

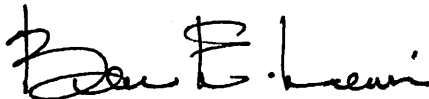
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There was one speaker in opposition whose concern was for additional traffic in the area, allowing left turns on Collins and Old Middleburg and drainage. The Commissioners felt the area is developing and the development will provide commercial uses for the area. There were questions about condition #2 and after discussion voted to delete the condition.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
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 2021-168 TO
PLANNED UNIT DEVELOPMENT

APRIL 22, 2021

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 **2021-0168** to Planned Unit Development.

Location: 7715 & 7723 Old Middleburg Road South; Northeast corner of Collins Road and Old Middleburg Road S

Real Estate Number(s): 016361-0055 & 016361-0060

Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

Applicant/Agent: Taylor Mejia
The Southern Group
208 North Laura Street Suite 710
Jacksonville, Florida 32202

Owner: Robert Schlichter Jr
7715 Old Middleburg Road South
Jacksonville, Florida 32222

Diana Scaletti
Melissa Cochran
Sherri Johnson
Tracey Webster Fuller
7723 Old Middleburg Road South
Jacksonville, Florida 32222

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2021-168 seeks to rezone approximately 4.35 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow for development of a commercial shopping center. The property is located at the corner of Old Middleburg Road South (a collector road) and Collins Road, which was recently extended and has not been classified yet.

There is a companion Land Use Amendment, Ord. 2021-167 (L-5514-21C). The proposed LUA is for Low Density Residential (LDR) to Community General Commercial (CGC). Staff is recommending approval of this application and supports the conditions of this report to be consistent with the requested Land Use category.

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) 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-5514-21C (Ordinance 2021-167) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5514-21C be approved. Therefore, the proposed rezoning, with the proposed conditions, 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. A description of the category is noted below.

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

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

Future Land Use Element:

Policy 1.1.11

Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions,

in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

The subject properties are located at the corner of a collector road and an unclassified portion of Collins Road which is an expansion of the already collector classified roadway. The location at two potential collector roadways is considered appropriate for commercial development. The proposed developed is located less than half mile from the Master Planned Development, Argyle Forrest.

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The JEA availability letter provided on January 12, 2021 indicates that water connection is available in the ROW. However, no sewer main abuts the subject properties and the closest gravity manhole is approximately 725 feet to the east. An alternative connection may have to be approved through JEA and a development meeting should be had prior to submitting plans to The City. *See JEA letter in application.

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas 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.

If Approved, the proposed development could provide a variety of employment opportunities for businesses owners; large and small. The location at two roadways promotes emerging commercial in a growing area.

Policy 1.3.7

Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and JPDD.

The Traffic Technician Senior indicated in his review of the proposed site plan that the driveways on both Old Middleburg Road South and Collins Road shall be right in/right out only. The driveway on Old Middleburg Road South shall also be moved as far north as possible to meet the requirements above.

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

Yes. 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 except for the requirement access for corner lots as indicated by the Traffic Technician Senior in his memo from, April 5, 2021 and the connection to sewer.

(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). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5514-21C (Ordinance 2021-167) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is in/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. The CMMSO has indicated that there is nothing filed with the Concurrency System for the proposed development. A mobility and a CCAS/CRC application will be required for development.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial shopping center. 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 use of existing and proposed landscaping: The subject properties shall be developed in accordance with Part 12 of the Zoning Code.
- The treatment of pedestrian ways: The subject properties shall be developed in accordance with the 2030 Comprehensive Plan.
- Traffic and pedestrian circulation patterns: The Traffic Technician from Development

Services has reviewed the proposed site plan and has made comments that are attached to this application regarding access points and internal circulation for drive-thrus.

(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: The proposed site plan provides a twenty-five foot uncomplimentary use buffer on the north and east sides where the property abuts residential properties.
- 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	Single-Family Dwelling
South	LDR & CSV	PUD 1999-804-E	Fire Station Conservation Area
East	LDR	PUD 2001-190-E	Wetlands
West	LDR	RR-Acre	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category. The PUD is appropriate at this location because it is located at the corner of two roadways; one currently classified as a collector and the other undesignated currently.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed site plan indicates appropriate buffering for a new commercial development abutting residential properties. The uses proposed are all commercial in nature.
- The availability and location of utility services and public facilities and services: The JEA availability letter provided on January 12, 2021 indicates that water connection is available in the ROW. However, no sewer main abuts the subject properties and the closest gravity manhole is approximately 725 feet to the east. An alternative connection may have to be approved through JEA and a development meeting should be had prior to submitting plans to The City. *See JEA letter in application.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial/industrial use.

(8) Impact on wetlands

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

The Traffic Technician from Development Services Division has commented: The site plan shows a drive through use. At no time shall the vehicles queuing up at the drive through extend to the point where it will block the entrance and impact the through traffic on Collins Road. A queuing analysis will be required for the drive through demonstrating this.

(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 March 23, 2021, the required Notice of Public Hearing signs **were not** posted. The applicant was asked on March 24, 2021 to provide evidence of posted signs. On March 25, 2021, the applicant provided photographic evidence that the signs were posted with the Sign Posting Affidavit.



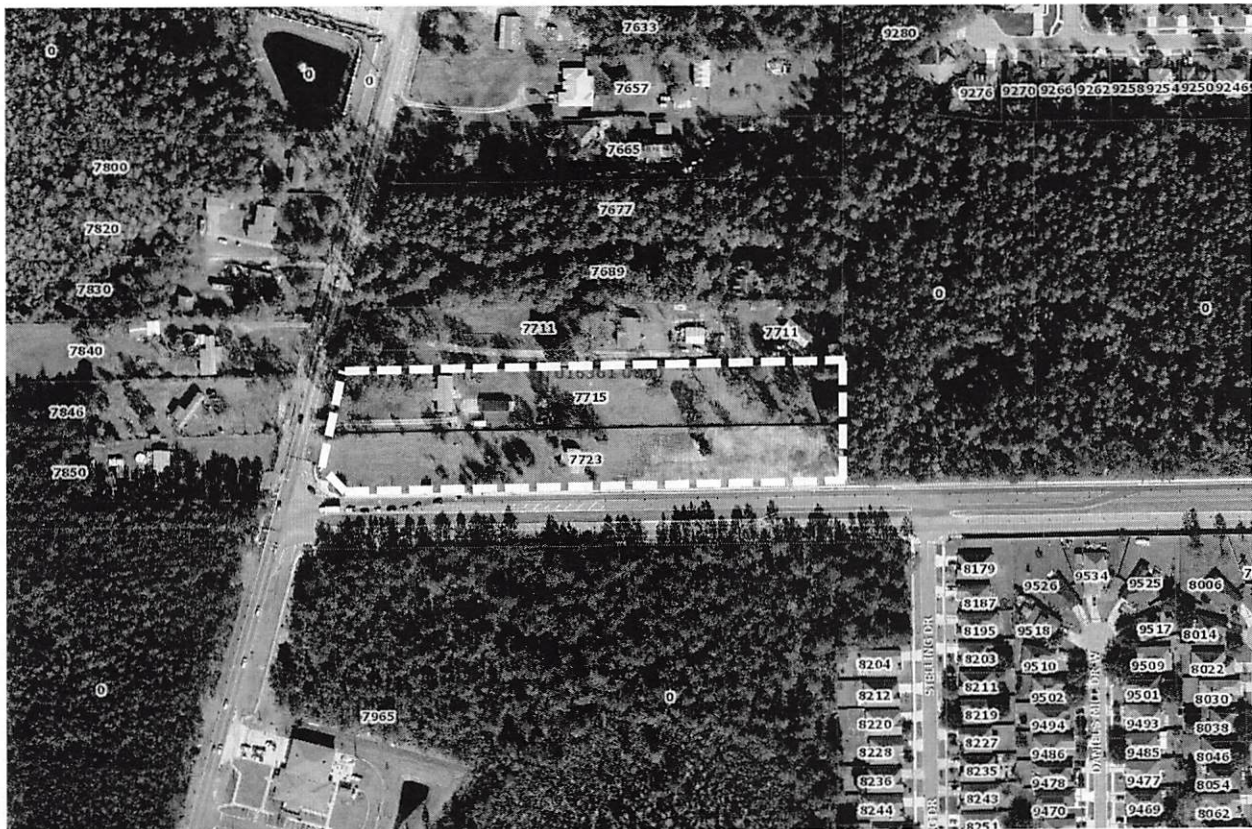
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-168 be **APPROVED with CONDITIONS with the following exhibits:**

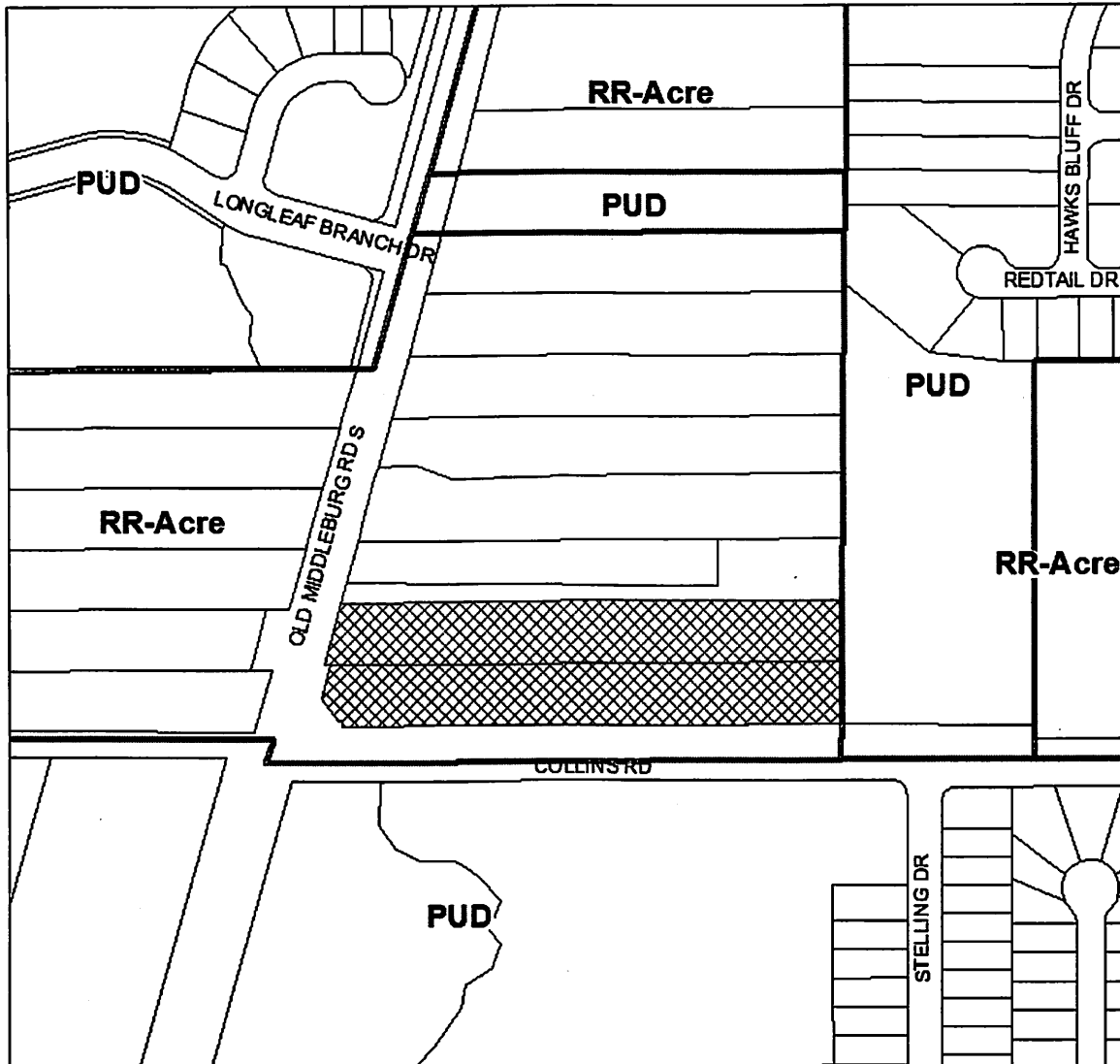
1. The original legal description dated January 11, 2021
2. The original written description dated February 22, 2021
3. The original site plan dated December 30, 2020

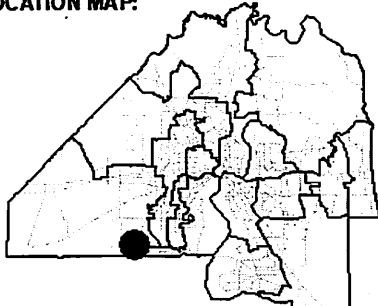

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-168 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Any development will be connected to JEA sewer facilities and evidence of connect will be provided with permits.
2. Section D(1) concerning land clearing and processing of land clearing debris will be removed and not allowed.



Aerial



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p> <p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0168</p>	<p>TRACKING NUMBER</p> <p>T-2021-3308</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0168 **Staff Sign-Off/Date** CMQ / 02/23/2021
Filing Date 03/23/2021 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 04/27/2021 **Planning Commission** 04/22/2021
Land Use & Zoning 05/04/2021 **2nd City Council** 05/11/2021
Neighborhood Association ARGYLE AREA CIVIC COUNCIL; WATERMILL MASTER ASSOC
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3308 **Application Status** PAID
Date Started 01/06/2021 **Date Submitted** 01/15/2021

General Information On Applicant

Last Name MEJIA **First Name** TAYLOR **Middle Name**
Company Name
 THE SOUTHERN GROUP
Mailing Address
 208 N LAURA ST SUITE 710
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043495954 **Fax** 904 **Email** MEJIA@THESOUTHERNGROUP.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SCHLICHTER JR **First Name** ROBERT **Middle Name**
Company/Trust Name
Mailing Address
 7715 S OLD MIDDLEBURG RD
City JACKSONVILLE **State** FL **Zip Code** 32222
Phone **Fax** **Email**

Last Name SCALETTI **First Name** DIANA **Middle Name**
Company/Trust Name
Mailing Address
 7723 S OLD MIDDLEBURG RD
City JACKSONVILLE **State** FL **Zip Code** 32222
Phone **Fax** **Email**

Last Name COCHRAN **First Name** MELISSA **Middle Name**
Company/Trust Name
Mailing Address
 7723 S OLD MIDDLEBURG RD
City JACKSONVILLE **State** FL **Zip Code** 32222
Phone **Fax** **Email**

Last Name JOHNSON **First Name** SHERRI **Middle Name**

Company/Trust Name

Mailing Address
7723 S OLD MIDDLEBURG RD

City JACKSONVILLE **State** FL **Zip Code** 32222

Phone **Fax** **Email**

Last Name WEBSTER FULLER **First Name** TRACY **Middle Name**

Company/Trust Name

Mailing Address
7723 S OLD MIDDLEBURG RD

City JACKSONVILLE **State** FL **Zip Code** 32202

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	016361 0055	12	4	RR-ACRE	PUD
Map	016361 0060	12	4	RR-ACRE	PUD

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

Existing Land Use Category
LDR

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

Total Land Area (Nearest 1/100th of an Acre) 4.35

Development Number

Proposed PUD Name OLD MIDDLEBURG PUD

Justification For Rezoning Application

REZONING TO A PUD TO SUPPORT A COMMERCIAL DEVELOPMENT.

Location Of Property

General Location
NE CORNER OF OLD MIDDLEBURG RD S AND COLLINS RD

House # 7715 **Street Name, Type and Direction** OLD MIDDLEBURG RD S **Zip Code** 32222

Between Streets
COLLINS RD and TAYLOR FIELD RD

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 | |
| 4.35 Acres @ \$10.00 /acre: | \$50.00 |
| 3) Plus Notification Costs Per Addressee | |
| 26 Notifications @ \$7.00 /each: | \$182.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,501.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description – 7715 S OLD MIDDLEBURG ROAD

1/6/2021

A PART OF TRACTS 11, 12 AND 13, BLOCK 4, SECTION 29, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF COLLINS ROAD (AN 80 FT R/W) AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD MIDDLEBURG ROAD (A 66 FOOT R/W); THENCE NORTH 15 DEGREES 26' 50" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 111.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 15 DEGREES 26' 50" EAST ALONG SAID RIGHT OF WAY LINE, 111.16 FEET; THENCE NORTH 89 DEGREES 41' 15" EAST AND PARALLEL TO SAID COLLINS ROAD, 880.12 FEET TO A POINT IN THE EASTERLY LINE OF SAID RIGHT OF TRACT 13; THENCE SOUTH 00 DEGREES 36' 25" WEST ALONG SAID EASTERLY LINE 107.0 FEET; THENCE SOUTH 89 DEGREES 41' 15" WEST, 908.59 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RESERVATIONS CONTAINED IN DEEDS RECORDED IN DEED BOOK 1602, PAGE 434 AND DEED BOOK 1224, PAGE 69.

TOGETHER WITH A 1982 FLEETWOOD STONEBRIDGE DOUBLE WIDE MOBILE HOME ID #'S GAFL2AC4505-4436 AND GAFL2BC4505-4436

Legal Description – 7723 S OLD MIDDLEBURG ROAD

1/11/2021

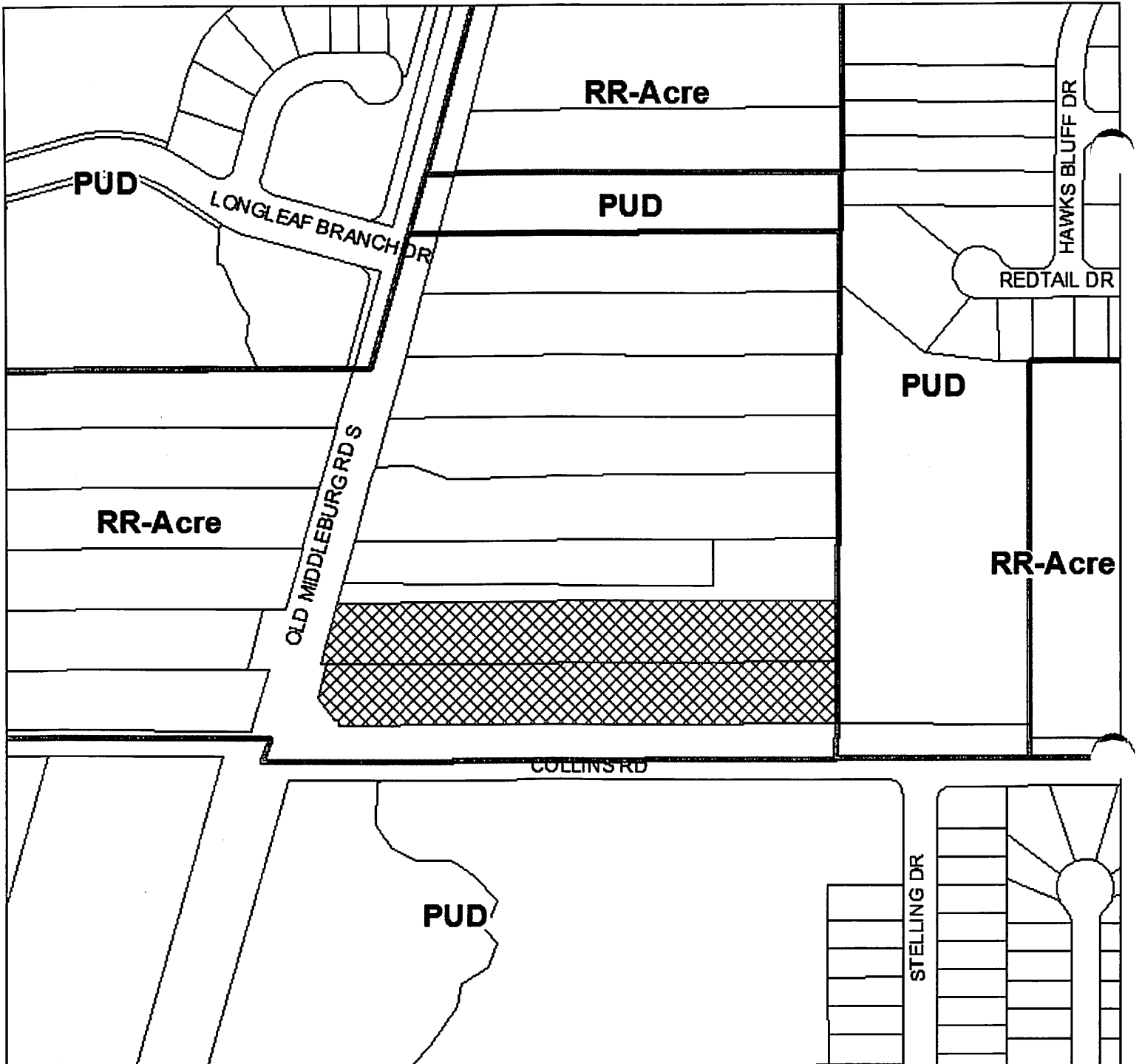
A part of Tracts 11, 12 and 13, Block 4, Section 29, Township 3 South, Range 25 East, Jacksonville Heights, according to the plat recorded in Plat Book 5 Page 93, current public records of Duval County, Florida, being more particularly described as follows:

Begin at the intersection of the Northerly right of way line on Collins Road (an 80 foot right of way); and the Southeasterly right of way line of Old Middleburg Road (a 66 foot right of way); thence North 15 degrees 26' 50" East along said Southeasterly right of way line 111.17 foot; thence North 89 degrees 41' 15" East and parallel to said Collins Road 908.59 feet to a point in the Easterly line of said Tract 13; thence South 80 degrees 36' 25" West along said East line, 107.9 feet to a point in the Northerly right of way line of said Collins Road; thence South 89 degrees 41' 15" West along said Northerly right of way line, 937.07 feet to the Pint of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A part of Section 29, Township 3 South, Range 25 East, Duval County, Florida, and a part of Tract 11, Block 4, Jacksonville Heights, as recorded in Plat Book 5, Page 93, of the current public records of said County, (also being a part of those lands described in Official Records Volume 6133, Page 542, of the current public records of said County), and being more particularly described as follows:

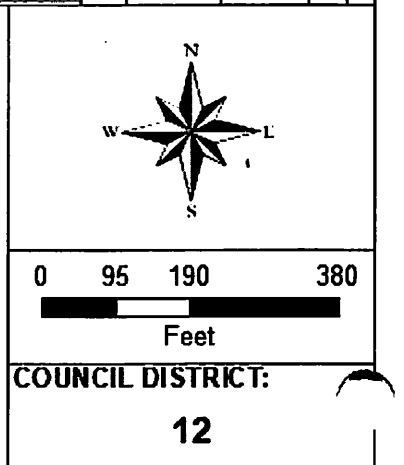
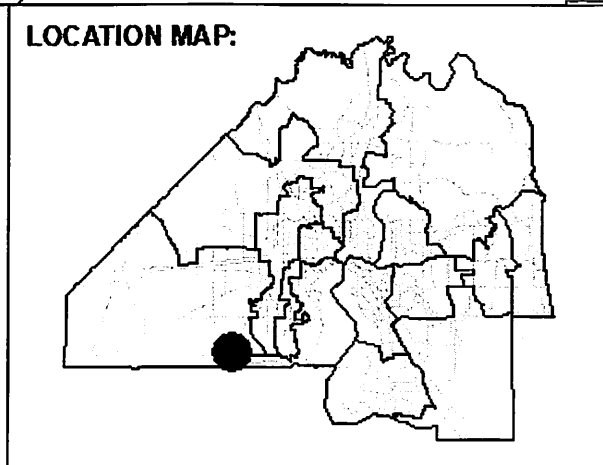
COMMENCE at the intersection of the centerline of Stelling Drive (a 60 foot right of way per Watermill, Unit Seven-A, as recorded in Plat Book 57, Pages 65, and 65A, of the current public records of Duval County Florida), with the Southerly existing right of way line of Collins Road (a variable width right of way as now established); Thence North 80 degrees 10' 46" West, along the Northerly prolongation of said centerline of Stelling Drive, a distance of 100.00 feet to a point on the Northerly existing right of way of said Collins Road; Thence South 89 degrees 44' 22" West, along said Northerly existing right of way lone of Collins Road, a distance of 1022.21 feet to the POINT OF BEGINNING ; Thence continue South 89 degrees 44' 22" West, along said Northerly existing right of way of Collins Road, a distance of 61.42 feet to the Easterly existing right of way line of Old Middleburg Road (a 66 foot right of way as now established); Thence North 15 degrees 30' 21" East, along said Easterly existing right of way ling of Old Middleburg Road, a distance of 111.49 feet to the Northerly line of those lands described in Official Records Volume 6133, page 542, of the current public records of said County, Thence North 89 degrees 44' 22" East, along last said line, a distance of 10.83 feet; Thence South 16 degrees 22' 07" West, a distance of 61.31 feet; Thence South 37 degrees 28' 48" East, a distance of 49.94 feet; Thence North 89 degrees 44' 22" East, a distance of 7.63 feet; Thence South 80 degrees 15' 38" East, a distance of 8.78 feet to the POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD



TRACKING NUMBER

T-2021-3308

EXHIBIT 2

PAGE 1 OF 1

Exhibit D
WRITTEN DESCRIPTION
Old Middleburg PUD
2/22/2021

I. PROJECT DESCRIPTION

A. The site is located on the Northeast corner of the intersection of Old Middleburg Road S and Collins Road at 7715 and 7723 Old Middleburg Road S, Jacksonville, FL 32222. The two parcels contained within the PUD total 4.35 acres. The existing use of the parcels is for mobile homes. The surrounding uses include mobile homes, conservation lands, and undeveloped land (currently zoned as a PUD). The proposed use for the site will be a 25,000 sq ft building for commercial retail space.

B. Project Name: Old Middleburg PUD

C. Project Architect/Planner: Diversified Environmental Planning

D. Project Engineer: TBD

E. Project Developer: Reekee Patel

F. Current Land Use Designation: LDR

G. Current Zoning District: RR Acre

H. Requested Zoning District: PUD

I. Real Estate Number(s): 016361 0055, 016361 0060

II. QUANTITATIVE DATA

A. Total Acreage: 4.35 acres

B. Total number of dwelling units: 0

C. Total amount of non-residential floor area: 25,000 sq ft

D. Total amount of recreation area: 0

E. Total amount of open space: 0

F. Total amount of public/private rights of way: 0

G. Total amount of land coverage of all buildings and structures: 13.2 %

H. Phase schedule of construction (include initiation dates and completion dates): This project may be developed in Phases, initiation, and completion dates to be determined.

III. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code in that it binds the applicant and successors to the PUD Written Description and Site Plan. This PUD differs by removing some commercial uses that would otherwise be allowed in a CGC Land Use.

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 property owner will maintain all areas and functions of the property.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Hotels and motels.
- (5) Art galleries, museums, community centers, dance, art, music studios, and similar uses.
- (6) Vocational, trade or business schools and similar uses.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (9) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (10) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (11) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (12) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (13) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (14) Personal property storage establishments meeting the performance development criteria set forth in Part 4.

(15) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(16) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(17) Churches, including a rectory or similar use.

(18) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(19) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

(20) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

(21) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.

(22) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

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

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

(25) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

(26) Multi-family residential integrated with a permitted use.

(27) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).

(28) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

(29) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

(30) Schools meeting the performance standards and development criteria set forth in Part 4.

(31) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

(32) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

B. Permissible Uses by Exception:

(1) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

(2) Fruit, vegetable, poultry or fish markets.

(3) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, 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.

(4) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.

(5) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.

(6) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premise or off-premises consumption or both.

C. Limitations on Permitted or Permissible Uses by Exception:

(1) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

D. Permitted Accessory Uses and Structures:

(1) Land clearing and processing of land clearing debris provided, however, land clearing debris may be processed only in conformity with Chapters 360, 380 and 386, to the extent those Chapters are applicable.

E. Restrictions on Uses: None.

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot requirement (width and area):* None, except as otherwise required for certain uses.

(2) *Maximum lot coverage:* None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

(3) *Minimum front yard:* None

(4) *Minimum side yard:* None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.

(5) *Minimum rear yard:* 10 feet.

(6) *Maximum height of structures:* Sixty 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.*

Vehicular access to the Property shall be by way of Old Middleburg Road S and Collins Rd, as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

This development will be consistent with Part 13 Sign Regulations of the Zoning Code for the CCG Zoning district.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

This PUD is a commercial use and does not require recreation space

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

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

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 will be beneficial to the surrounding neighborhood and community by allowing for a commercial retail development that will support the surrounding residential community. This commercial development will be compatible with the surrounding residential uses as well as the undeveloped PUD with a CGC Land Use on the other side of Old Middleburg Road.

A 2030 Comprehensive Plan Future Land Use Map ("FLUM") amendment has been filed simultaneously with this application to change the FLUM designations on the Property from Low Density Residential to (LDR) to Community/General Commercial (CGC). The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations for the CGC Land Use category.

This PUD is consistent with 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 for this element and all applicable local, regional, State and federal regulations.

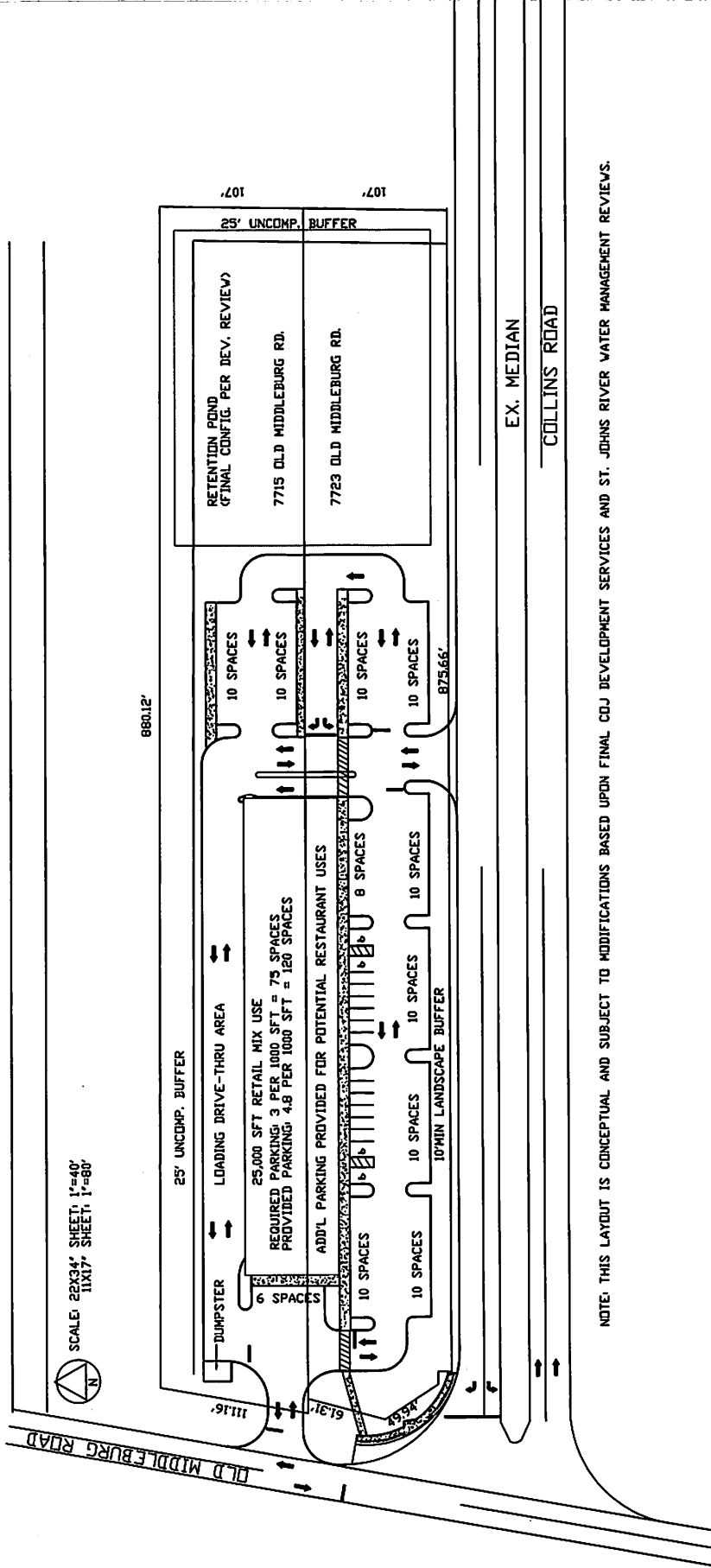
To comply with Ord. 2018-855-E: A description of specifically how the proposed Planned Unit Development differs from the usual application of the provisions of the Zoning Code, including but not limited to any departures from the requirements of the following Parts: Supplementary Regulations; Off-Street Parking Regulations; Nonconforming Lots, Uses and Structures; Alcoholic Beverages; Excavations, Lakes and Borrow Pits; Regulations related to Airports and Lands Adjacent Thereto; Adult Entertainment and Service Facilities; Landscape and Tree Protection Regulations, and Sign Regulations. Any deviation or waiver of Zoning Code requirements proposed in an application, including any applicable zoning overlay, and any subdivision regulations, design standards or other requirements shall be identified in a separate enumerated section of the written description with an explanation given as to why each deviation or waiver is necessary. Failure of the applicant to disclose any deviations or waivers requested in this manner shall mean that the normal applicable Zoning Code provisions, zoning overlay, subdivision regulations, design standards or other requirements shall apply.

Of the Parts of Zoning Code listed above, this PUD only differs from the usual application of the provisions of the Zoning Code in the Alcohol Beverages Part. Alcoholic beverages, for on or off premise consumption, would not be allowed with the current LDR land use or RR Acre zoning. The PUD zoning, along with the change to a CGC land use, will allow for sale of alcoholic beverages to be included as an allowable use.

PROPERTY INFORMATION:
 7715 OLD MIDDLEBURG RD.
 TOTAL LOT SIZE: 2.17 ACRES (PER CDJ PROP. APPRAISERS WEBSITE)
 FLOOD PLANE 'X', PLANNING DIS. 4,
 7723 OLD MIDDLEBURG RD.
 TOTAL LOT SIZE: 2.18 ACRES (PER CDJ PROP. APPRAISERS WEBSITE)
 FLOOD PLANE 'X', PLANNING DIS. 4,

PROPOSED PROJECT INFO:
 25,000 SFT MIXED USE RETAIL BUILDING
 BUILDING SIZE: 357FT X 70 FT = 24,990 SQ FT

SCALE: 22X34' SHEET, 1"=40'
 11X17' SHEET, 1"=80'



NOTE: THIS LAYOUT IS CONCEPTUAL AND SUBJECT TO MODIFICATIONS BASED UPON FINAL CDJ DEVELOPMENT SERVICES AND ST. JOHNS RIVER WATER MANAGEMENT REVIEWS.

NO.	DATE	BY	DESCRIPTION

Diversified Environmental Planning
 DEP
 1000 W. UNIVERSITY BLVD.
 SUITE 200
 JACKSONVILLE, FLORIDA 32216
 PHONE: 904.766.1111
 FAX: 904.766.1112
 WWW.DEP-FL.COM

COLLINS RD & OLD MIDDLEBURG RD
 JACKSONVILLE, FLORIDA
 SHORES FINE WINES & SPIRITS

SITE PLAN
 LAYOUT 2

SHEET NO.
 LA-1

EXHIBIT F

PUD Name

Old Middleburg PUD

Land Use Table

Total gross acreage	4.3 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	4.35 Acres	100 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	25,000 Sq. Ft.	13.2 %



Availability Letter

TAYLOR MEJIA
THE SOUTHERN GROUP - JAX
208 N LAURA ST
JACKSONVILLE, Florida 32202

1/11/2021

Project Name: OLD MIDDLEBURG PUD
Availability #: 2021-0058

Attn: TAYLOR MEJIA

Thank you for your inquiry regarding the availability of Electric, 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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-0058

Request Received On: 1/6/2021

Availability Response: 1/11/2021

Prepared by: Roderick Jackson

Expiration Date: 01/11/2023

Project Information

Name: OLD MIDDLEBURG PUD

Address: 7715 OLD MIDDLEBURG RD S, JACKSONVILLE, FL 32222

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 3750

Parcel Number: 016361 0060

Location:

Description: REZONING TO A PUD FOR COMMERCIAL DEVELOPMENT

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Ex 16-inch water main within the Old Middleburg Rd S ROW

Connection Point #2:

Water Special Conditions: For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid:

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA does not have a sewer main available within ¼ mile of this property at this time.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:



Availability Letter

TAYLOR MEJIA

1/12/2021

THE SOUTHERN GROUP - JAX

208 N LAURA STREET 710

JACKSONVILLE, Florida 32202

Project Name: OLD MIDDLEBURG PUD

Availability #: 2021-0059

Attn: TAYLOR MEJIA

Thank you for your inquiry regarding the availability of Electric, 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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-0059

Request Received On: 1/6/2021

Availability Response: 1/12/2021

Prepared by: Roderick Jackson

Expiration Date: 01/12/2023

Project Information

Name: OLD MIDDLEBURG PUD

Address: 7723 OLD MIDDLEBURG RD S, JACKSONVILLE, FL 32222

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 3750

Parcel Number: 016361 0055

Location:

Description: REZONING TO A PUD FOR COMMERCIAL DEVELOPMENT

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Ex service can be used if in good condition and not in conflict with proposed construction

Connection Point #2:

To start new service use the following link:

Water Special Conditions: https://www.jea.com/My_Account/New_Customer_Information/ . Contact the water sewer pre-service counter to apply for service – (904) 665 -5260 or email at waterpreservice@jea.com.

Sewer Connection

Sewer Grid:

Connection Point #1: No sewer main abuts this property. Ex gravity manhole within the Stelling Dr ROW, approx 725 ft east of this property.

Connection Point #2:

Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a

Sewer Special Conditions:

development meeting 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, Plan Submittal and Alternative Connection team 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:

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: