

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

September 8, 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.: 2022-611

Application for: Collins Road Commercial 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 with Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 1, 2022.
2. The original written description dated June 1, 2022.
3. The original site plan dated May 11, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1.) The driveway on Collins Road shall align with the existing driveway on the south side of Collins Road where the existing delineators are located, or as otherwise approved by the City Traffic Engineer.

Planning Department conditions:

- 1.) The driveway on Collins Road shall align with the existing driveway on the south side of Collins Road where the existing delineators are located, or as otherwise approved by the City Traffic Engineer.

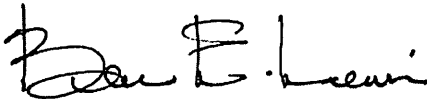
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were several speakers in opposition. Their concerns ranged from the proposed median cut on Ortega Bluff Parkway, removal of decorative fence installed by homeowners, periodic flooding in the area, the potential for increased traffic on an already busy road and this is not a commercial area. The Commissioners felt the uses were low intensity and appropriate for the area.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
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 2022-0611 TO
PLANNED UNIT DEVELOPMENT

September 8, 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 **2022-0611** to Planned Unit Development.

Location: 0 Collins Road
Between Pine Verde Lane and Ortega Bluff Parkway

Real Estate Number(s): 099120-0000

Current Zoning District(s): Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Neighborhood Commercial (NC)

Planning District: Southwest, District 4

Applicant/Agent: Steve Diebenow, Esq.
Driver, McAfee, Hawthorne, and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville Florida 32202

Owner: Ortega Bluffs, Inc
8414 State Route 124, PO BOX 825
Hillsboro, Ohio. 45133

Staff Recommendation: **APPROVE with CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0611 seeks to rezone approximately 4.86 acres of land from Commercial Office (CO) and Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the general uses of the Commercial Neighborhood District, while prohibiting the Retail Sale of Liquor for Off-Premises, and Pharmacies.

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. Applicant seeks to rezone the property to PUD to facilitate commercial development with enhanced site plan controls. Zoning application Ordinance 2022-0611 has a land use designation of Neighborhood Commercial (NC) in the Suburban Development Area. The 4.86-acre subject site is located north of Collins Road and east of Ortega Bluff Parkway. According to the City's Functional Highways Classification Map, Collins Road is a collector roadway and Ortega Bluff Parkway is a local road. The current site is vacant commercial land.

The Planned Unit Development rezoning requests commercial retail development in the NC land use category. According to the Category Description in the FLUE, NC in the Suburban Area is intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. Principal uses in the NC include, but are not limited to, business and professional offices, multi-family dwellings when combined with another principal use, filling stations, and commercial retail and service establishments.

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

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

Future Land Use Element:

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas

that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

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

(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). 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 does not include any residential development.

(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 proposed site plan shows the driveway and parking isles bordering the proposed structure on the western and southern portion of the building. The proposed project shows proposed entrances on both Ortega Bluff Parkway and Collins Road.
- The use and variety of building setback lines, separations, and buffering: The proposed building is substantially setback from the property lines, and a minimum 20 foot landscape buffer will be provided along the northern property line.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The appropriate landscape buffers are shown between the vehicle use areas and the neighboring sites.

(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 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/MDR	RLD-80/RMD-A	Single family dwellings
South	NC	PUD	Gas Station/Retail
East	LDR	RLD-60	Single Family Dwellings
West	NC	CO	Vacant Commercial

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a multi-family development. The PUD is appropriate at this location because it will provide alternative housing options for the area.

- The availability and location of utility services and public facilities and services: JEA indicates there are existing water and sewer mains within the Collins Road Right-of-Way. Additionally, a second Sewer Main exists under the the Ortega Bluff Parkway Right-of-Way.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has the following comments:

The driveway on Collins Road shall align with the existing driveway on the south side of Collins Road where the existing delineators are located, or as otherwise approved by the City Traffic Engineer.

(7) Usable open spaces plazas, recreation areas.

No open space is required as the proposed project is strictly a commercial development.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed

amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

The development will be required to comply with all permitting requirements for any areas affected by the 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.

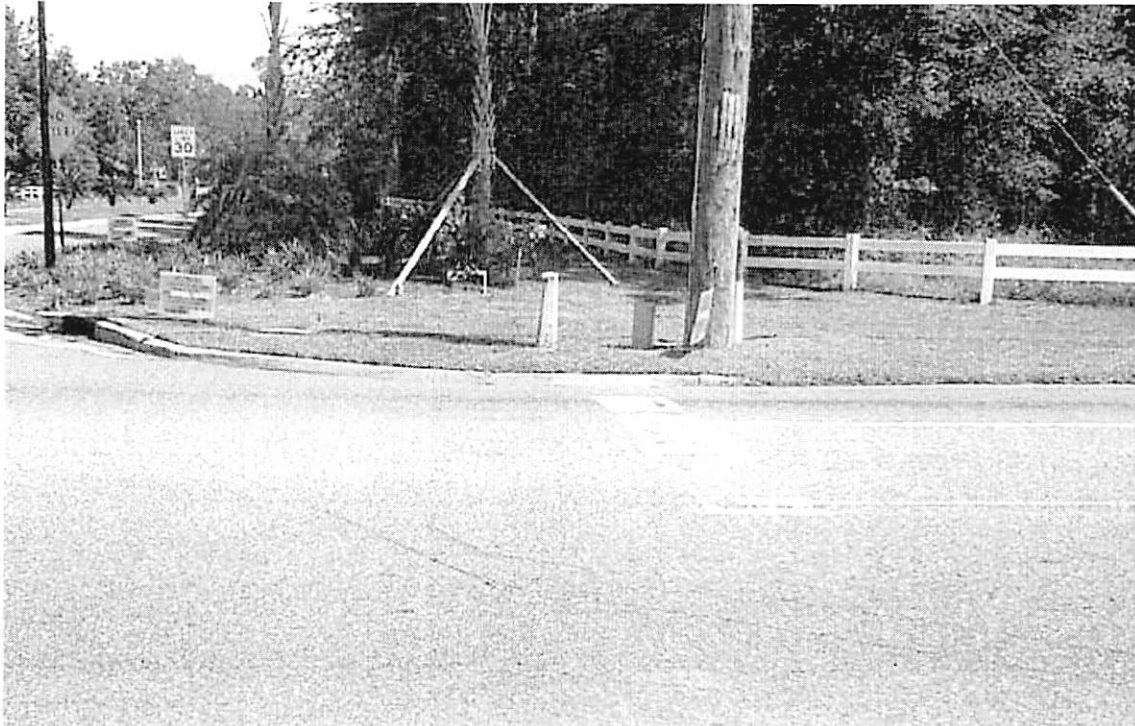
The proposed project will comply with Part 6 of the Zoning Code as indicated in the Written Description.

(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 August 30, 2022, the required Notice of Public Hearing sign was not posted. The Applicant provided proof of the signs being posted and the Sign Posting Affidavit on August 31, 2022



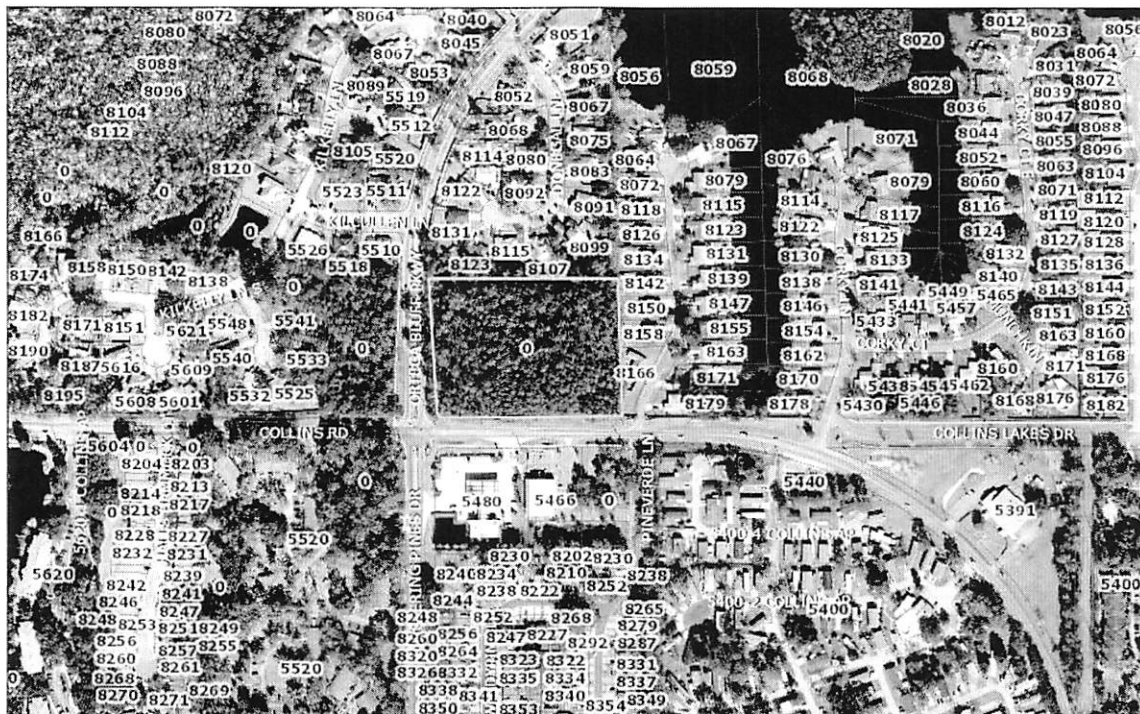
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-0611** be **APPROVED** with the following exhibits:

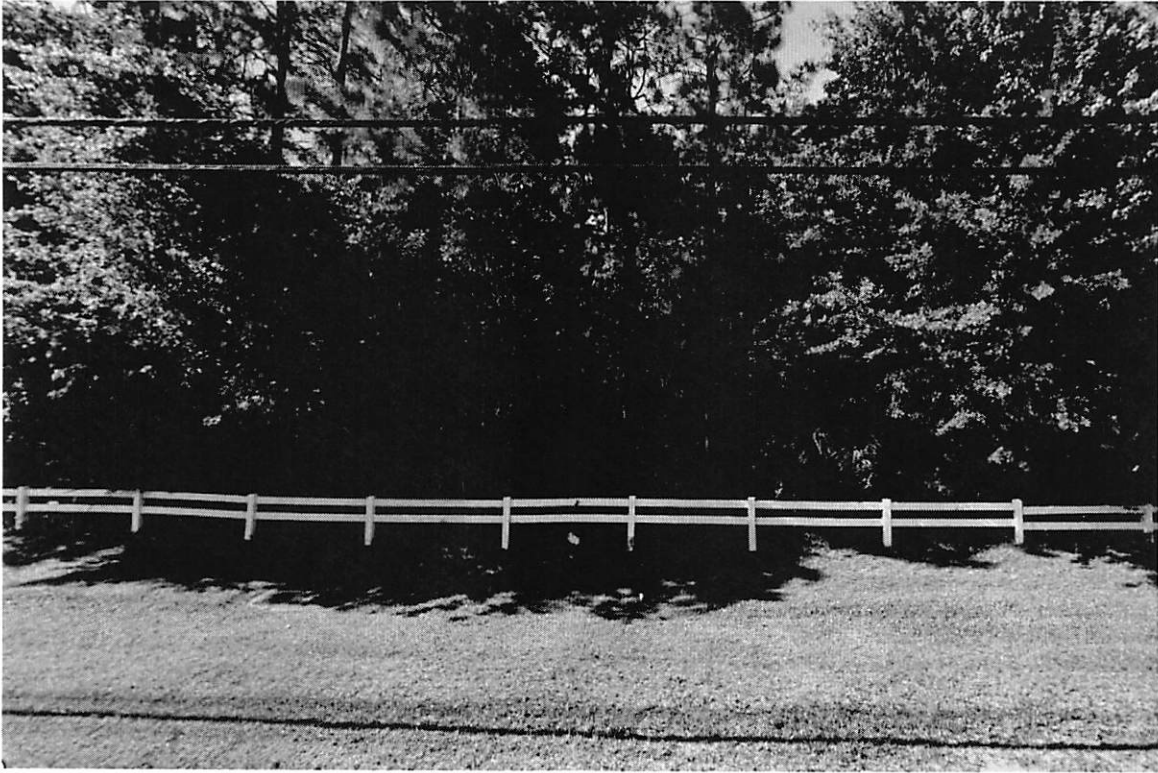
1. The original legal description dated June 1, 2022.
2. The original written description dated June 1, 2022.
3. The original site plan dated May 11, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-611** be **APPROVED with CONDITION:**

- 1.) The driveway on Collins Road shall align with the existing driveway on the south side of Collins Road where the existing delineators are located, or as otherwise approved by the City Traffic Engineer.



Aerial View



View of the Subject Site



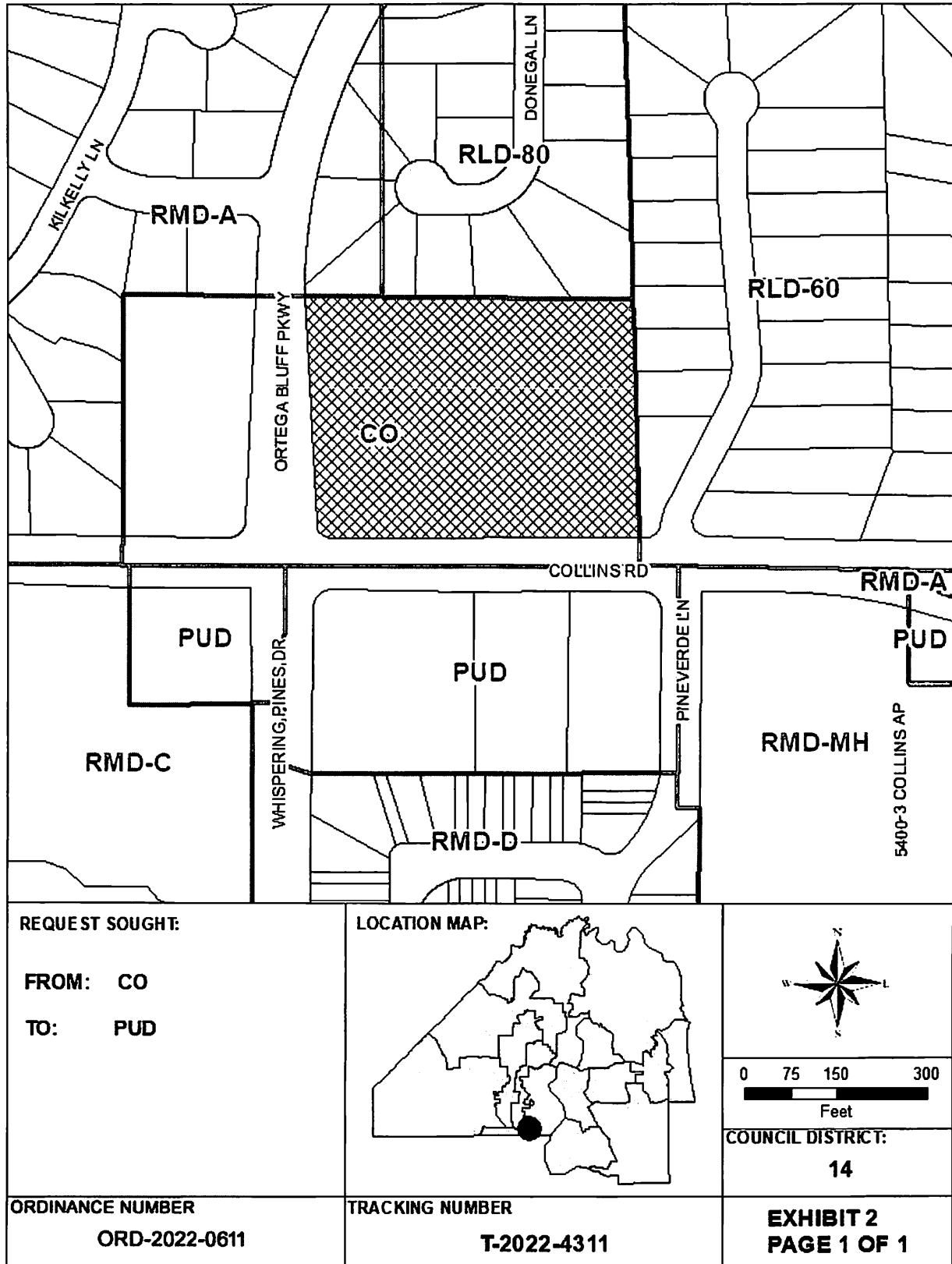
View of the Gate Station across Collins Road

Source: Google Street View



View of the Entrance to Ortega Bluff

Source: Google Street View



Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0611 **Staff Sign-Off/Date** CMC / 07/25/2022

Filing Date 07/27/2022 **Number of Signs to Post** 5

Hearing Dates:

1st City Council 09/13/2022 **Planning Comission** 09/08/2022

Land Use & Zoning 09/20/2022 **2nd City Council** N/A

Neighborhood Association ORTEGA BLUFFS HOA

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4311

Application Status FILED COMPLETE

Date Started 06/01/2022

Date Submitted 06/01/2022

General Information On Applicant

Last Name

DIEBENOW

First Name

STEVE

Middle Name

Company Name

Mailing Address

ONE INDEPENDENT DRIVE, STE. 1200

City

JACKSONVILLE

State

FL

Zip Code 32202

Phone

9043011269

Fax

9043011279

Email

SDIEBENOW@DRIVERMCAFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name

N/A

First Name

N/A

Middle Name

Company/Trust Name

ORTEGA BLUFFS, INC.

Mailing Address

8414 STATE ROUTE 124 PO BOX 826

City

HILLSBORO

State

OH

Zip Code

45133

Phone

Fax

Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#

Map 099120 0010

Council District

14

Planning District

4

From Zoning District(s)

CO

To Zoning District

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 #

Development Number**Proposed PUD Name** COLLINS ROAD COMMERCIAL PUD**Justification For Rezoning Application**

APPLICANT SEEKS THIS REZONING TO FACILITATE COMMERCIAL DEVELOPMENT WITH ENHANCED SITE PLAN CONTROLS.

Location Of Property**General Location**

NORTH OF COLLINS ROAD AND EAST OF ORTEGA BLUFF PARKWAY

House #	Street Name, Type and Direction	Zip Code
0	COLLINS RD	32244

Between Streets

PINE VERDE LANE and ORTEGA BLUFF PARKWAY

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 | |
| 4.86 Acres @ \$10.00 /acre: | \$50.00 |
| 3) Plus Notification Costs Per Addressee | |
| 48 Notifications @ \$7.00 /each: | \$336.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,655.00 |

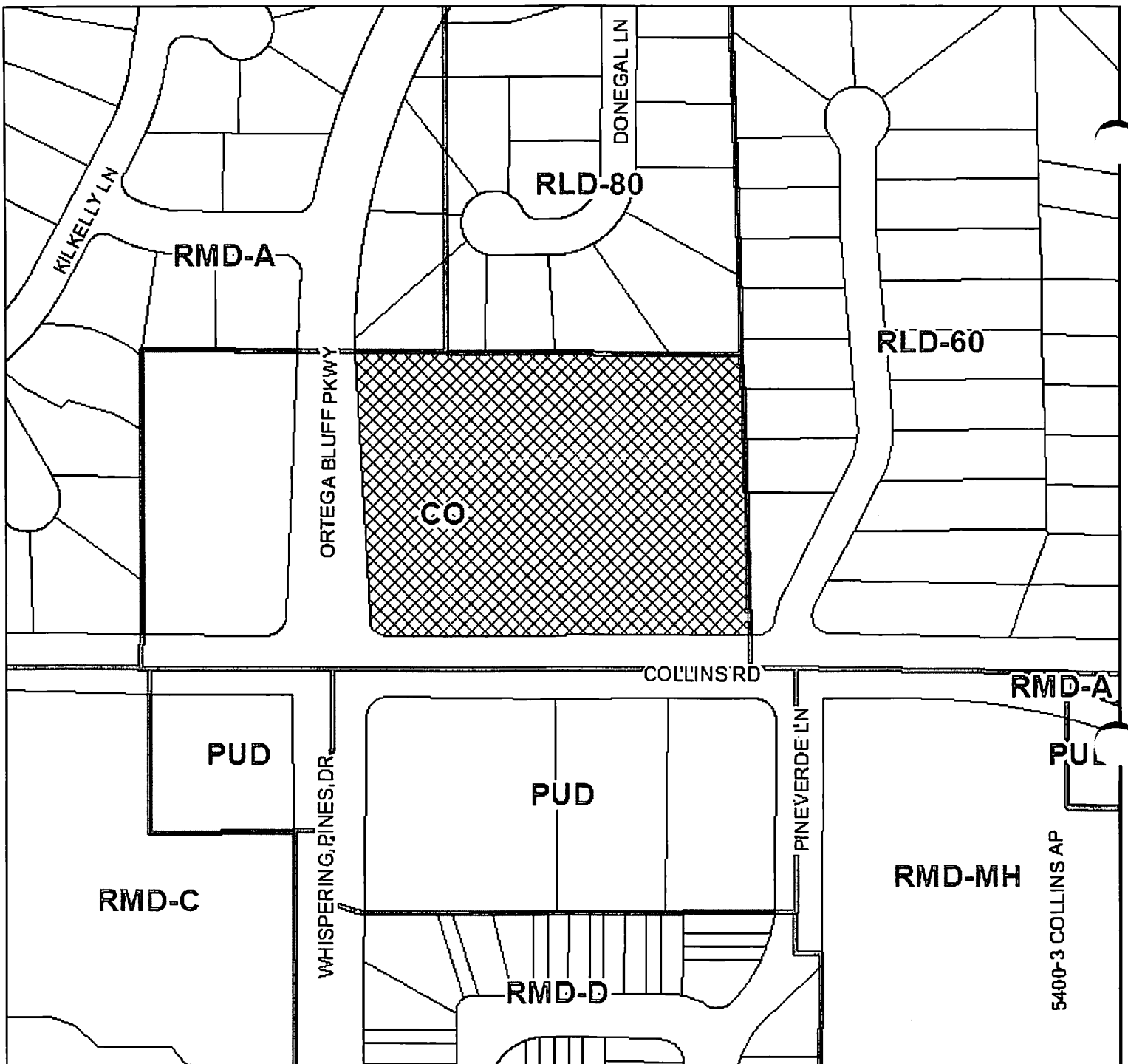
NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

LEGAL DESCRIPTION

June 1, 2022

THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTH OF ORTEGA BLUFF UNIT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 48, PAGE 27, EAST OF ORTEGA BLUFFS PARKWAY, AND NORTH OF COLLINS ROAD.

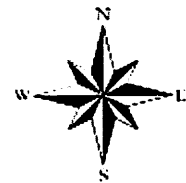
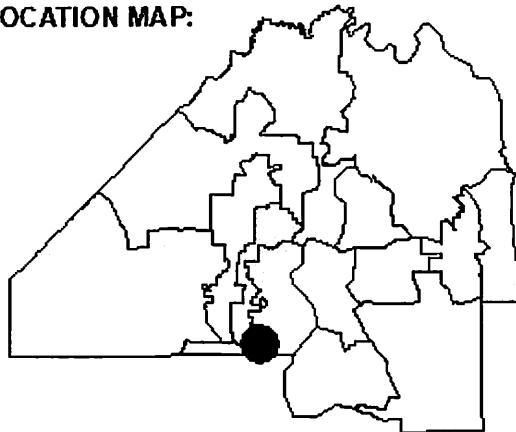


REQUEST SOUGHT:

FROM: CO

TO: PUD

LOCATION MAP:



0 75 150 300
Feet

COUNCIL DISTRICT:

14

TRACKING NUMBER

T-2022-4311

**EXHIBIT 2
PAGE 1 OF 1**

PUD WRITTEN DESCRIPTION
COLLINS ROAD COMMERCIAL PUD
June 1, 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 4.86 acres of property to allow for a commercial retail development located at 0 Collins Road (RE# 099120 0010) as more particularly described in Exhibit 1 (the "Property") and conceptually depicted in the Site Plan filed herewith. The Property is located within the Neighborhood Commercial ("NC") land use category, the Suburban Development Area, and is zoned Commercial Office ("CO").

The Property is located along Collins Road, a collector roadway, and serves as a transitional location into the Ortega Bluff residential subdivision. This PUD is filed to allow for uses consistent with the Commercial Neighborhood ("CN") zoning district to provide convenient neighborhood retail uses, while restricting more intensive uses and implementing enhanced site plan controls to ensure consistency and compatibility with the surrounding neighborhoods. The Property may be subdivided and/or developed in phases subject to the terms of this PUD.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR/MDR	RLD-70/RMD-A	Single-family residential
East	LDR	RLD-60	Single-family residential
South	NC	PUD (1990-0015)	Gas Station/Family Dollar Store
West	NC	CO	Vacant/Undeveloped

- B. Project name: Collins Road Commercial PUD.
- C. Project engineer: Concept Companies, Inc.
- D. Project developer: Concept Companies, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: NC.
- G. Current zoning district: CO.
- H. Requested zoning district: PUD.
- I. Real estate number: 099120 0010.

II. QUANTITATIVE DATA

- A. Total acreage: 4.86 acres.
- B. Total amount of nonresidential floor area: 80,000 square feet.

III. STATEMENTS

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

This PUD adopts the Commercial Neighborhood zoning district regulations but removes pharmacies in existence as of the effective date of Ordinance 2018-75 as a permitted use and expressly prohibits the retail sale of liquor for off-premises consumption. This PUD also requires a twenty (20) foot landscape buffer along the northern boundary 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

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, including the retail sale of beer or wine in sealed containers for off-premises consumption, however no individual building footprint shall exceed 40,000 square feet.
5. Service establishments such as barber or beauty shops, shoe repair shops.
6. Restaurants without drive-in or drive-through facilities.
7. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.

8. Libraries, museums and community centers.
9. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
11. Employment office (but not a day labor pool).
12. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
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. Permissible 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. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
3. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
4. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
6. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
7. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
8. Day care centers meeting the performance standards and development criteria set forth in Part 4.

9. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
10. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
11. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

D. Limitations on uses:

1. Sale, display, preparation and storage shall be conducted within a completely enclosed building.
2. Products shall be sold only at retail.
3. Retail sale of liquor for off-premises consumption is prohibited.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width: Seventy-five (75) feet, except as otherwise required for certain uses.
2. Minimum lot area: Seven thousand five hundred (7,500) square feet, except as otherwise required for certain uses.
3. Maximum lot coverage by all buildings. Fifty percent (50%). Impervious surface ratio as required by Section 654.129.
4. Minimum yard requirements.
 - a. Front – Ten (10) feet.
 - b. Side – None.
 - c. Rear – Ten (10) feet.
5. Maximum height of structures:
 - a. Forty-five (45) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* As required by Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Collins Road and Ortega Bluff Parkway, substantially as shown on the Site Plan.
3. *Pedestrian Access.* As required by the 2030 Comprehensive Plan.

C. Signs: Signs for this development shall be consistent with the requirements for the CN zoning district as set forth in Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, there shall be minimum twenty (20) foot landscape buffer along the northern boundary of the Property.

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

F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: 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

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Objective 1.1 - 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.

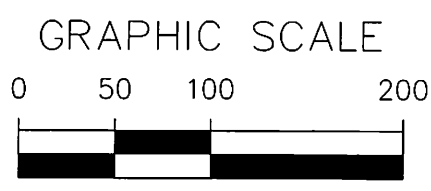
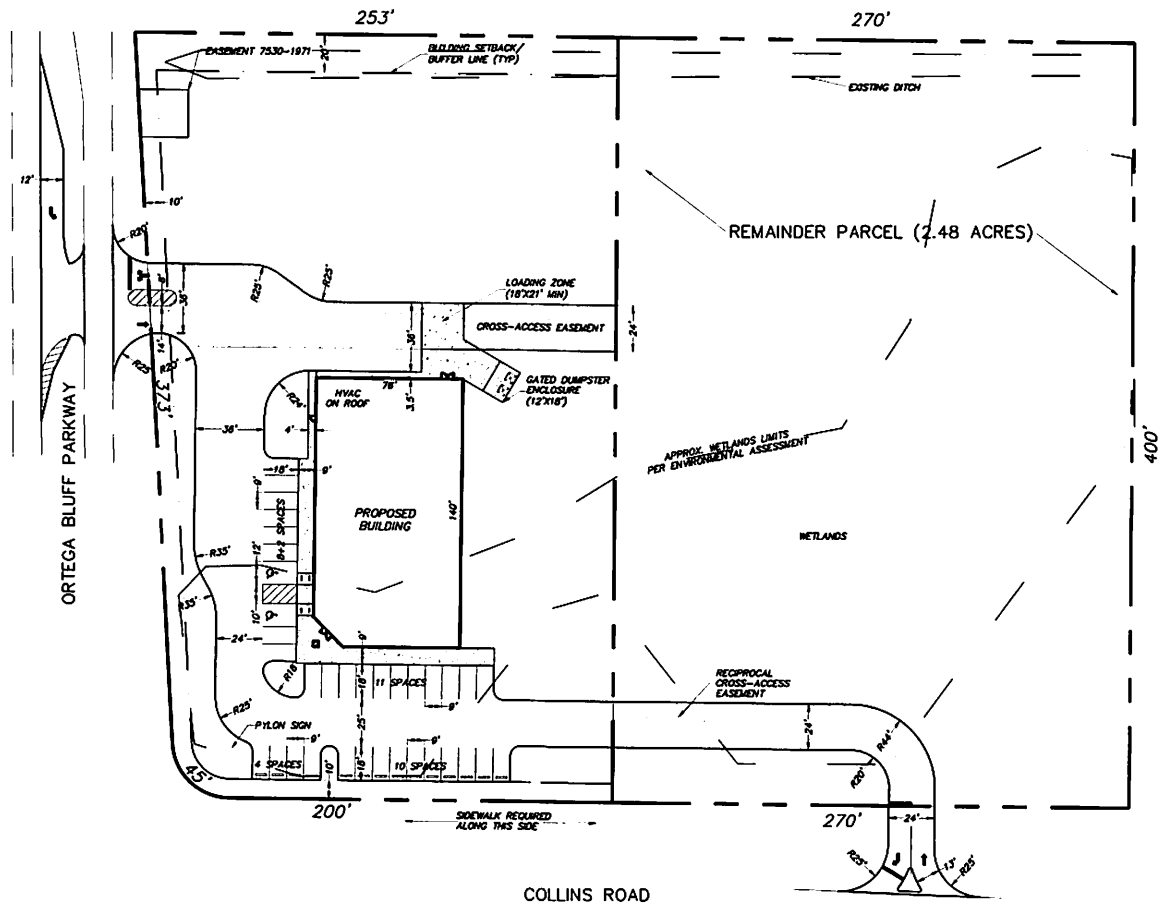
2. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
4. 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.
5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - (1) Creation of like uses;
 - (2) Creation of complementary uses;
 - (3) Enhancement of transportation connections;
 - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. 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.

9. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
 10. 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.
 11. 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.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.**
- Any residential use shall be consistent with the Comprehensive Plan.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Collins Road and Ortega Bluff Parkway. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The permitted CN uses are consistent with the surrounding area and will provide convenient retail opportunities for the residential subdivisions in the area.
- F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides parking consistent with the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the 2030 Comprehensive Plan.

PRELIMINARY SITE PLAN		CITY, STATE STREET:	JACKSONVILLE, FL TBD COLLINS RD
PROTOTYPE: 10,640 E	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF: 10,640/8,513	COMPANY: CONCEPT DEVELOPMENT, INC.	COMPANY: CONCEPT DEVELOPMENT, INC.	5-11-22
ACREAGE: ±2.20	NAME: BRIAN CRAWFORD	NAME: AL TILLY	
PARKING SPACES: 35	PHONE #: (352)333-3233	PHONE #: (352)333-3233 x200	



TAX PARCEL NO. 099120-0010

POTABLE WATER REQUIRED
SANITARY SEWER REQUIRED
RECLAIMED NOT AVAILABLE

STORM WATER FACILITY
LOCATION - TBD

EXHIBIT F

Land Use Table

Total gross acreage	<u>4.86</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>100</u> %
Total number of dwelling units	<u> </u> D.U.	
Commercial	<u>4.86</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.



Availability Letter

Andrew Basore

2/22/2022

Concept Development, LLC

1449 SW 74th Drive, Suite 200

Gainesville, Florida 32607

Project Name: CRS - TBD Collins Rd & Ortega Bluff Pkwy

Availability #: 2022-0713

Attn: Andrew Basore

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, Sewer, Water. The above referenced number 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 requested 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 requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. 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 (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or 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 at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

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 at

Sincerely,

Roderick Jackson
jackrc@jea.com
(904) 386-1871

Availability Number: 2022-0713

Request Received On: 2/16/2022

Availability Response: 2/22/2022

Prepared by: Roderick Jackson

Expiration Date: 02/22/2024

Project Information

Name: CRS - TBD Collins Rd & Ortega Bluff Pkwy

Address:

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 1596

Parcel Number: 099120 0010

Location:

Description: Subject parcel is undeveloped. We are proposing a 10,640 SF Commercial Retail Store (Type II-B Construction). No previous address available.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Ex 8-inch water main within the Collins Rd ROW.

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Ex gravity sewer manhole within the Collins Rd ROW

Connection Point #2: Ex gravity sewer manhole within the Ortega Bluff Pkwy ROW

Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. 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.). If needed, a development meeting

Sewer Special Conditions: can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, and Plan Submittal requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: 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.

General Conditions:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. If you are going to have JEA make the tap(s) for your new services you need to have a Special Estimate Determination for the cost of the taps prior to submitting your new service application. To request a Special Estimate Determination access Step 2 in Sages. After your plans are

Subsequent steps you need approved, you can submit your permit applications by access Step 3 in Sages, select to take to get service: Permit Determination. After your plans, permits and shop drawings have been approved, as applicable, you can request a Pre-Construction Meeting by accessing Step 4 in Sages. Any required inspections you need for your project can be requested by accessing Step 4 in Sages. Project As-Builts can be submitted by accessing Step 4 in Sages. After your as-builts are approved you can submit your Permit COC applications by accessing Step 4 in Sages. After your permits are cleared, you can submit your project Acceptance Package by accessing Step 5 in Sages. After your project has been accepted you can submit your Commercial New Service Application by accessing Step 2 in Sages.