

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

July 21, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-438 **Application for: Wheelhouse PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 March 30, 2022.
2. The original written description dated May 13, 2022.
3. The original site plan dated January 25, 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

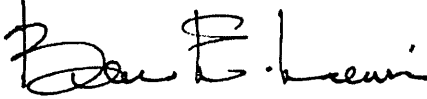
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent

Planning Commission Report
page 2

Daniel Blanchard	Absent
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 2022-438 TO

PLANNED UNIT DEVELOPMENT

JULY 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 2022-438 to Planned Unit Development.

Location: North side of WM Davis Parkway between
San Pablo Road South and Worrall Way

Real Estate Number(s): 167452-6000, 167736-0000 and 167736-0100

Current Zoning District(s): Planned Unit Development (PUD 2019-188)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Paul M. Harden, Esq.
1431 Riverplace Blvd, Suite 901
Jacksonville, Florida 32207

Owner: Chris Pilinko
WH San Pablo LLC and
Wheelhouse San Pablo Condominium
Association, Inc.
4314 Pablo Oaks Court
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-438 seeks to rezone approximately 7.21 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow private automobile/vehicle storage service garages, auto laundry, retail sales of automobiles mobile car detailing and similar uses. The current PUD was approved with the same uses, however the maximum building area was 105,000 square feet. The demand for the automobile storage units necessitates the need to increase the building square footage to 125,000 square feet.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE 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.

FLUE Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

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

The proposed development is inconsistent with the following Policy. This is not infill of a commercial area, the PUD is proposing the commercialization of a new area. There are no similar intensive commercial uses along WM Davis Parkway or in the area.

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.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): CGC. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The streetscape along WM Davis Parkway is approximately 100 feet in length. Other development in the area consist of one and to story office buildings which have a residential character with hip roofs, gables and columns. The architecture of proposed uses such as automobile sales, light manufacturing service garages is not expected to be compatible with the existing uses in the area.
- The use of existing and proposed landscaping: The written description indicates the development will comply with Part 12 Landscaping of the Zoning Code.
- The treatment of pedestrian ways: Although not shown on the site plan, a pedestrian walk will be required from WM Davis Parkway to the farthest building.
- The use and variety of building setback lines, separations, and buffering: The PUD is proposing setbacks which are consistent with the setbacks in CCG-1 and a 15 foot wide buffer where adjacent to residential uses.
- The use and variety of building groupings: The site plan depicts a simple layout typical for personal property storage, where buildings are on either side of a central access drive.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The site plan shows the typical parking layout for commercial buildings.
- Compatible relationship between land uses in a mixed use project: The intended plan of development lists uses that are commonly found in the CCG-1 Zoning District. It is not expected the uses will create any adverse impacts within the PUD.

(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.

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: This section of WM Davis Parkway contains one and two story office

buildings and a JFRD Fire Station. The south side of the street is the Mayo Clinic campus. At the western end of WM Davis Parkway is Cypress Village, a retirement community. There are no commercial uses along WM Davis Parkway. The PUD is proposing commercial uses which are not appropriate for the area. Retail sales of automobiles, service garages, general trades contractors and car washes are not an appropriate transition from the retirement village, fire station, Mayo Clinic and low intensive office uses.

- 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	LDR	RR-Acre	Undeveloped
South	PBF	PUD	Mayo Clinic campus
East	RPI	CO	Offices
West	LDR	RR-Acre	Undeveloped
	MDR	PBF-1	COJ Fire Station

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category.

- The existing residential density and intensity of use of surrounding lands: The nearest single family residential uses are 3,800 feet to the west and 2,900 feet to the east.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: WM Davis Parkway dead ends into the Cypress Village Retirement Community.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. 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. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

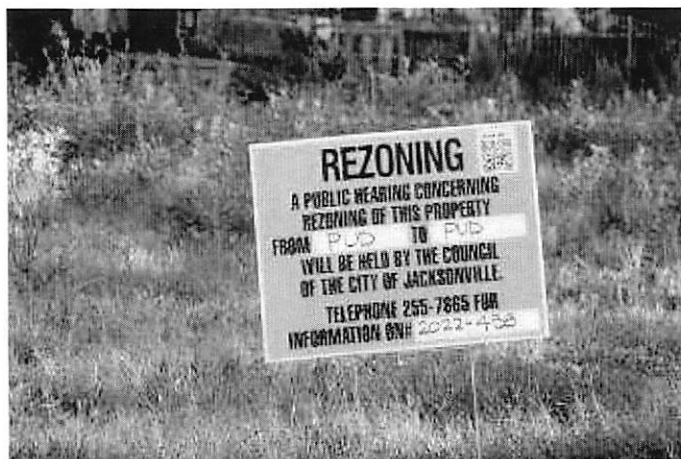
The written description indicates the site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 7, 2022, the required Notice of Public Hearing sign was posted.

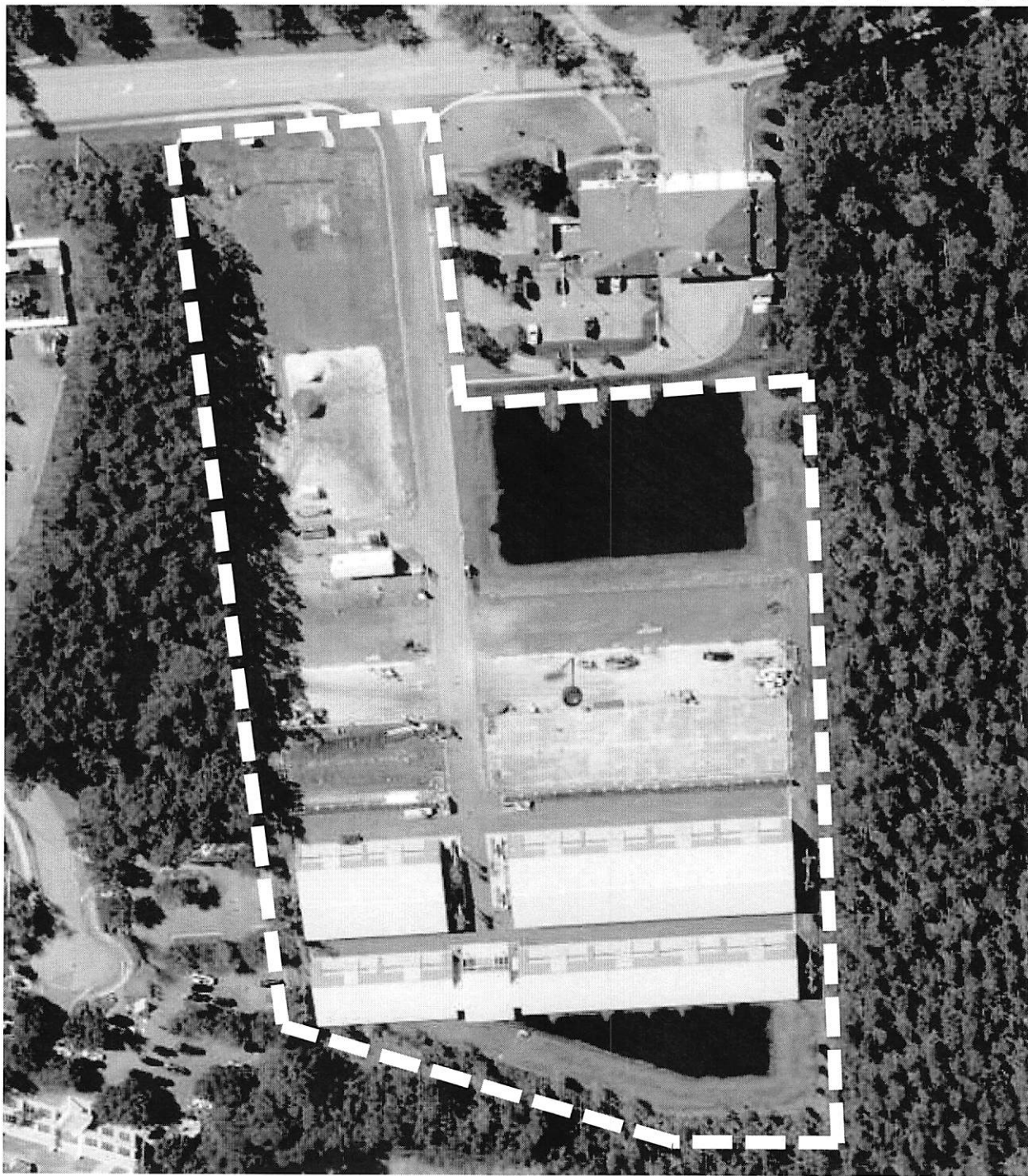


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-438** be **APPROVED with the following exhibits:**

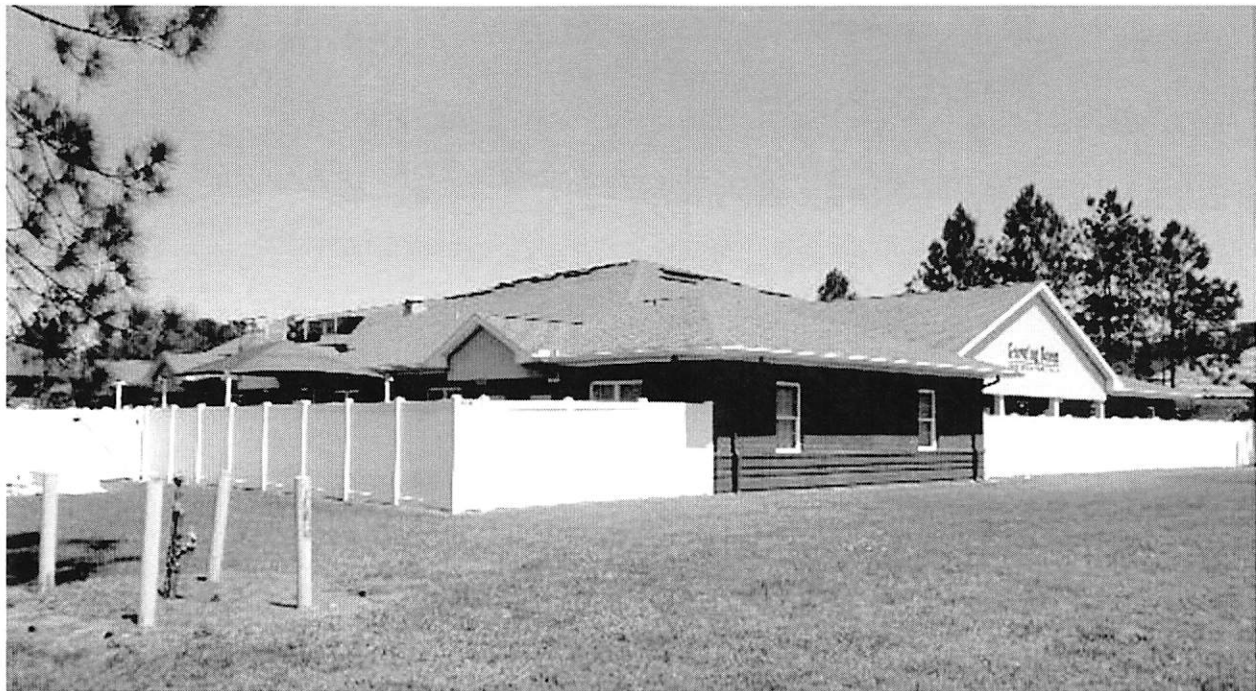
1. The original legal description dated March 30, 2022.
2. The original written description dated May 13, 2022.
3. The original site plan dated January 25, 2022.

Aerial view of subject property.





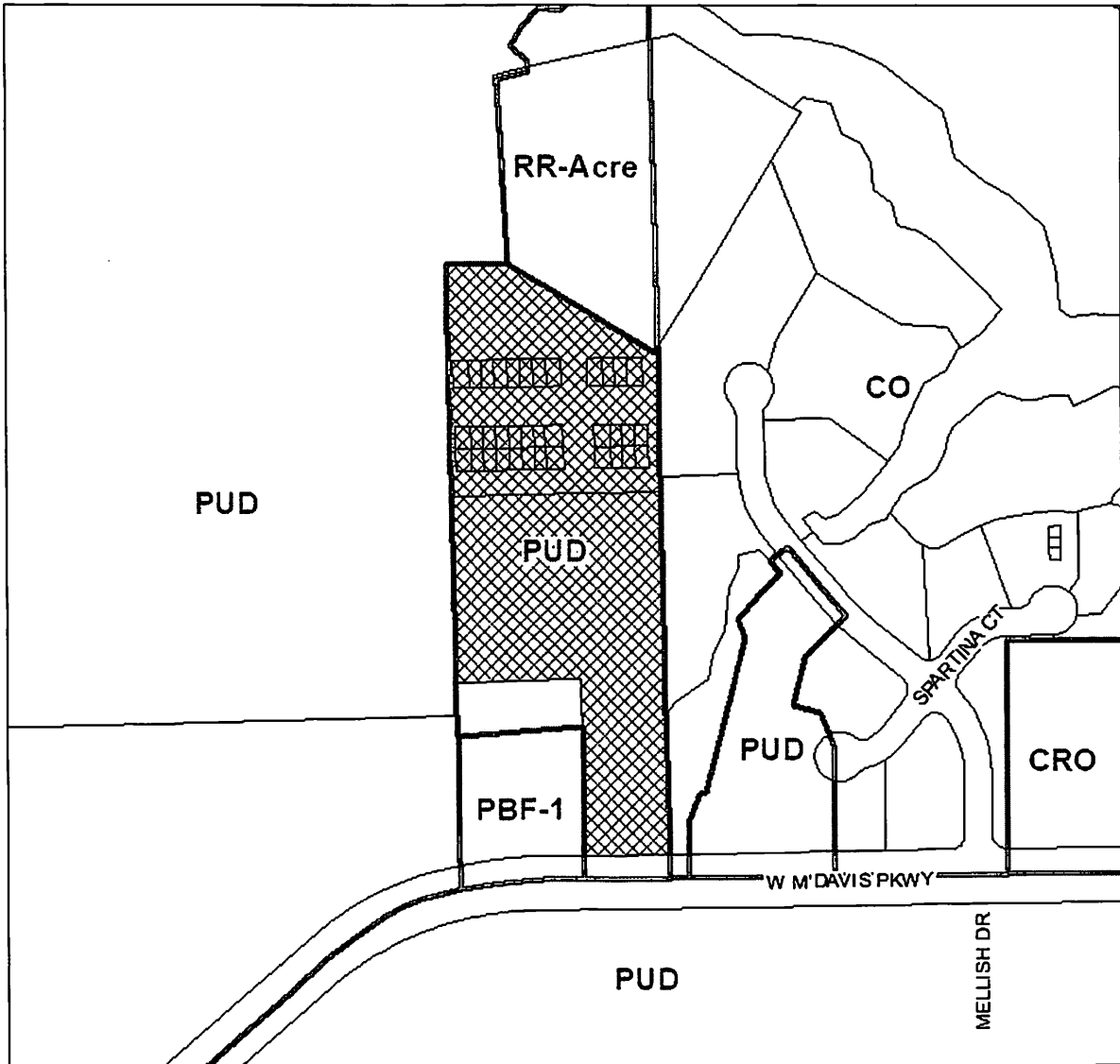
COJ fire station adjacent to proposed development.

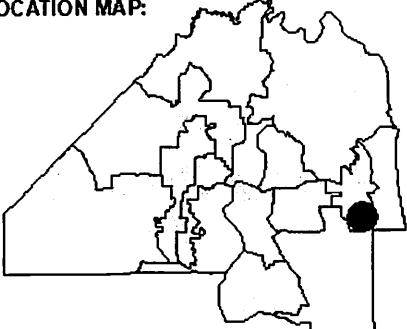
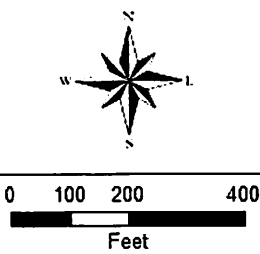


Day care adjacent to proposed development.



Mayo Clinic campus across from proposed development.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>3</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0438</p>	<p>TRACKING NUMBER</p> <p>T-2022-4197</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0438 **Staff Sign-Off/Date** BEL / 05/11/2022
Filing Date 06/08/2022 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 07/26/2022 **Planning Commission** 07/21/2022
Land Use & Zoning 08/02/2022 **2nd City Council** N/A
Neighborhood Association NONE
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4197 **Application Status** PENDING
Date Started 03/31/2022 **Date Submitted** 03/31/2022

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 PILINKO **First Name** CHRIS **Middle Name**
Company/Trust Name
WH SAN PABLO LLC
Mailing Address
4314 PABLO OAKS CT
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone **Fax** **Email**

Last Name PILINKO **First Name** CHRIS **Middle Name**
Company/Trust Name
WHEELHOUSE SAN PABLO CONDOMINIUM ASSOCIATION, INC.
Mailing Address
4314 PABLO OAKS CT
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site? If Yes, State Application No(s) 2019-0188-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167452 6020	3		PUD	PUD
Map 167452 7100	3		PUD	PUD
Map 167452 7110	3		PUD	PUD
Map 167452 7115	3		PUD	PUD
Map 167452 7120	3		PUD	PUD
Map 167452 7125	3		PUD	PUD
Map 167452 7130	3		PUD	PUD
Map 167452 7135	3		PUD	PUD
Map 167452 7140	3		PUD	PUD
Map 167452 7145	3		PUD	PUD
Map 167452 7150	3		PUD	PUD
Map 167452 7155	3		PUD	PUD
Map 167452 7160	3		PUD	PUD
Map 167452 7165	3		PUD	PUD
Map 167452 7170	3		PUD	PUD
Map 167452 7175	3		PUD	PUD
Map 167452 7180	3		PUD	PUD
Map 167452 7185	3		PUD	PUD
Map 167452 7190	3		PUD	PUD
Map 167452 7195	3		PUD	PUD
Map 167452 7200	3		PUD	PUD
Map 167452 7205	3		PUD	PUD
Map 167452 7210	3		PUD	PUD
Map 167452 7215	3		PUD	PUD
Map 167452 7220	3		PUD	PUD
Map 167452 7225	3		PUD	PUD
Map 167452 7230	3		PUD	PUD
Map 167452 7235	3		PUD	PUD
Map 167452 7240	3		PUD	PUD
Map 167452 7245	3		PUD	PUD
Map 167452 7250	3		PUD	PUD
Map 167452 7255	3		PUD	PUD
Map 167452 7260	3		PUD	PUD
Map 167452 7265	3		PUD	PUD
Map 167452 7270	3		PUD	PUD
Map 167452 7275	3		PUD	PUD
Map 167452 7280	3		PUD	PUD

Map 167452 7285 3 3 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) 7.21

Development Number

Proposed PUD Name AMENDMENT TO WHEELHOUSE AT W.M. DAVIS PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

ON THE NORTH SIDE OF W.M. DAVIS PKWY, WEST OF SAN PABLO RD

House #	Street Name, Type and Direction	Zip Code
14105	W M DAVIS PKWY	32224

Between Streets

PABLO PROFESSIONAL PKWY and KENDALL HENCH CIR

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**
 - 7.21 Acres @ \$10.00 /acre:** \$80.00
- 3) Plus Notification Costs Per Addressee**
 - 41 Notifications @ \$7.00 /each:** \$287.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,636.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

March 30, 2022

A PORTION OF SECTION 12 AND A PORTION OF THE J. PEAVETT GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF PABLO PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 61, PAGES 53 THROUGH 56, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) THENCE SOUTH 89°0 2' 42 " WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF W. M. DAVIS PARKWAY, 153.93 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13550, PAGE 2301 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY AND NORTHEASTERLY , ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 01°23'14 " WEST, 59.84 FEET; COURSE NO. 2: NORTH 14°55'35" EAST, 161.15 FEET; COURSE NO. 3: NORTH 44°46' 44" EAST, 52.65 FEET TO THE NORTHERLY LINE OF SAID SECTION 12 ; THENCE NORTH 88°2 1' 33 " EAST, ALONG LAST SAID LINE, 60 . 0 2 FEET TO THE NORTHWESTERLY LINE OF SAID SECTION 42; THENCE NORTH 48°55'5 4 " EAST, ALONG LAST SAID LINE, 13.85 FEET TO THE AFORESAID WESTERLY LINE OF PABLO PROFESSIONAL P ARK ; THENCE SOUTH 01°23'14 " EAST, ALONG LAST SAID LINE, 261 . 2 4 FEET TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES, MORE OR LESS .

AND

A PORTION OF SECTIONS 1 AND 12 AND A PORTION OF THE J. PEAVETT GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF PABLO PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 61, PAGES 53 THROUGH 56, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) ; THENCE SOUTH 89°0 2' 42 " WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF W. M. DAVIS PARKWAY, 153.93 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13550, PAGE 2301 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY AND NORTHEASTERLY , ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 01°23'14 " WEST, 59.84 FEET TO THE POINT OF BEGINNING; COURSE NO. 2.; NORTH 14°55'35" EAST, 161.15 FEET; COURSE NO. 3: NORTH 44°46' 44" EAST, 150 . 6 4 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 89°03'16" WEST,

ALONG LAST SAID LINE, 153.94 FEET; THENCE SOUTH 01°23' 14 " EAST, 260.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,983 SQUARE FEET, MORE OR LESS.

AND

PARCEL 1

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF PABLO PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 61, PAGES

53 THROUGH 56, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) ; THENCE NORTH 01°23'14 " WEST, ALONG THE WESTERLY LINE OF SAID PABLO PROFESSIONAL PARK, 261.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°23'14 " WEST, ALONG LAST SAID LINE, 58. 75 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13550, PAGE 2301 OF THE CURRENT PUBLIC RECORDS; THENCE SOUTH 44°46'44" WEST, ALONG LAST SAID LINE, 97 . 99 FEET TO THE SOUTHERLY LINE OF SAID SECTION 1; THENCE NORTH 88°21'33" EAST, ALONG LAST SAID LINE, 60.02 FEET TO THE NORTHWESTERLY LINE OF THE J. PEAVETT GRANT, SECTION 42, TOWNSHIP 3 SOUTH, RANGE 28 EAST OF SAID COUNTY; THENCE NORTH 48°55'54" EAST, ALONG LAST SAID LINE, 13.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,340 SQUARE FEET, MORE OR LESS.

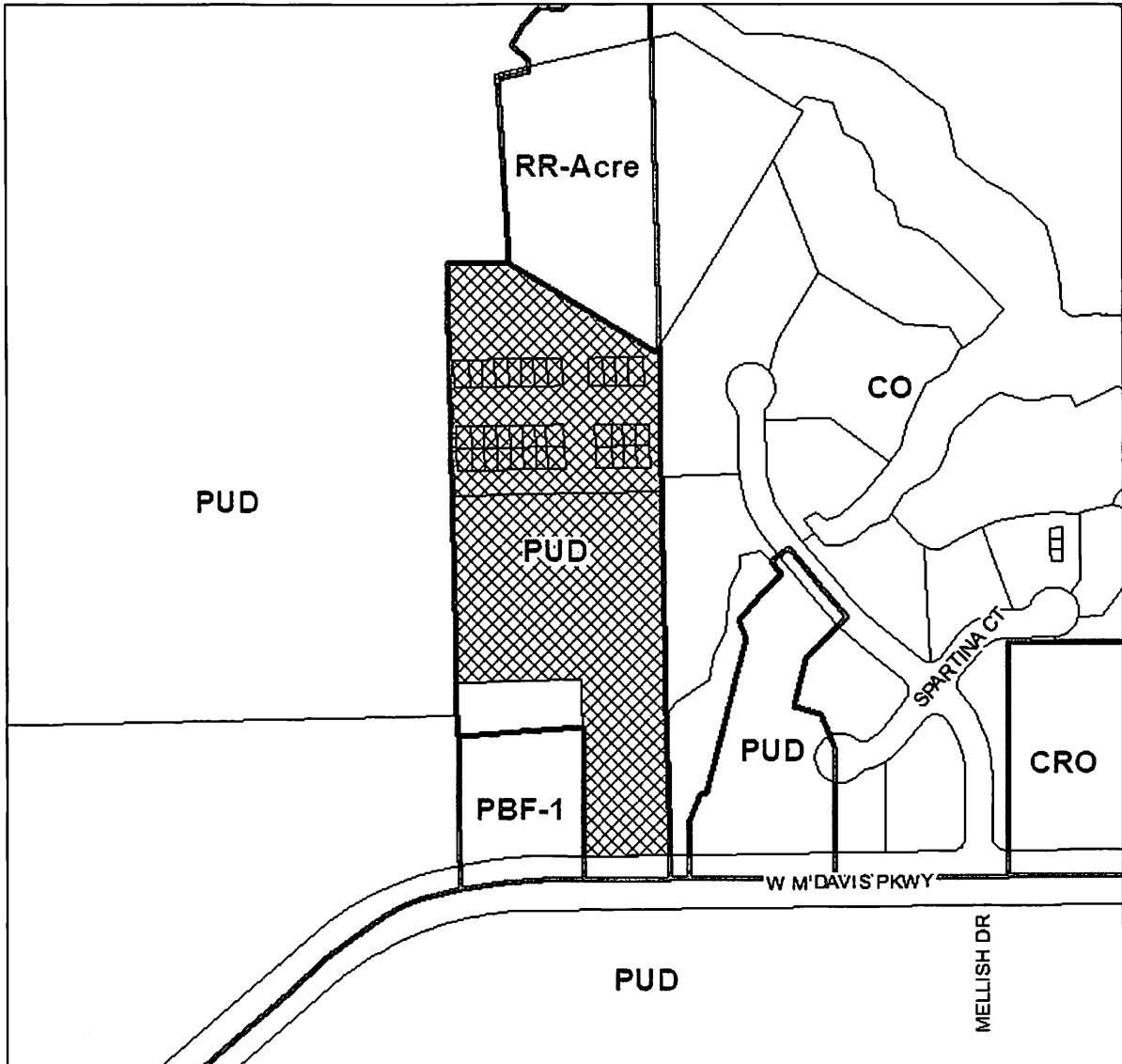
AND

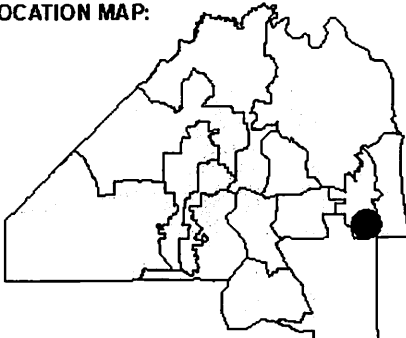
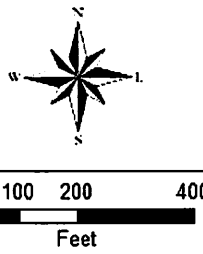
PARCEL 2

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF PABLO PROFESSIONAL PARK, AS RECORDED IN PLAT BOOK 61, PAGES 53 THROUGH 56, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF W.M. DAVIS PARKWAY (A 105 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 01°23'14 " WEST, ALONG THE WESTERLY LINE OF SAID PABLO PROFESSIONAL PARK, 319. 99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°23'14 " WEST, ALONG LAST SAID LINE, 600.20 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 813, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9367, PAGE 292 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 31°28'17" WEST, ALONG LAST SAID LINE, 11.67 FEET TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 58°31' 43 " WEST, ALONG LAST SAID LINE, 309 . 63 FEET; THENCE NORTH 90° 00' 00 " WEST, 113.60 FEET; THENCE SOUTH

01 "23'14 " EAST, 758.21 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13550, PAGE 2301 OF THE CURRENT PUBLIC RECORDS; THENCE NORTH 89"03'16 " EAST, ALONG LAST SAID LINE, 380.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.08 ACRES, MORE OR LESS.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>3</p>
<p>TRACKING NUMBER</p> <p>T-2022-4197</p>		<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

WRITTEN DESCRIPTION

May 13, 2022

Amendment to Wheel House at W.M. Davis PUD

167452 7100, 167452 7110, 167452 7115, 167452 7120, 167452 7125, 167452 7130,
167452 7135, 167452 7140, 167452 7145, 167452 7150, 167452 7155, 167452 7160,
167452 7165, 167452 7170, 167452 7175, 167452 7180, 167452 7185, 167452 7190,
167452 7195, 167452 7200, 167452 7205, 167452 7210, 167452 7215, 167452 7220,
167452 7225, 167452 7230, 167452 7235, 167452 7240, 167452 7245, 167452 7250,
167452 7255, 167452 7260, 167452 7265, 167452 7270, 167452 7275, 167452 7280,
167452 7285, and 167452 6020

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 7.21 acres of property from PUD to PUD. The parcel is located on the north side of William Davis Parkway, west of San Pablo Road.

The subject property is currently owned as listed on the attached Property Ownership document, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently vacant. The site is described CGC on the Future Land Use Maps. Surrounding uses include: LDR/PUD to the north (single-family); LDR/PUD (single-family) and RPI/CO (office) to the east; PBF/PUD to the south across William Davis Pkwy. (Mayo Clinic) and RPI/PUD (single family) and CGC/CO (office/parking) the west across San Pablo Road.

Project Name: Amendment to Wheel House at W.M. Davis PUD

Project Developer: Wheelhouse Storage, LLC

II. QUANTITATIVE DATA

Total Acreage: 7.21

Total number of dwelling units: N/A

Total amount of non-residential floor area: 125,000 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: 125,000 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Initiation Currently Completion 3 years

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures:

- (1) Private automobile/vehicle garage condominiums and associated commercial/retail services
- (2) Service garages for minor or major repairs
- (3) Auto laundry or manual car wash
- (4) Retail sales of new or used automobiles
- (5) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4
- (6) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4
- (7) Commercial retail sales and service establishments
- (8) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption
- (9) Ambulance Depot

B. Permitted accessory uses and structures: See Section 656.403.

IV. STATEMENTS

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

The PUD extremely limits uses from usual Zoning Code application.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None

- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 60 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of William Davis Parkway, substantially as shown in the Site Plan dated January 25, 2022. 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) The site shall be allowed two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and fifteen (15) feet in height.
- (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 approved by the Planning and Development Department.

E. Utilities:

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

F. Recreation and Open Space:

N/A.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

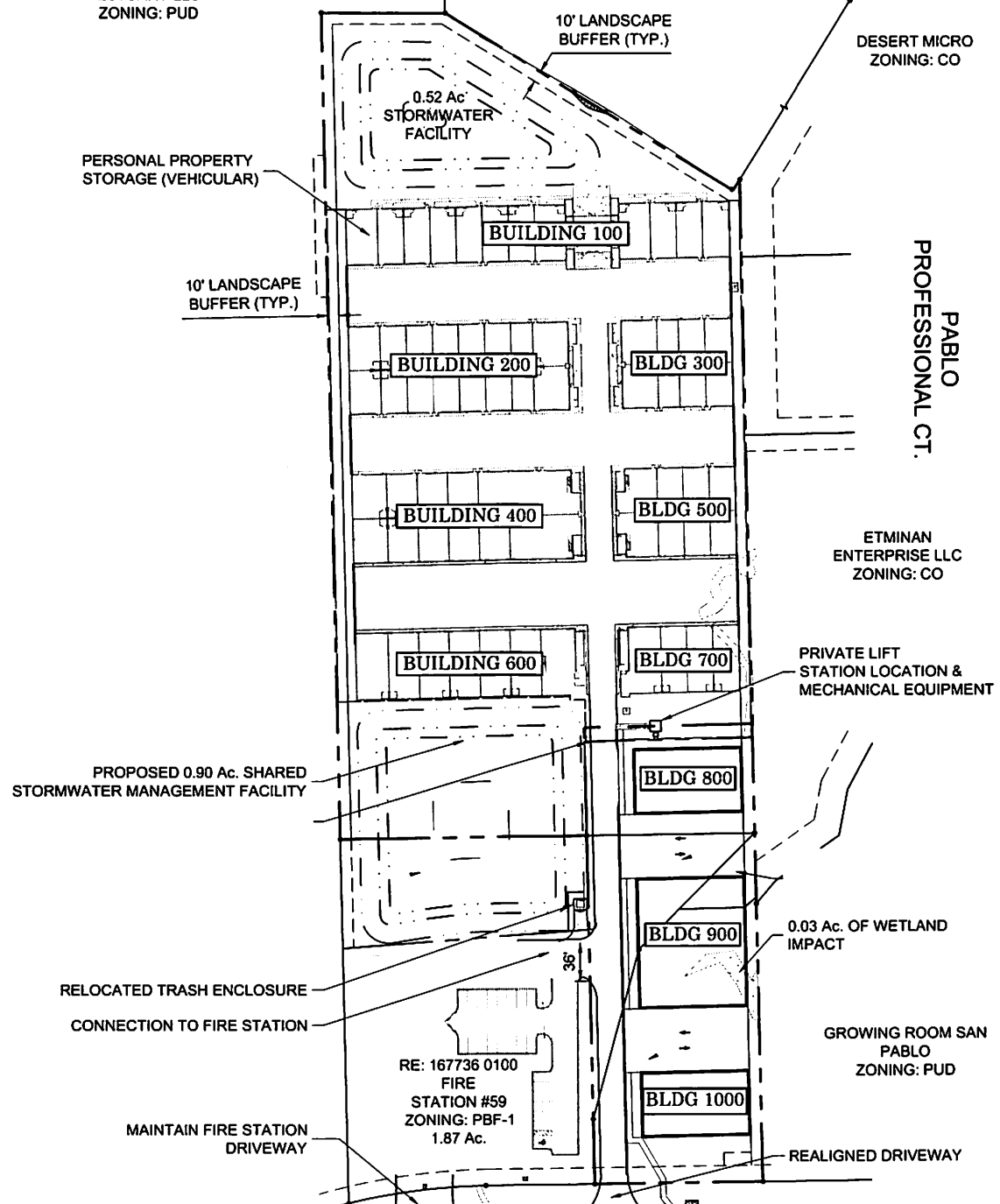
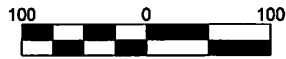
The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- 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.

2020-06-22 pmc_jpr-arj@bcburport



ESTUARY LLC
ZONING: PUD



**Wheel House @ W.M. Davis
PUD Site Plan**

W.M. DAVIS PARKWAY

KENDALL HENCH DRIVE

SITE DATA TABLE	
PUD PARCELS	SITE ACREAGE
RE: 167452 6020	4.57AC
RE: 167452 7100	2.25AC
TOTAL PUD AC	7.21 AC
TOTAL BUILDING SF	125,000 SF

EXHIBIT 4 PAGE 1 OF 1

January 25, 2022

Exhibit 4
Page 1 of 1



EXHIBIT F

PUD Name **Amendment to Wheelhouse at WM Davis Parkway PH**

Date **Mar 31, 2022**

Land Use Table

Total gross acreage	7.21	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	%
Total number of dwelling units		D.U.	
Multiple family	0	Acres	%
Total number of dwelling units		D.U.	
Commercial	5.61	Acres	78 %
Industrial	0	Acres	%
Other land use	0	Acres	%
Active recreation and/or open space	0	Acres	%
Passive open space, wetlands, pond	1.6	Acres	22 %
Public and private right-of-way	0	Acres	%
Maximum coverage of non-residential buildings and structures	125,000	Sq. Ft.	40 %



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Matt Melchiori
Prosser, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, FL, 32224

August 25, 2020

Project Name: Wheelhouse at W.M. Davis Parkway
Availability#: 2018-3388

Attn: Matt Melchiori,

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#: 2018-3388
Request Received On: 8/25/2020
Availability Response: 8/25/2020
Prepared by: Susan West

Project Information

Name: Wheelhouse at W.M. Davis Parkway
Type: Retail Store
Requested Flow: 5,238 gpd
Location: Northside of W M Davis Pkwy, east of 14097 W M Davis Pkwy; RE# 167452-6000, 167736-0000, 167736-0100
Parcel ID No.: 167736-0000
Description: Private garage condominiums

Potable Water Connection

Water Treatment Grid: SOUTH GRID
Connection Point #1: Existing 20 inch water main within the right of way of William Davis Parkway
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
Connection Point #1: Existing 6 inch force main along William Davis Parkway
Connection Point #2: Existing 16 inch force main along the west property boundary
Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com. Ownership and maintenance entity of pump station to be determined either at the preapplication meeting or during plan review.

Reclaimed Water Connection

Sewer Region/Plant: SOUTH GRID
Connection Point #1: This property is located within the JEA Reclaimed Water System Service Area.
Connection Point #2: NA
Special Conditions: Reclaimed water mains are not currently within the developer required main extension limits. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available. Exceptions to this condition may be requested and will be considered on a case-by-case basis.

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. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to wsdevprojrequests@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/.