

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

17 September 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2020-514

Application for: St. Augustine Road – Boulder Street PUD

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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 May 18, 2020
2. The original written description dated August 5, 2020
3. The original site plan dated August 6, 2020

Recommended Planning Commission Conditions to the Ordinance: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 8-0

Joshua Garrison, Chair Aye

Dawn Motes, Vice Chair Aye

David Hacker, Secretary Aye

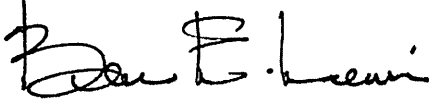
Marshall Adkison Aye

Daniel Blanchard Aye

Ian Brown	Aye
Alex Moldovan	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 2020-514 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 17, 2020

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 **2020-514** to Planned Unit Development.

Location: 1750 Boulder Street between St. Augustine Road and Rosemary Street

Real Estate Number(s): 069807-0000, 069803-0000, 069804-0000, 069804-0500

Current Zoning District(s): Residential Low Density- (RLD-60)
Commercial Community General-1 (CCG-1)
Planned Unit Development (PUD 1996-1040)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Community General Commercial (CGC)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

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

Owner: RAM Partner Holdings, LLC
32 Old Nott Farm Road
Rexford, New York 12148

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-514 seeks to rezone approximately 0.83 acres of land from RLD-60, CCG-2 and PUD to PUD. The rezoning to PUD is being sought to allow the outside storage of materials for a general trades contractor as well as other uses found in the CCG-1 Zoning District. The current PUD, 1996-1040 allowed uses in the CCG-2 Zoning District and was approved without conditions.

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 Low Density Residential (LDR) and Community General Commercial (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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5448-20C (Ordinance 2020-513) that seeks to amend the portion of the site that is within the LDR land use category to CGC. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5448-20C be approved. 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:

Future Land Use Element:

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.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character of and precludes non-residential traffic into adjacent neighborhoods.

(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 categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR) and Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5448-20C (Ordinance 2020-513) that seeks to amend the portion of land that is within the LDR land use category to 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 a general trades contractor with outside storage of materials. 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 particular land uses proposed and the conditions and limitations thereon: The written description has imposed limitations that the outside area is only for parking and storage of materials ancillary to the primary use.
- Compatible relationship between land uses in a mixed use project: The proposed uses are found in the current CCG-1 and 2 Zoning Districts. No adverse impacts are expected from the similar use.

(5) External Compatibility

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

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: As mentioned above, the written description has limited the outside area adjacent to the residential zoning to parking and storage of materials for the primary use. In addition, the written description indicates that an 8 foot high fence will be installed along the west property line to screen the residential use.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	PUD (06-625)	Electrical contractor
South	CGC	CCG-2	Major repair service garage
East	CGC	CCG-2	Major repair service garage
West	LDR	RLD-60	Single family dwelling

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category. The PUD is appropriate at this location because the uses are similar in nature to the surrounding uses.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Traffic Engineer has provided the following comments “The site plan in actuality, does not show an access to Boulder St but shows 2 accesses to St Augustine Rd.
Sidewalks will be located on St Augustine Road per the Subdivision Code. There shall be

no vehicular maneuvering on the sidewalk.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space, recreational area is not required for commercial/industrial use.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. The Traffic Engineer has stated that sidewalks will be located on St Augustine Road per the Subdivision Code. There shall be no vehicular maneuvering on the sidewalk.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 17, 2020, 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 **2020-514** be **APPROVED with the following exhibits:**

1. The original legal description dated May 18, 2020
2. The original written description dated August 5, 2020
3. The original site plan dated August 6, 2020



Aerial view of subject property.



View of subject property on St. Augustine Road



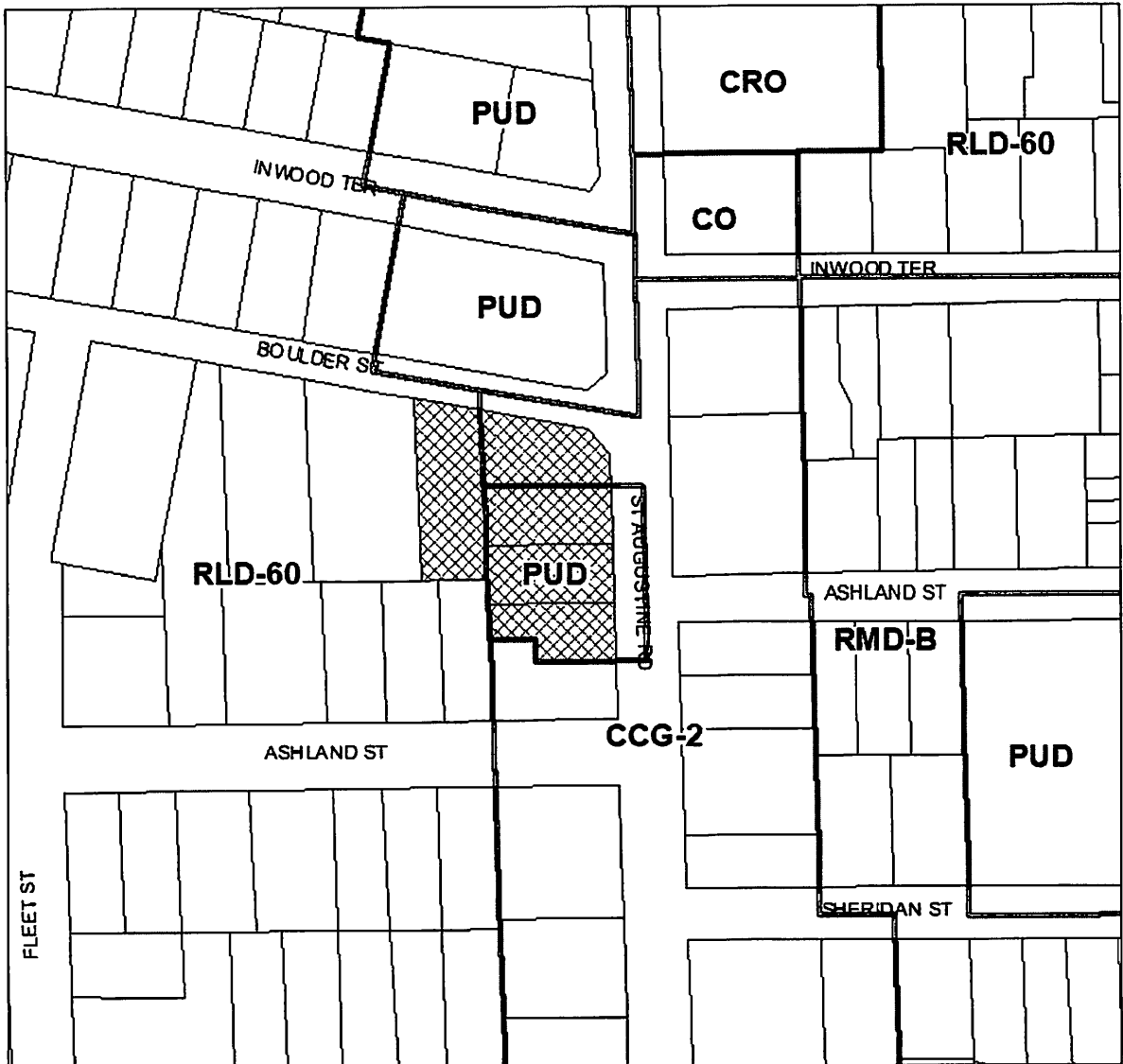
View of subject property on Boulder Street



View of existing fence on Boulder Street



View of adjacent single family dwelling



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60, CCG-2, & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> <p>The location map shows a larger area with a black dot indicating the specific location of the site within the community.</p>	<p>A north arrow is shown with N, S, E, and W directions. Below it is a scale bar marked 0, 50, 100, and 200 feet.</p> <p>COUNCIL DISTRICT: 5</p>
<p>ORDINANCE NUMBER ORD-2020-0514</p>	<p>TRACKING NUMBER T-2020-2891</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

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

Ordinance # 2020-0514 **Staff Sign-Off/Date** BEL / 08/10/2020
Filing Date 08/19/2020 **Number of Signs to Post** 3

Hearing Dates:

1st City Council 09/22/2020 **Planning Commission** 09/17/2020
Land Use & Zoning 10/06/2020 **2nd City Council** 10/13/2020

Neighborhood Association SOUTH RIVERSIDE NEIGHBORHOOD ASSOC., SAN MARCO PRESERVATION SOCIETY, NORTH ST. AUGUSTINE ROAD NEIGHBORHOOD
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 2891 **Application Status** PENDING
Date Started 05/18/2020 **Date Submitted** 05/20/2020

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
N/A	N/A	
Company/Trust Name		
RAM PARTNERS HOLDINGS, LLC		
Mailing Address		
32 OLD NOTT FARM ROAD		
City	State	Zip Code
REXFORD	NY	12148
Phone	Fax	Email
9043011269		

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) ORD. 1996-1040-0635

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	069807 0000	5	3	RLD-60	PUD

Map	069803 0000	5	3	CCG-2	PUD
Map	069804 0000	5	3	PUD	PUD
Map	069804 0500	5	3	PUD	PUD
Map	069819 0000	5	3	PUD	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

TO UNIFY THE ZONING ON THE PROPERTIES OWNED BY RAM PARTNER HOLDINGS, LLC.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="1750"/>	<input type="text" value="BOULDER ST"/>	<input type="text" value="32207"/>

Between Streets

 and

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 | |
| | 0.83 Acres @ \$10.00 /acre: \$10.00 |
| 3) Plus Notification Costs Per Addressee | |
| | 57 Notifications @ \$7.00 /each: \$399.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,678.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

May 18, 2020

PARCEL 1:

Lot 1, Block 1, South Riverside, according to plat thereof recorded in Plat Book 6, page 12, of the Current Public Records of Duval County, Florida, Less and Except Official Records Book 9421, page 1936, of the Public Records of Duval County, Florida.

PARCEL 2:

Lot 17, except the Southerly 20 feet of the West 50 feet thereof, Block 1, South Riverside, according to the plat thereof as recorded in Plat Book 6, page 12, of the Current Public Records of Duval County, Florida.

PARCEL 3:

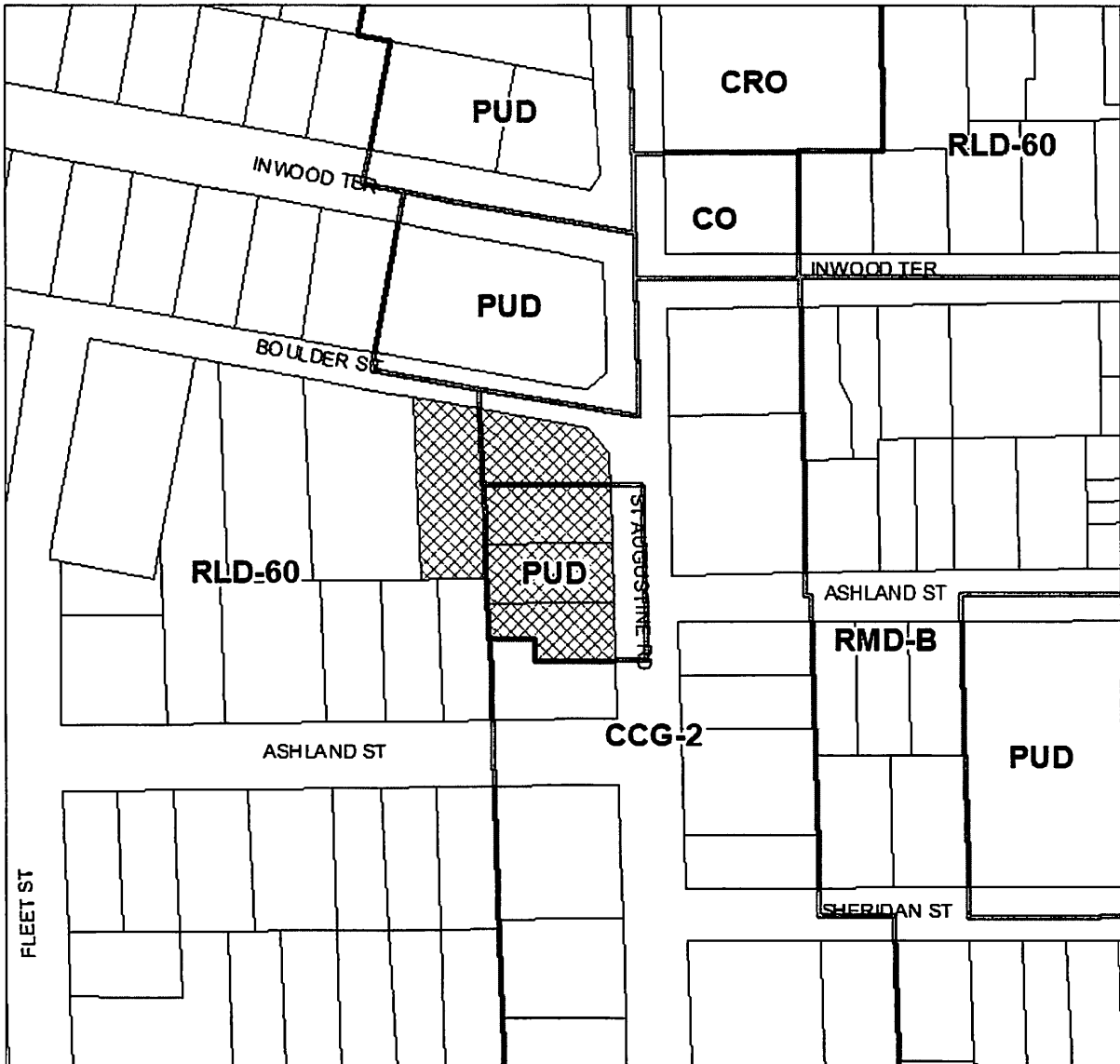
Lot 3, Block 1, South Riverside, according to the plat thereof, as recorded in Plat Book 6, page 12, of the Current Public Records of Duval County, Florida. Together with Perpetual Easement in and to that certain portion of Lot 2, Block 1, South Riverside, on which the house on said Lot 3 extends.

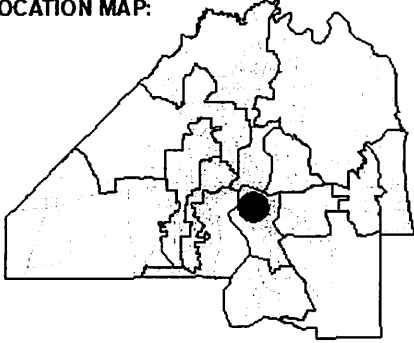
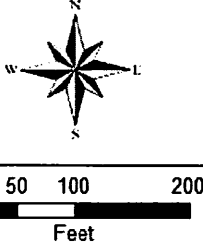
PARCEL 4:

The East 60 feet of Lot 4, Block 1, South Riverside, according to the plat thereof, recorded in Plat Book 6, page 12, of the Current Public Records of Duval County, Florida.

PARCEL 5:

Lot 2, Block 1, South Riverside, according to the plat thereof, as recorded in Plat Book 6, page 12, of the Current Public Records of Duval County, Florida.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60, CCG-2, & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
	<p>TRACKING NUMBER</p> <p>T-2020-2891</p>	<p>COUNCIL DISTRICT:</p> <p>5</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

PUD WRITTEN DESCRIPTION
3470 ST. AUGUSTINE ROAD PUD

August 5, 2020

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 0.83 acres of property located at 1750 Boulder Street (RE# 069807 0000), 3462 St. Augustine Road (RE# 069803 0000), 3466 St. Augustine Road (RE# 069804 0000), 3470 St. Augustine Road (RE# 069804 0500), and 3478 St. Augustine Road (RE# 069819 0000) as more particularly described in Exhibit 1 (the "Property") from PUD, CCG-2 and RLD-60 to PUD in order to unify the zoning for the existing business operation and bring all current uses into compliance. This PUD provides for greater compatibility and scaled transition for the abutting residential property that the existing zoning designations by imposing limitations on otherwise permitted uses and removing other permitted and permissible uses entirely.

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	CGC	PUD	Electrical Contractor
East	CGC	CCG-2	Automotive paint and body shop, Roofing business
South	LDR	RLD-60	Used car dealer
West	LDR	RLD-60	Single family residential

- B. Project name: 3470 St. Augustine Road PUD.
- C. Project architect or engineer: Envision Design + Engineering, LLC.
- D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- E. Current land use designation: LDR, CGC.
- F. Current zoning district: RLD-60, CCG-2, PUD.
- G. Requested land use designation: CGC.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 069807 0000, 069803 0000, 069804 0000, 069804 0500, 069819 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 0.83 acres.
- B. Total amount of non-residential floor area: 72,500 square feet.

III. STATEMENTS

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

The Proposed PUD incorporates the property at 1750 Boulder Street (RE# 069807 0000) which is currently zoned RLD-60 and the property at 3462 St. Augustine Road (RE# 069803 0000) which is currently zoned CCG-2 into the PUD in order to unify the zoning for the existing business operation.

The Proposed PUD differs from the conventional CCG-2 zoning district as follows:

1. Building trades contractors are included as a permitted use rather than permissible use.
2. Small scale operations including wholesaling, warehousing, storage, distributorship business are permitted to occupy more than 10,000 square feet of floor space.
3. Limitations are placed on service garage operation otherwise permitted in CCG-2 zoning districts.
4. Increased landscaping is provided for the existing use including along St. Augustine Road and the western boundary of the Property. The existing eight (8) foot fence along Boulder Street is authorized and an eight (8) foot fence is added along the western boundary.
5. Use of the outdoor area is limited to parking and storage ancillary to the primary use.
4. The following uses that are permitted or permissible under CCG-2 zoning district are omitted from the Proposed PUD:
 - a. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.

- b. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
 - c. Residential treatment facilities or emergency shelter.
 - d. Rescue missions.
 - e. Day labor pools.
 - f. Crematories.
 - g. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
 - h. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
 - i. Schools meeting the performance standards and development criteria set forth in Part 4.
 - j. Manual car wash.
 - k. Pawn shops.
 - l. Service stations, truck stops, automated car washes, auto laundry, mobile car detailing services, and car or truck rental.
 - m. Hotels and motels.
 - n. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
 - o. Boatyards.
6. The maximum height of structures is reduced from sixty (60) feet to forty-five (45) feet.

- 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. Building trades contractors (including but not limited to countertop, carpenter or cabinet shops, flooring and remodeling providers) with outside storage yards meeting the performance criteria set forth in Part 4 except that the visual barrier erected along the area used for outside storage may be up to eight (8) feet in height

along Boulder Street, and further provided that hours of operation shall not exceed 7 a.m. to 7 p.m.

2. Commercial Retail Sales and Service Establishments
3. Retail sales of new or used automobiles and similar products.
4. Service garage for major and minor automobile repair (but not automobile wrecking yards, junkyards or scrap processing yards) provided that all work shall be performed within an enclosed structure, no inoperable vehicles shall be stored outdoors, and hours of operation shall not exceed 7 a.m. to 7 p.m.
5. Restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
6. Fruit, vegetable, poultry or fish markets.
7. All types of professional and business offices.
8. Small scale operations including wholesaling, warehousing, storage, distributorship business, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
9. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
10. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
11. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
12. Private clubs.
13. Churches, including a rectory or similar use.
14. Personal property storage establishments.
15. Vocational, trade and business schools.
16. Banks, including drive-thru tellers.
17. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
18. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

19. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permissible uses by exception:

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

C. Limitations on Permitted or Permissible Uses by Exception:

1. The outdoor area on the parcel at 1750 Boulder Street (RE# 069807 0000) may only be used for parking and storage of materials ancillary to the primary use. There shall be no expansion or intensification of use on this parcel.

D. Permitted accessory uses and structures:

1. As permitted pursuant to Section 656.403.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None, except as otherwise required for certain uses.
3. Minimum lot coverage: None, except as otherwise required for certain uses.
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 ten (10) parking spaces shall be provided for a Permitted Use or Permissible Use as detailed in Section IV of this PUD in the existing building as generally depicted on the Site Plan. Any redevelopment of the property shall provide parking consistent with the requirements of Part 6 of the Zoning Code.
2. Vehicular access: Vehicular access to the Property shall be by way of Boulder Street substantially as shown in the Site Plan. The final location of any new access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access shall be provided by sidewalks as required by the 2030 Comprehensive Plan.

C. Signs:

1. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof, is permitted, provided they are located no closer than 200 feet apart.
2. Wall signs are permitted.
3. One under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage can be utilized for wall signs.
4. In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed one hundred (100) square feet, or thirty-five percent (35%) of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one (1) flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.
5. Directional signs shall not exceed four (4) square feet in area and four (4) feet in height.

D. Landscaping: Landscaping shall be provided along St. Augustine Road as generally depicted in the Site Plan. A minimum eight (8) foot tall, eighty-five percent (85%) fence and ten (10) foot uncomplimentary land use buffer shall be maintained along the western boundary of the Property. A maximum eight (8) foot tall fence is permitted along Boulder Street. Any redevelopment of the property shall provide landscaping in accordance with Part 12 Landscape Regulations of the Zoning Code.

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

F. 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.

G. Wetlands: There are no wetlands affected by this site. If necessary, however, 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 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. The PUD meets the following zoning and land use initiatives:

- 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;

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. 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.
2. 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.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
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 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer

a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

6. Policy 3.2.4 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

**MAP SHOWING
 BOUNDARY SURVEY OF**

LOT 11, LESS AND EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS OF THE PUBLIC LANDS OF THE STATE OF FLORIDA, AND THE WEST 50 FEET OF LOT 4 AND ALL OF LOT 17 (EXCEPT THE SOUTH 20 FEET OF THE WEST 50 FEET), BLOCK 1, SOUTH RIVERSIDE, AS RECORDED IN PLAT BOOK 6, PAGE 12 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

DATE: OCTOBER 23, 2000 SCALE: 1" = 20'
 prepared for
SOUTHSIDE FIXTURES, INC.
 RESURVEYED: February 20, 2000 (found all corners)

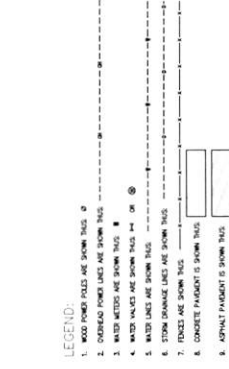
VERIFICATION: This survey meets the standards of practice for a boundary survey as set forth by the Board of Professional Surveyors & Mappers, pursuant to Section 472.027, Florida Statutes, and I further certify that the same complies with the standards of practice as set forth in the present of the Florida and Union Professional Surveyors Map No. 1200377, Part 0.067-A, dated November 2, 2018.

SIGNED: Lisa A. Davis, Professional Surveyor & Mapper No. 61822

DESIGNED BY: WALTER S. MORGAN, JR. FOR THE CLIENT UNION NATIONAL BANK, COMMERCIAL AND TITLE INSURANCE COMPANY AND BANKING TITLE

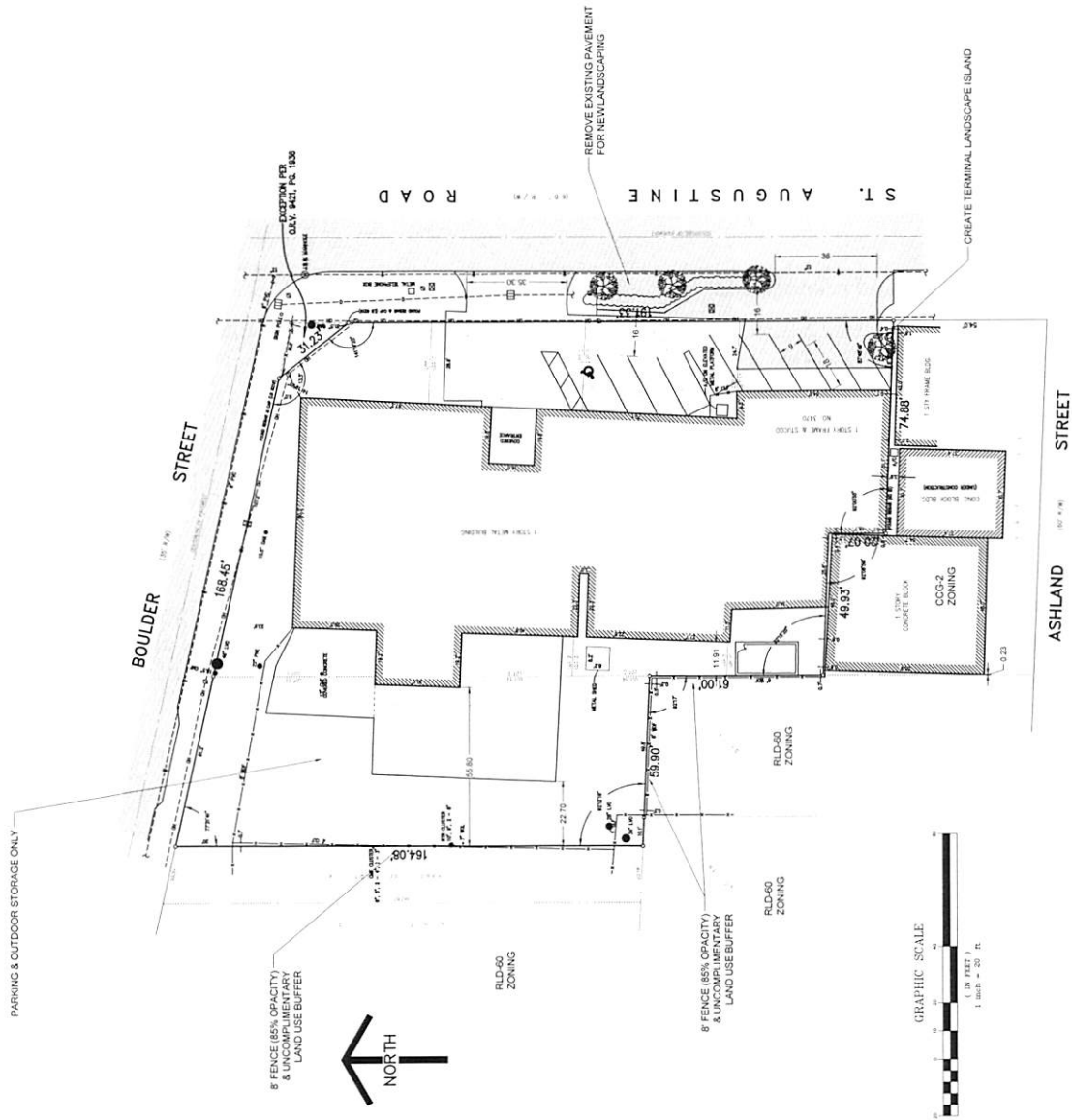
GENERAL NOTES:
 SOUTH PROPERTY LOT FOR THE WESTERN RIGHT OF WAY USE OF MARKET ROAD EXTENSION (AS SHOWN). THE EXISTING UNDERGROUND UTILITIES, PIPES AND UTILITY EASEMENTS ARE NOT SHOWN.
 1. THIS SURVEY WAS PERFORMED UNDER THE SUPERVISION OF THE LICENSED PROFESSIONAL SURVEYOR AND MAPPING ENGINEER.
 2. CONVEYANCE DOCUMENTS TO BE RECORDED MUST BE OBTAINED FROM THE CLERK, WATER AND SEWER BUSINESS UNIT (305-4433).

- LEGEND:
- WOOD POWER POLES ARE SHOWN THIS
 - OVERHEAD POWER LINES ARE SHOWN THIS
 - WATER METERS ARE SHOWN THIS
 - WATER LINES ARE SHOWN THIS
 - STORM DRAINAGE LINES ARE SHOWN THIS
 - FENCES ARE SHOWN THIS
 - CONCRETE PAVEMENT IS SHOWN THIS
 - UPPAINT PAVEMENT IS SHOWN THIS



UNLESS THE MAP SHOWS OTHERWISE, THE SHOWN ARE THE ORIGINAL FIELD DATA OF THE SURVEYOR AND THE INFORMATION IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.

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August 6, 2020
 Exhibit 4
 Page 1 of 1

EXHIBIT F
3470 ST. AUGUSTINE ROAD PUD

Land Use Table

Total gross acreage	0.83 Acres	100 %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	0.83 Acres	100 %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

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.