial services through "Good Careers" program on the second floor. The

proposed PUD differs from the usual application of the Zoning Code by reducing minimum lot area and lot width, no minimum front setback, and provide five off-street parking spaces.

There is a companion Land Use Amendment, **2022-0189 (L-5630-21C)**. The proposed LUA is for Medium Density Residential (MDR) to Neighborhood Commercial (NC).

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 Medium Density Residential (MDR) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5630-21C (Ordinance 2022-0189) that seeks to amend the portion of the site that is within the Medium Density Residential (MDR) land use category to Neighborhood Commercial (NC). MDR land use in the Urban Priority Development Area is intended to provide compact medium to high-density mixed-use development. Plan amendment requests for new MDR designations are preferred in locations, which are supplied with full urban services, and in locations, which serve as a transition between commercial and residential land uses. Principal uses include Multi-family dwellings. Single-family dwellings are a principal use when the predominant surrounding development typology within the MDR category is single-family.

The Neighborhood Commercial (NC) land use category is primarily intended to provide commercial retail and service establishments, which serve the daily needs of nearby residential neighborhoods. New NC land use category designations in the Suburban Development Area 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.

The proposed Planned Unit Development (PUD) will allow for the operation of a retail grocery store featuring fresh ingredients on the first floor and a “Good Careers” program on the second floor. Additionally, VyStar Credit Union will provide a mini-branch with an on-site financial services specialist.

The allowed uses in the subject PUD are consistent with the intent of the NC land use category.

Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5630-21C be approved. 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.

The proposed site is located within the Urban Priority Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Brownfields Area

The property is located within the Downtown Brownfield Pilot Program Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfield Area by City Council Resolution Number 2000-125-A. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant.

A Phase I Environmental Site Assessment (ESA) was performed on the subject site as part of the City’s current Brownfields Assessment Grant. The Phase I ESA did not identify any Recognized Environmental Conditions (RECs) or Controlled RECs in relation to the site. A copy of the ESA is on file with the Department.

Cultural Resources

The property at 1478 Florida Avenue, known as Debs Store, has been surveyed (DU09418) and is culturally and architecturally significant. Debs Store, constructed in 1913, has been a cornerstone

of the Eastside community. The first floor of the building served as the operating store (commercial), and the second floor of the building was residential. The structure is one of the few remaining historic commercial buildings in the Eastside neighborhood and is believed to be the location of the longest single family owned and operated commercial businesses in the neighborhood.

The two-story masonry vernacular commercial building has a brick exterior with fenestration consisting of double hung sash windows. Originally, the structure featured a balcony porch with a shed roof, square posts and balustrade extending from the second story over the sidewalk. Other notable exterior architectural features include a corbelled brick cornice, arched lintels and a continuous concrete block foundation. Another notable feature was the large, painted Coca-Cola sign located on the north face of the building with the "Debs Store" lettering painted above. This feature was painted over in the early 1990s. While there are no requirements prohibiting demolition of the structure, the structure is locally significant based on the Florida Master Site File for the building.

East Jacksonville Neighborhood Action Plan

The subject property is located within the boundaries of the East Jacksonville Neighborhood Action Plan (2001). The action plan provides several conclusions and recommendations in support of the land use change including directing efforts targeted toward social services and economic development and providing retail and commercial services within the neighborhood to provide employment opportunities for residents.

(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): Neighborhood Commercial (NC).

(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.

Currently, there is nothing in the Concurrency system regarding this proposed development and the agent/owner will need to submit a Mobility application & CRC application (attached) to the Concurrency Office.

(3) Allocation of residential land use

This proposed Planned Unit Development is being requested to allow for revitalization of the existing structure and provide various community services on the property. 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: A minimum six (6) foot tall, eighty-five percent (85%) opaque fence shall be provided along the western and southern boundaries. The remaining requirements for uncomplementary use buffers provided in Part 12 of the Zoning Code shall not apply.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for the subject property shall be along Florida Avenue for ingress and 5th Street East for egress. This will allow for the efficient movement of vehicles throughout the entire parcel and roadways. Comments from Traffic & Engineering include:

- Visibility to the stop sign on 5th St E must be maintained at all times. A vehicle parked in the loading zone shown on the Conceptual Site Plan will block visibility to this stop sign.
- The backup distance for 60 degree parking shall be 16'.
- The curve in the parking area shall be designed so that a standard design passenger vehicle with 24' turning radius can negotiate the curve.

The subject site is approximately 0.15 of an acre and is accessible from Florida Avenue, a collector facility, and 5th Street East, a local facility. Florida Avenue is currently operating at 19.84% of capacity. Florida Avenue has a maximum daily capacity of 11,232 vehicles per day (vpd) and average daily traffic of 2,228 vpd.

This PUD is a companion to pending small-scale land use application L-5630-21C (2022-0189). The applicant requests 5,200 square feet of commercial uses (ITE Code 822), which could produce 170 daily vehicular trips.

The treatment of pedestrian ways: The property shall be developed as required by the 2030 Comprehensive Plan.

The use and variety of building setback lines, separations, and buffering: Due to the property already being developed with an existing structure there will be no minimum front setback required. Additionally, a minimum six (6) foot tall, eighty-five percent (85%) opaque fence will be constructed along the western and southern boundaries of the property that abut residential.

(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 corner of Florida Avenue, a collector roadway, and 5th Street East, a local roadway. The surrounding neighborhood is primarily zoned Residential Medium Density but includes uses single-family dwellings, churches, and neighborhood retail stores. Property to the North is developed as a neighborhood retail store, formerly the Avenue Food Store. Adjacent properties to the west and south are developed with single family dwellings.

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	Neighborhood Retail Store
South	MDR	RMD-A	Single-Family Dwelling
East	MDR	RMD-A	Vacant
West	MDR	RMD-A	Single-Family Dwelling

(6) Intensity of Development

The proposed development is consistent with the NC 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 April 4, 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 with a minimum of five (5) parking spaces shall be provided for the proposed structure totaling approximately 5,200 square feet as conceptually depicted on the Site Plan. One (1) adjacent, on-street loading space may be provided along East 5th Street.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan, and will uses 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 **April 13, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



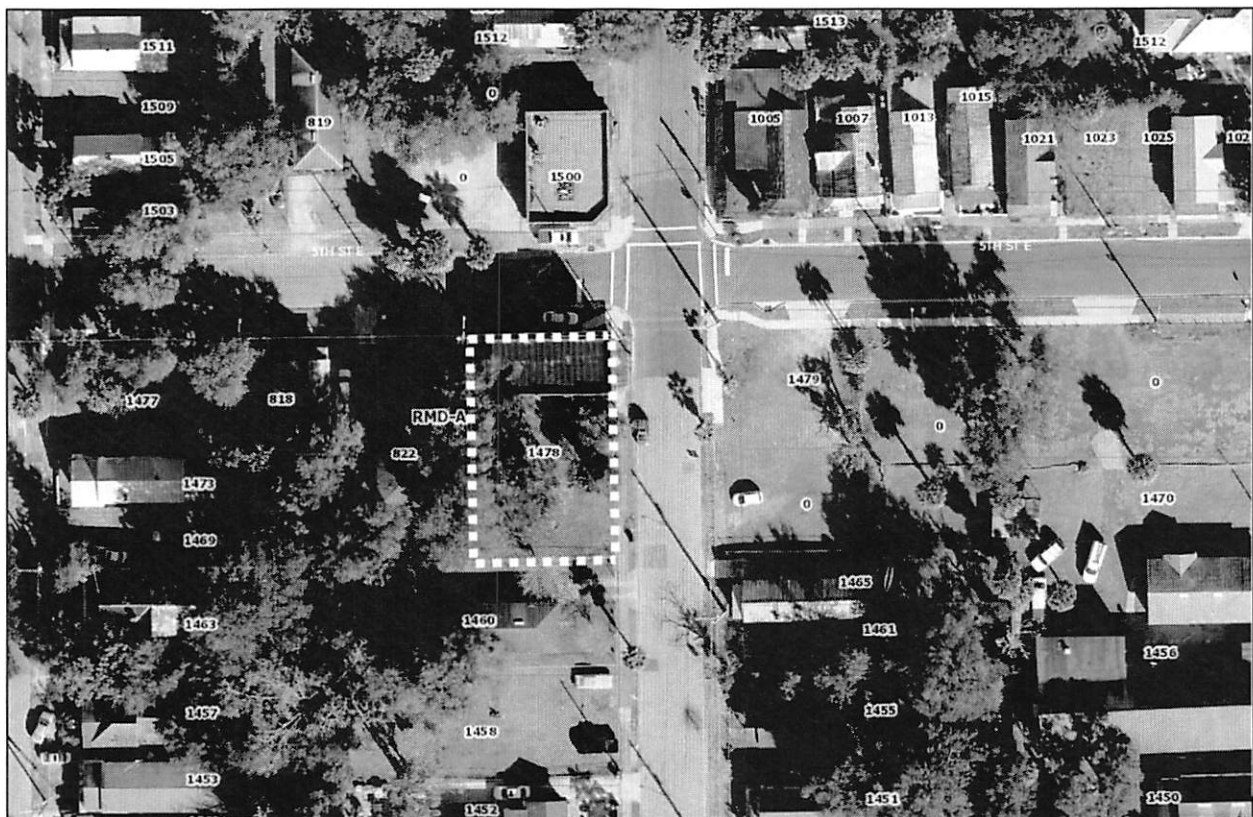
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0190 be **APPROVED with the following exhibits:**

- The original legal description dated November 18, 2021.**
- The original written description dated February 17, 2022.**
- The original site plan dated February 11, 2022.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0190 be **APPROVED w/ CONDITION.**

- 1. The property shall be developed in accordance with the Transportation Planning Memorandum dated April 11, 2022, or as otherwise approved by the Planning and Development Department.**



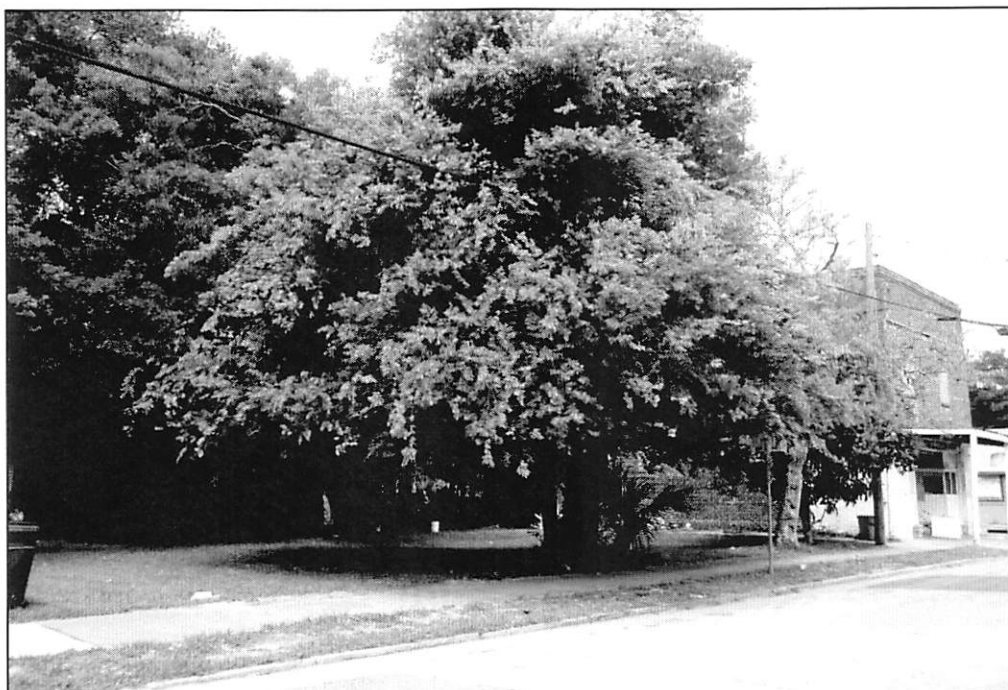
Aerial View

Source: JaxGIS



View of the Subject Property

*Source: Planning & Development Dept.
Date: April 13, 2022*



View of the Subject Property

*Source: Planning & Development Dept.
Date: April 13, 2022*



View of Property to the West

*Source: Planning & Development Dept.
Date: April 13, 2022*



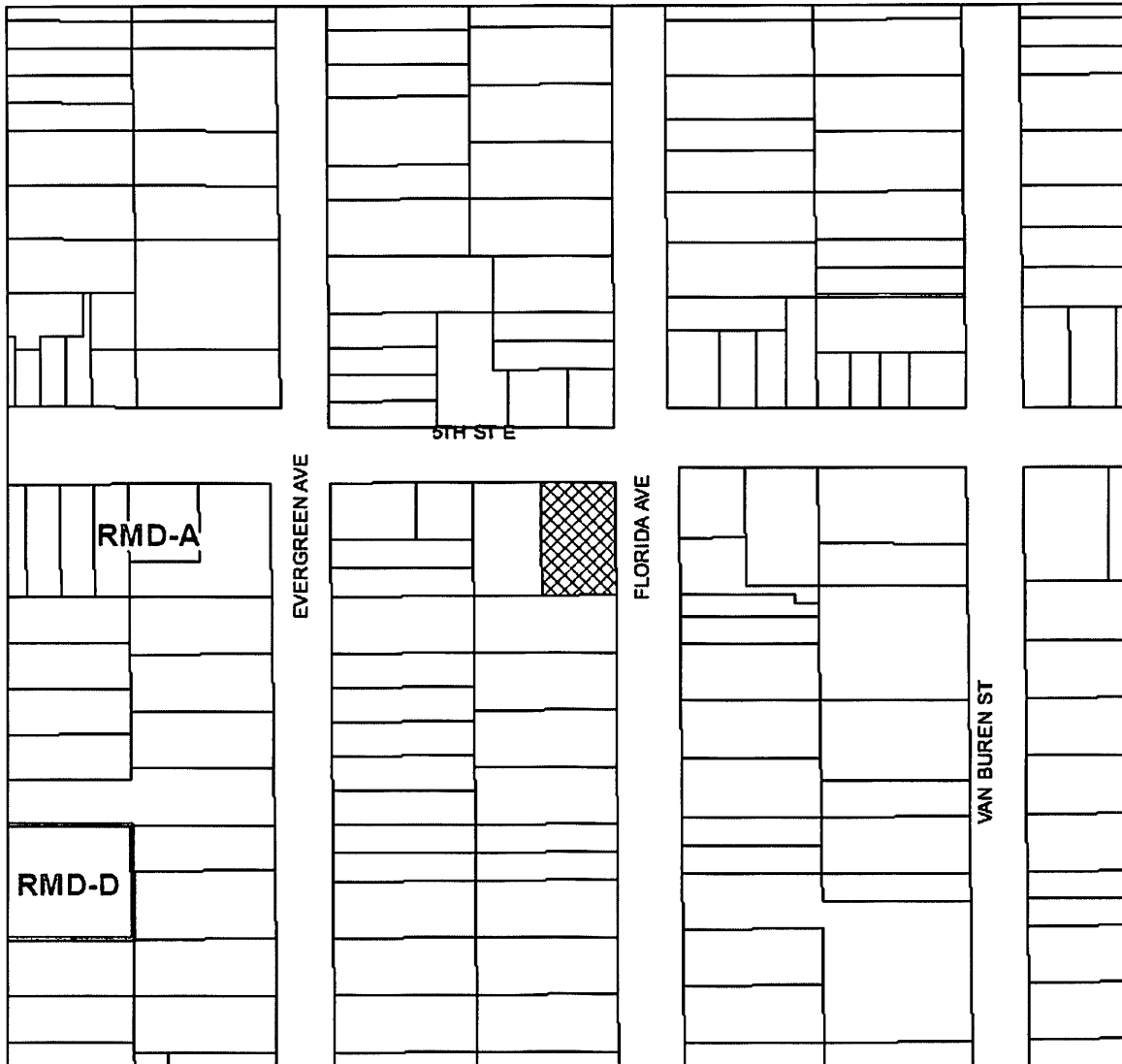
View of Property to the South

*Source: Planning & Development Dept.
Date: April 13, 2022*



View of Property to the North

Source: GoogleMaps



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 45 90 180 Feet</p>
<p>ORDINANCE NUMBER ORD-2022-0190</p>	<p>TRACKING NUMBER T-2021-3912</p>	<p>COUNCIL DISTRICT: 7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



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: April 11, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0190

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

- Visibility to the stop sign on 5th St E must be maintained at all times. A vehicle parked in the loading zone shown on the Conceptual Site Plan will block visibility to this stop sign.
- The backup distance for 60 degree parking shall be 16'.
- The curve in the parking area shall be designed so that a standard design passenger vehicle with 24' turning radius can negotiate the curve.

Application For Rezoning To PUD**Planning and Development Department Info**

Ordinance # 2022-0190 Staff Sign-Off/Date ELA / 03/03/2022

Filing Date 03/22/2022 Number of Signs to Post 2

Hearing Dates:

1st City Council 04/26/2022 Planning Commission 04/21/2022

Land Use & Zoning 05/03/2022 2nd City Council 05/10/2022

Neighborhood Association EASTSIDE NEIGHBORHOOD ASSOCIATION, EASTSIDE ENVIRONMENTAL COUNCIL, HISTORIC EASTSIDE COMMUNITY DEV CORP, JACKSONVILLE CULTURAL DEVL P CORP, WE MAKE THE SHIRTS

Neighborhood Action Plan/Corridor Study EAST JAX

Application Info

Tracking # 3912 Application Status FILED COMPLETE

Date Started 11/18/2021 Date Submitted 11/18/2021

General Information On Applicant

Last Name	First Name	Middle Name
TRIMMER	CYNDY	

Company Name

DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

Mailing Address

1 INDEPENDENT DRIVE, SUITE 1200

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9048070185	904	CKT@DRIVERMCAFEE.COM

General Information On Owner(s)**Check to fill first Owner with Applicant Info**

Last Name	First Name	Middle Name
GARFUNKEL	DAVID	

Company/Trust Name

LIFT JAX 1478 FLORIDA, LLC

Mailing Address

40 E. ADAMS STREET, STE 200

City	State	Zip Code
JACKSONVILLE	FL	32202

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 114609 0000	7	1	RMD-A	PUD

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

Existing Land Use Category

MDR

Land Use Category Proposed?**If Yes, State Land Use Application #**

5630

Total Land Area (Nearest 1/100th of an Acre) 0.15

Development Number

Proposed PUD Name 1478 FLORIDA AVENUE PUD

Justification For Rezoning Application

APPLICANT INTENDS TO REVITALIZE THE EXISTING STRUCTURE AND PROVIDE VARIOUS COMMUNITY SERVICES ON THE PROPERTY.

Location Of Property

General Location

SOUTH OF 5TH STREET EAST AND WEST OF FLORIDA AVENUE

House #	Street Name, Type and Direction	Zip Code
1478	FLORIDA AVE	32206

Between Streets

FLORIDA AVE and EVERGREEN 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.).
- 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

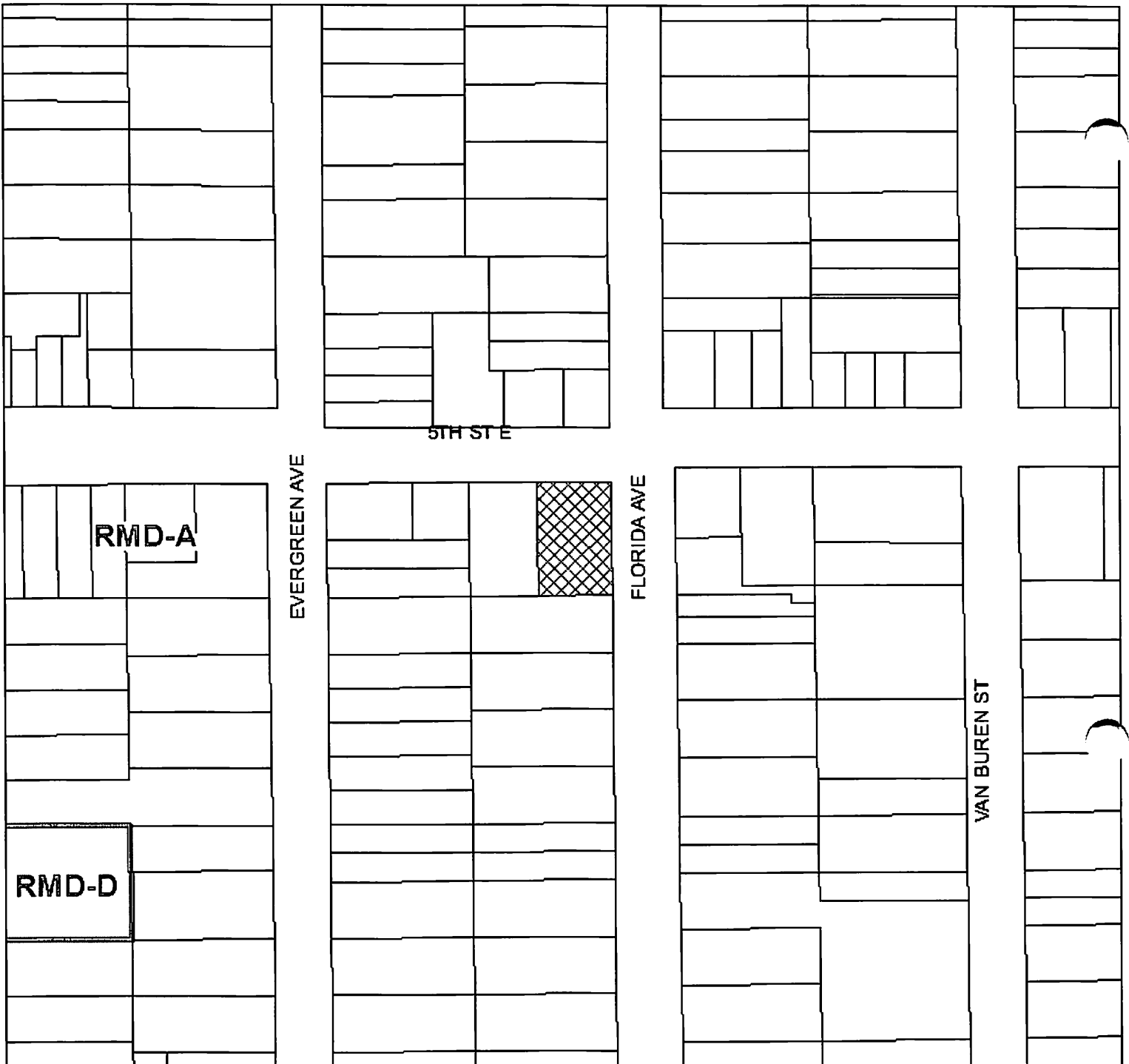
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
0.15 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
80 Notifications @ \$7.00 /each: \$560.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,839.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

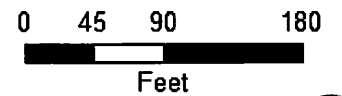
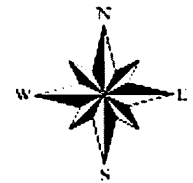
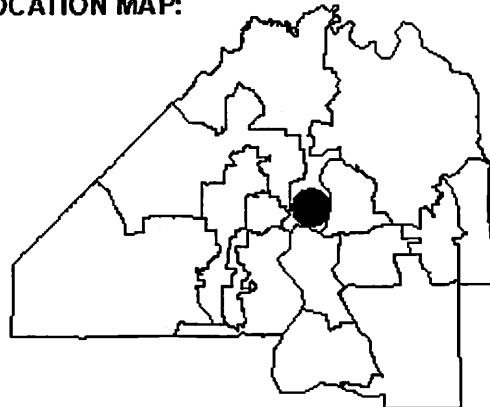


REQUEST SOUGHT:

FROM: RMD-A

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2021-3912

**EXHIBIT 2
PAGE 1 OF 1**

PUD WRITTEN DESCRIPTION

1478 FLORIDA AVENUE PUD

February 17, 2022

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.15 acres of property located at 1478 Florida Avenue (RE# 114609 0000) as more particularly described in Exhibit 1 (the “Property”) from RMD-A to PUD.

Applicant intends to revitalize the Debs Store and add a two thousand six hundred (2,600) square foot building addition on the Property. The Debs Store structure was originally constructed in 1904 and first opened for business in 1921; unfortunately, the Debs Store closed, and the structure is currently experiencing blight and is in severe disrepair. Applicant, a non-profit organization serving the Jacksonville community, has partnered with Goodwill who will operate a retail grocery store featuring fresh ingredients on the first floor and its “Good Careers” program on the second floor, which is a no cost, full-service career center for jobseekers looking to develop sought-after skills. Further, Applicant has partnered with VyStar, who will provide a mini-branch with an on-site financial services specialist.

The services offered at the Property will provide much needed services to the surrounding residential community, which includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	MDR	RMD-A	Convenience store, single-family
East	MDR	RMD-A	Vacant, single-family, multi-family
South	MDR	RMD-A	Single-family
West	MDR	RMD-A	Single-family

- B. Project name: 1478 Florida Avenue PUD.
- C. Project engineer: Baker Design Build.
- D. Project developer: Lift Jax, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: MDR.
- G. Current zoning district: RMD-A.
- H. Requested land use designation: NC.
- I. Requested zoning district: PUD.

J. Real estate number: 114609-0000.

II. QUANTITATIVE DATA

A. Total acreage: 0.15 acres.

B. Total amount of non-residential floor area: Approximately 5,200 square feet.

III. STATEMENTS

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

The PUD adopts CN uses and design guidelines with the following exceptions:

1. Minimum lot area and width have been reduced.
2. No minimum front setback is required.
3. Five (5) off-street shared parking spaces shall be required for the proposed structure as depicted on the Site Plan.
4. One (1) under-the-canopy sign is permitted.
5. A minimum six (6) foot tall, eighty-five percent (85%) opaque fence is required along the western and southern boundaries of the Property.

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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

A. Permitted uses:

1. Medical and dental or chiropractor offices and clinics (but not hospitals).
2. Professional and business offices.
3. Multi-family residential vertically integrated with a permitted use on the ground floor.
4. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed forty thousand (40,000) square feet.
5. Service establishments such as barber or beauty shops, shoe repair shops, and similar uses.
6. Restaurants without drive-in or drive-through facilities.

7. Banks and ATMs without drive-through, and financial institutions, travel agencies and similar uses.
8. Libraries, museums and community centers.
9. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
10. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
11. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
12. Employment office (but not a day labor pool).
13. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).

B. Permitted accessory uses and structures:

1. As permitted pursuant to Section 656.403.

C. Uses by Exception:

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
2. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
3. An establishment or facility, which includes the retail sale of beer or wine for on-premises consumption.
4. An establishment or facility, which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
5. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
6. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
7. Day care centers meeting the performance standards and development criteria set forth in Part 4.
8. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: 5,000 square feet.
2. Minimum lot width: Fifty (50) feet.
3. Maximum lot coverage by all buildings and structures: Fifty percent (50%). Impervious surface ratio as required by Section 654.129.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: Ten (10) feet.
7. Maximum height of structures: Forty-five (45) feet.

B. Ingress, egress and circulation:

1. Parking requirements: A minimum of five (5) parking spaces shall be provided for the proposed structure totaling approximately 5,200 square feet as conceptually depicted on the Site Plan. One (1) adjacent, on-street loading space may be provided along East 5th Street as conceptually depicted in the Site Plan filed herewith.
2. Vehicular access: Vehicular access to and from the Property shall be by way of Florida Avenue and East 5th Street substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: As required by the 2030 Comprehensive Plan.

C. Signs: Signage shall comply with the Part 13 provisions applicable to the CN zoning district. One (1) under-the-canopy sign not exceeding eight (8) square feet in area is permitted; provided, however, 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. Multiple tenant tiles are permitted on any street frontage sign.

D. Landscaping: A minimum six (6) foot tall, eighty-five percent (85%) opaque fence shall be provided along the western and southern boundaries. The remaining requirements for uncomplementary use buffers provided in Part 12 of the Zoning Code shall not apply.

E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

F. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:

This PUD will allow for the revitalization and reuse of the Debs Store, which had served the surrounding community before experiencing severe blight and disrepair. The Property will be used for a variety of community services, including the sale of fresh groceries and the offering of employment and financial services that would otherwise be unavailable under its current zoning.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The PUD is compatible with the surrounding land uses and will improve the characteristics of the area. The surrounding area is primarily medium density single-family homes, and the PUD allows a variety of consistent and compatible uses. The United States Department of Agriculture (“USDA”) Food Access Research Atlas (the “Atlas”) indicates that the Property is located within an area where a significant number or share of residents are more than one half (0.5) of a mile away from the nearest supermarket selling fresh groceries. Nearby areas to the north of the Property are designated by the Atlas of having a significant number or share of residents farther than one (1) mile away from the nearest grocery store. The East Jax Neighborhood Action Plan also recognizes that residents generally must travel outside of the neighborhood for goods and services, including grocery stores. The granting of this PUD will assist in alleviating the food scarcity in the area and provide convenient, walkable access to fresh food and employment and financial services in the surrounding community.

- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Goal 1 of the Future Land Use Element of the 2030 Comprehensive Plan – To ensure that the character and location of land uses optimize the combined potentials for

economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

2. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Objective 2.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City’s blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.
6. Policy 2.2.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.
7. Policy 2.2.6 of the Future Land Use Element of the 2030 Comprehensive Plan – Use financial and regulatory incentives and local participation in related state and federal programs to encourage redevelopment and maintenance of declining areas. Develop regulatory incentives through the Planning and Development Department that will

relax local site development standards in redevelopment areas and target neighborhoods in order to enhance the market feasibility of redevelopment projects. Such standards shall not adversely affect the existing cultural framework and character of the area nor result in any redevelopment or development approvals that are contradictory to community improvement efforts.

8. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
9. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
10. Objective 1.4 of the Historic Element of the 2030 Comprehensive Plan – The City of Jacksonville shall establish and improve property values, and thus the tax base of local landmarks and local historic districts by encouraging property owners to maintain and improve buildings, grounds, streetscape and vistas and encouraging settlement and revitalization of established neighborhoods.

VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The uses proposed herein are consistent with the NC land use category of the 2030 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The Property is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Property provides an integrated design and compatible uses within the Property. The PUD permits for complementary uses in one location, providing convenient and accessible community services.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses. The surrounding land use is MDR, with most of the properties used as single-family homes. The PUD allows for much needed services that are consistent and compatible with the surrounding community.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.

- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2030 Comprehensive Plan for the NC land use category.
- H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides sufficient off-street parking for the Property taking into consideration the unique nuances of the community and the availability of on-street parking.
- K. **Sidewalks, Trails, and Bikeways:** Pedestrian access shall comply with the 2030 Comprehensive Plan.

EXHIBIT F

Land Use Table

Total gross acreage	<u>0.15</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Multiple family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Commercial	<u>.15</u> Acres	<u>100</u> %
Industrial	<u> </u> Acres	<u> </u> %
Other land use (Hospital and related uses)	<u> </u> Acres	<u> </u> %
Active recreation and/or open space	<u> </u> Acres	<u> </u> %
Passive open space	<u> </u> Acres	<u> </u> %
Public and private right-of-way	<u> </u> Acres	<u> </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.