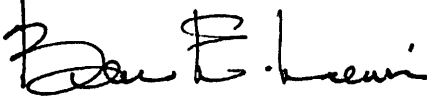


Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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 2021-0198 TO
PLANNED UNIT DEVELOPMENT

MAY 6, 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 **2021-0198** to Planned Unit Development.

Location: 0 San Pablo Road South and 1635 San Pablo Road South; Between Bamboo Drive and Cocoanut Road

Real Estate Number: 167213-0000, 167218-0600 and 167219-0000

Current Zoning Districts: Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: 2-Greater Arlington/Beaches

Applicant/Agent: James T. Fuqua
A1A Overhead Door Co.
1520 Emma Lane
Jacksonville, Florida 32266

Owners: William L. Carriere
Carriere Family Limited Partnership
6520 Fort Caroline Road
Jacksonville, Florida 32277

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0198** seeks to rezone approximately 0.45± acres of land from Commercial Office (CO) to PUD. The rezoning to a PUD is being sought to permit for a maximum of 5,000 square feet of warehousing and offices uses.

The need for the PUD arises from the current zoning district's limitation on warehousing and building trades contractors. In addition to requesting these two (2) additional uses, the proposed

development will retain all uses currently permitted under CO zoning. For more information, please see the attached Written Description (**Exhibit 3**).

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. The Planning and Development Department finds that the subject property is located in the 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.

According to the land use category description, Community General Commercial (CGC) in the Urban Development Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial uses and the use of existing infrastructure. The proposed use of office is a permitted use within the CGC land use category is permitted. Warehousing is permitted as an accessory use as long it is located on a road classified as a collector or higher on the Functional Highway Classification Map.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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

Future Land Use Element (FLUE):

Policy 3.2.1

The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

The proposed development is located along San Pablo Road South which is a Minor Arterial Roadway comprised of a mix of commercial uses and residential neighborhoods. The property is located less than 300 feet from Atlantic Boulevard, a major arterial roadway. Atlantic Boulevard is a commercial corridor located in the eastern side of the City, and is comprised of a shopping center and car service facility adjacent to the subject property. The proposed use will continue the commercial node that exists at the intersection of San Pablo Road South and Atlantic Boulevard and therefore will be consistent with the aforementioned policy.

Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject site is currently zoned for commercial uses and has a Future Land Use Category of CGC. The proposed PUD will allow for a currently vacant piece of land to be developed into a commercial use that the land was designated for. The proposed PUD will allow the existing area to commercialize rather than be developed with potentially incompatible uses.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Urban Area and according to the attached JEA Availability Letter, 2020-4255, the proposed development must connect to City water and sewer using the property's existing JEA water and sewer accounts.

Objective 6.3

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

The proposed rezoning to a PUD would allow for commercial infill on an undeveloped parcel.

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

The intended development will meet all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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

The proposed Planned Unit Development intends to utilize the subject parcel for warehousing and office space. Moreover, the proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks will be provided.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Coconut Road.

The particular land uses proposed and the conditions and limitations thereon: The written description has limited the permitted uses to those in the Commercial Office Zoning District along with additional uses found in CGC such as building trades contractor without outside storage and small scale operations. This limitation in CGC uses reduces the likelihood of intensive and incompatible uses creating an undue impact on the surrounding area.

(5) External Compatibility

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

The type, number and location of surrounding external uses: Although being developed for warehousing and office use, the subject site will preserve the commercial character of the area by providing for a varying degree of nonresidential uses within the general vicinity. Staff should also note that land contiguous to the subject property to the north and east was similarly rezoned from CO to PUD via Ordinance 2017-0495-E in order to permit for warehousing, office space, and building trade contractors.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	CGC	PUD 2019-0495-E	Vacant (Undeveloped)
South	RPI	PUD 2011-0517-E	Multi-Family Dwellings
East	CGC	PUD 2019-0495-E	Warehousing (Under Construction)
West	CGC	PUD 1999-1024-E	Commercial Retail and Service

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated April 12, 2021, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an additional 575 gpd.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access via

Cocoanut Road. Moreover, the Traffic Engineer has reviewed the application and has issued no objections to the development; however, in order to mitigate the potential impact between the San Pablo Road and Cocoanut Road intersection and the subject property, the Traffic Engineer has requested that the applicant keep the driveway as eastward as possible.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

(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 the presence of any flood zones or 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 subject 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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **April 29, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0198 be **APPROVED** with the following exhibits:

1. The original legal description dated March 18, 2021
2. The original written description dated March 18, 2021
3. The original site plan dated March 18, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0198 be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 12/09/20

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 04/29/21

View of the subject property at the intersection of San Pablo Road and Coconut Road.

Figure C:



Source: Planning & Development Dept, 04/29/21

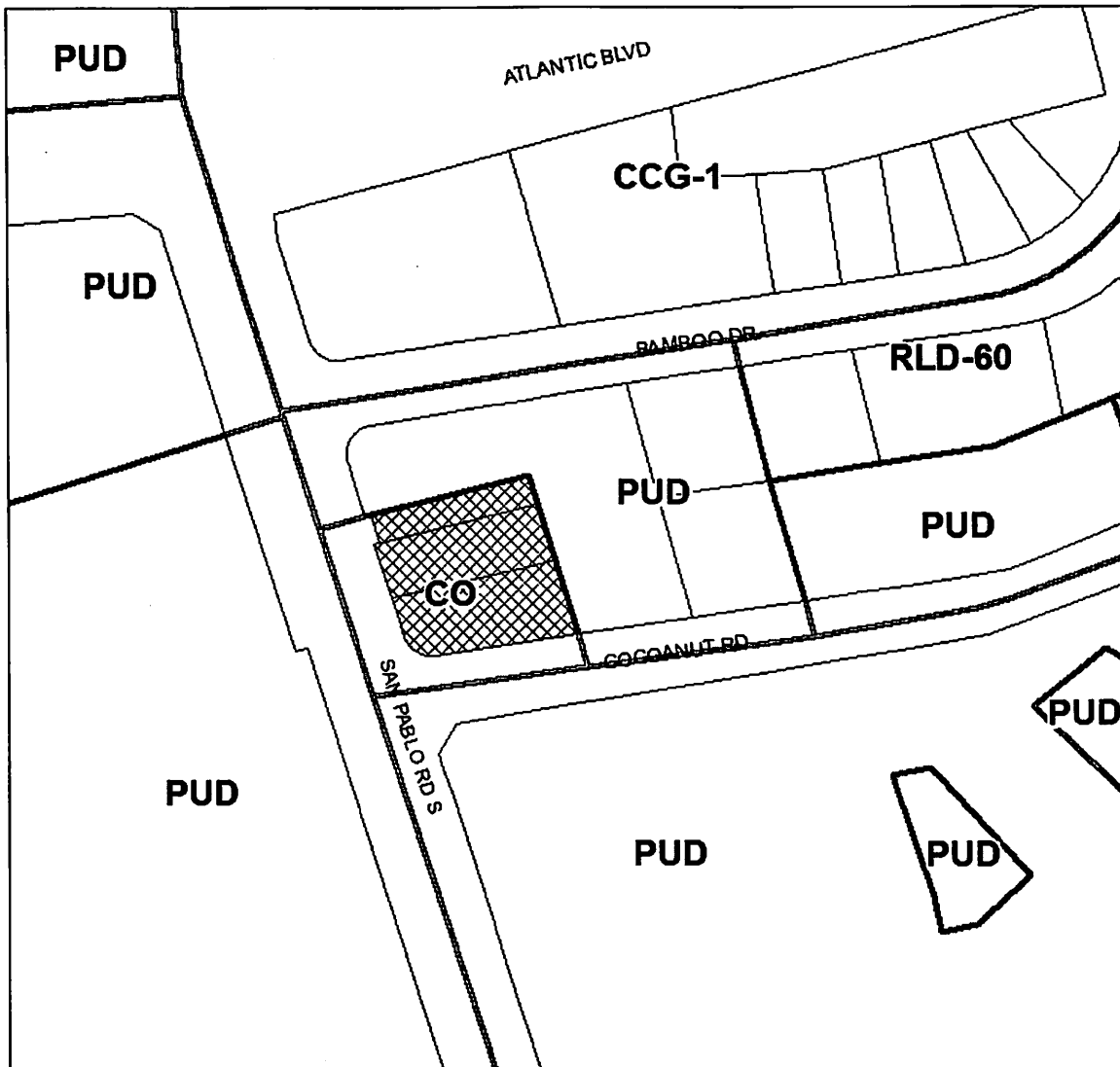
View of the subject property, facing north on Coconut Road.

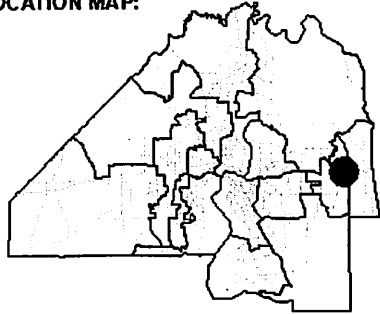

Figure D:



Source: Planning & Development Dept, 04/29/21

The abutting property with similar proposed uses, facing north on Coconut Road.



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 45 90 180 Feet</p> <p>COUNCIL DISTRICT: 3</p>
<p>ORDINANCE NUMBER ORD-2021-0198</p>	<p>TRACKING NUMBER T-2020-3090</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0198 **Staff Sign-Off/Date** ATW / 03/18/2021
Filing Date 04/07/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 05/11/2021 **Planning Commission** 05/06/2021
Land Use & Zoning 05/18/2021 **2nd City Council** N/A
Neighborhood Association WEST BEACHES COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3090 **Application Status** PAID
Date Started 08/31/2020 **Date Submitted** 10/28/2020

General Information On Applicant

Last Name FUQUA **First Name** JAMES **Middle Name** T
Company Name
 A1A OVERHEAD DOOR CO
Mailing Address
 1520 EMMA LN
City JACKSONVILLE **State** FL **Zip Code** 32266
Phone 9048388236 **Fax** 904 **Email** A1AOVERHEADDOORCO@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CARRIERE **First Name** WILLIAM **Middle Name** L
Company/Trust Name
 CARRIERE FAMILY LIMITED PARTNERSHIP
Mailing Address
 6520 FORT CAROLINE RD
City JACKSONVILLE **State** FL **Zip Code** 32277
Phone 9048388236 **Fax** 904 **Email** A1AOVERHEADDOORCO@COMCAST.NET

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 167219 0000	3	2	CO	PUD
Map 167218 0600	3	2	CO	PUD
Map 167213 0000	3	2	CO	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed? **If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 0.45**Development Number****Proposed PUD Name** A1A PROPERTIES LLC**Justification For Rezoning Application**

INTERESTED IN PURCHASING LOTS 167219 0000,167218 0600, AND 167213 0000 FOR THE PURPOSE OF MOVING MY BUSINESS TO AN OFFICE WAREHOUSE. SALE IN CONTINGENT ON THE RE ZONING

Location Of Property**General Location**

ONE BLOCK SE OF ATLANTIC BLVD AND SAN PABLO RD

House #	Street Name, Type and Direction	Zip Code
1635	SAN PABLO RD S	32224

Between Streets

BAMBOO and COCOANUT

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 | |
| 0.45 Acres @ \$10.00 /acre: | \$10.00 |
| 3) Plus Notification Costs Per Addressee | |
| 13 Notifications @ \$7.00 /each: | \$91.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,370.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

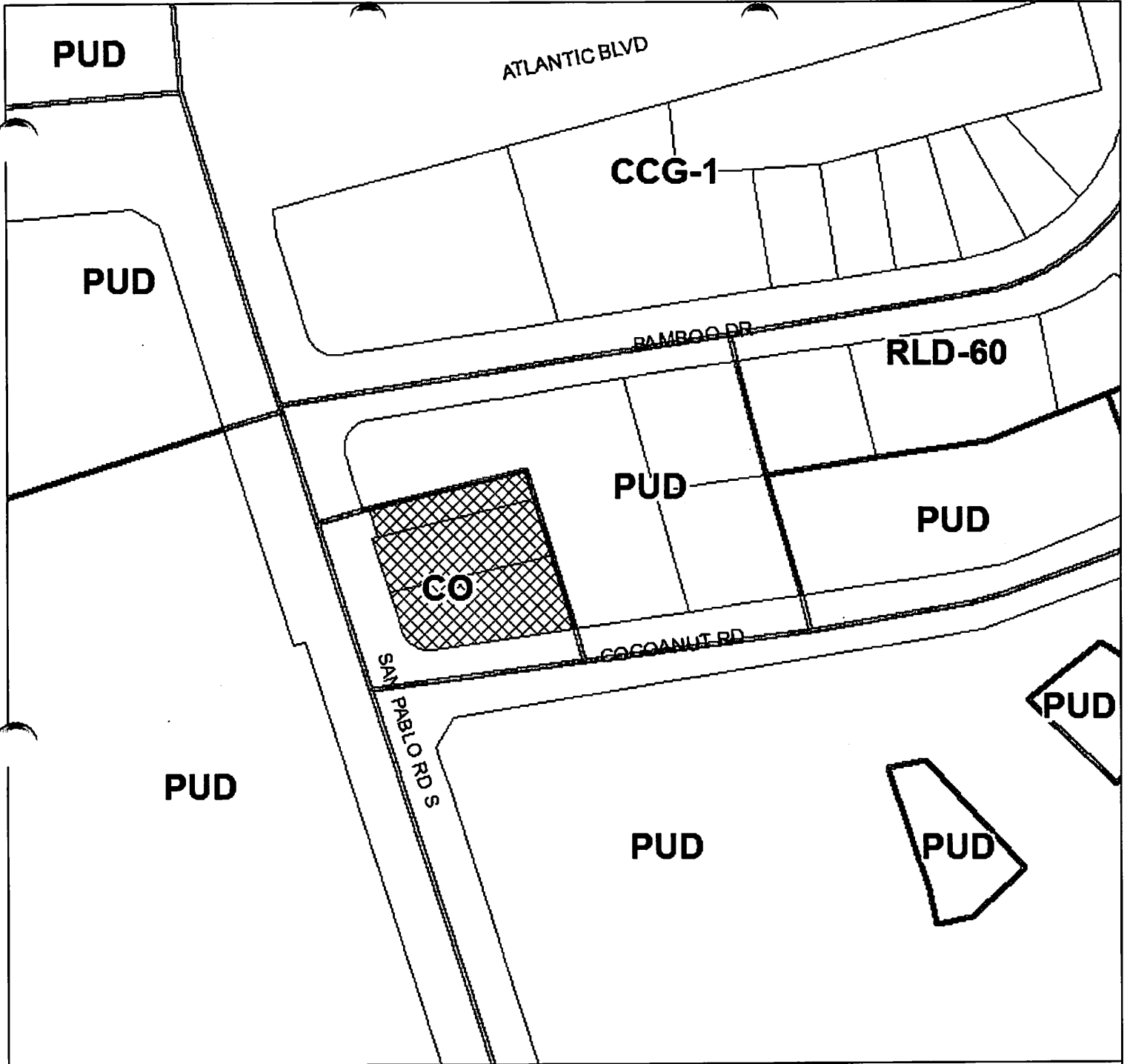
Legal Description

LOTS 16, 17, 18, 19 AND 20, TOGETHER WITH THE WEST 1/2 OF A CLOSED ALLEY LYING EAST AND ADJACENT THERETO, CLOSED BY ORDINANCE No. 71-829-365, BLOCK 6, ATLANTIC HIGHLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 37, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THE WESTERLY 5.0 FEET OF LOT 16, BLOCK 6 AS RECORDED IN OFFICIAL RECORDS VOLUME 14810, PAGE 1858, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

March 18, 2021

**Exhibit 1
Page 1 of 1**

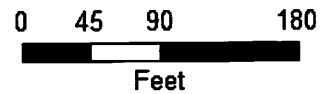
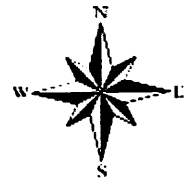
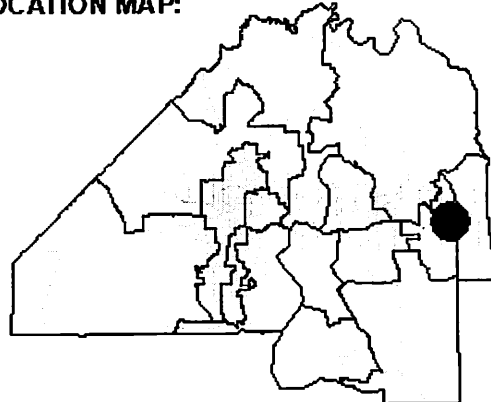


REQUEST SOUGHT:

FROM: CO

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2020-3090

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit 3

WRITTEN DESCRIPTION

March 18, 2021

A1A Properties LLC.

I. PROJECT DESCRIPTION

- A. William L. Carriere-through Principal buyer, James Fuqua proposes to rezone approximately +/- 0.33 acres of property from CO (Commercial Office) to PUD (Planned Unit Development), RE# 167219-0000, RE# 167218-0600, and RE# 167213-0000, to allow the redevelopment of the subject property as new warehouse/office facility featuring on building, which will be approximately 5,000 enclosed square feet.

The Property is currently owned by William L. Carriere- contracted through James Fuqua. The property is located east of San Pablo Road, just south of the intersection lying between Cocoanut Road and Bamboo Drive.

Property encompassing, to the North and East, were rezoned PUD (Planned unit development) in March of 2020. Further compassing the Property to PUD will add cohesiveness to the area's development. The proposed PUD will be consistent and compatible with the existing land uses and zoning of the adjacent and nearby properties and overall general area, aiding in the area's logical and orderly development pattern.

- B. Project Architect/Planner: **Studio1+ (Contact: Joe Knous, RA)**
- C. Project Engineer: **Foresite Group, LLC. (Contact: Ryan A. Renardo, P.E.)**
- D. Project Developer: **Envision Custom**
- E. Current Land Use Category: **Commercial Office (CO)**
- F. Current Zoning District: **Commercial Office (CO)**
- G. Requested Zoning District: **Planned Unit Development (PUD)**
- H. Requested Land Use Category: **N/A**
- I. Real Estate Numbers: **167219-0000, 167218-0600 and 167213-0000**

II. Quantitative Data

- A. Total Acreage: +/- 0.33 acres
- B. Total (maximum) number of dwelling units: N/A
- C. Total amount of non-residential floor area: 5,000 enclosed sf
- D. Total amount of recreation area: N/A
- E. Total amount of open space: N/A
- F. Total amount of public right of way: N/A
- G. Total amount of land coverage of all buildings and structures: 80%
- H. Phase schedule of construction: anticipation of completion date 2023

III. Statements

- A. This proposed PUD rezoning will allow the redevelopment of the blighted area of the city. Redevelopment of this neighborhood, still called by many "Dodge City" will enhance the character and quality of life in its general area. Development of this now vacant land will also help with vagrancy in the area.
- B. This proposed PUD rezoning is more efficient than would be possible through the strict application of the City's Zoning Code because it allows and encourages compatible, flexible uses that promote a continuity of purpose and use the overall area. By modifying the use limits mandated by the Properties of the City Comprehensive Plan's Future Land Use Element's direction for the Property's Future Land Use designation, Community Office, characterized by mixed uses that serve large and small proposed PUD rezoning is consistent with the surrounding functional land use categories, zoning districts and existing development and re-development patterns in the area.
- C. The location of the Property is representative of commercial infill, and the proposed PUD rezoning contains a development plan which includes an allowable mix of office/warehousing uses with sufficient complimentary land use. The proposed development will be compact and well-connected and is in a location that will support multimodal transportations. The proposed PUD promotes the desired concept of nodal development, given Property's location all the east side of San Pablo Road close to its intersection with Atlantic Boulevard, two of the city's major arterial roadways.

IV. Uses and Restrictions

A. Permitted Uses

1. All allowable uses by right as provided for in the Commercial Office (CO) zoning district.
2. Medical and dental offices or clinics (but not hospitals).
3. Professional and business offices.
4. Banks without drive-through, savings and loan institutions, and similar uses.
5. Art galleries, dance, art, gymnastics, fitness center, martial arts, and music studios and theatres for stage performances but no motion picture theatres).
6. Vocational, trade, business schools and similar uses.
7. Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
8. Libraries, museums, and community centers.
9. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances, and similar products either in conjunction with a professional service being rendered or in a stand-alone structure non exceeding 4,000 square feet.
10. Building trade contractors, along with outdoor parking of vehicles and trailers used in conjunction with that use, are allowed as permitted use. However, outdoor storage is prohibited.
11. Essential services including water, sewer, gas, telephone, radio television and electric, meeting the performance standards set forth in Part 4.
12. Churches including a rectory or similar uses.
13. Employment office (but not a day labor pool).
14. Radio and television broadcasting studios and offices (subject to Part 15).
15. **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 and all merchandise is stored within an enclosed building.**

B. Permissible uses by exception:

1. The uses permitted by exception under the Commercial Office zoning district, provided that a zoning exception be applied for and subsequently obtained from the City in accordance with the City's Zoning Code
2. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
3. Essential services meeting the performance standards and development criteria set forth in Part 4.
4. Day Care centers meeting the performance standards and development criteria set forth in Part 4/

5. Drive-through facilities in conjunction with a permitted or permissible use or structure.
 6. Private clubs
 7. Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales, florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.
 - i. Sale display and preparation shall be conducted within a completely enclosed building.
 - ii. Products shall be **sold only** at retail
 - iii. No sale, display or storage of secondhand merchandise shall be permitted.
 8. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on premises consumption only, subject to the following condition:
 - i. Seating Shall not exceed a capacity of 60; provided that seating may be unlimited where total floor area of the restaurant does not exceed the percent of the gross floor area of the building of which it is a part.
- C. Limitations on permitted uses or permissible uses by exception:
- D. Permitted accessory uses and structures:
1. Subject to Part 4, Section 656.403, City of Jacksonville Ordinance Code.

V. Design Guidelines

- A. Lot Requirements:
1. Minimum Lot Area: **N/A**
 2. Minimum lot width: **N/A**
 3. Maximum Lot Coverage: **85%**
 4. Minimum front yard: 20 feet
 5. Minimum side yard: 10 feet
 6. Minimum rear yard: 10 feet
 7. Maximum height of structures: **35 feet / 2-stories**
- B. Ingress, Egress, and circulation:
1. Parking requirements. The parking requirements for this development shall be consistent with the requirements found in Part 6 of the City of Jacksonville Ordinance Code.
 2. Vehicular access. Vehicular access to the Property shall be by way of Coconut Drive.
 3. Pedestrian Access. Pedestrian access shall be provided by existing sidewalks.
- C. Signs:

1. Permanent single- or double-faced identity signage may be installed by the Project Developer at the entrance to the Property located nearest the intersection of San Pablo Road and the sign may be located within the road right of way or within the property.
2. The permanent single- or double-faced identity signage shall not exceed 24 square feet in area or 12 feet in height.
3. Real estate and or construction signage shall be allowed on the Property as provided by Section 656-1306, Ordinance Code.

D. Landscaping:

1. Landscaping shall meet the requirements of the Part 12 Landscaping Regulations of the City's Zoning Code.

E. Recreation and Open Space:

1. Not applicable, as the Property is currently zoned and is proposed to be non-residential.

F. Utilities:

1. Water, sanitary, sewer and electric will be provided by the Jacksonville Electric Authority.

G. Wetlands:

1. The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state, and federal requirements.

H. Buffer:

2. The Properties surrounding are all zoned PUD and will used in the same manner, no landscaping boundaries are needed. Property has no neighboring residential properties

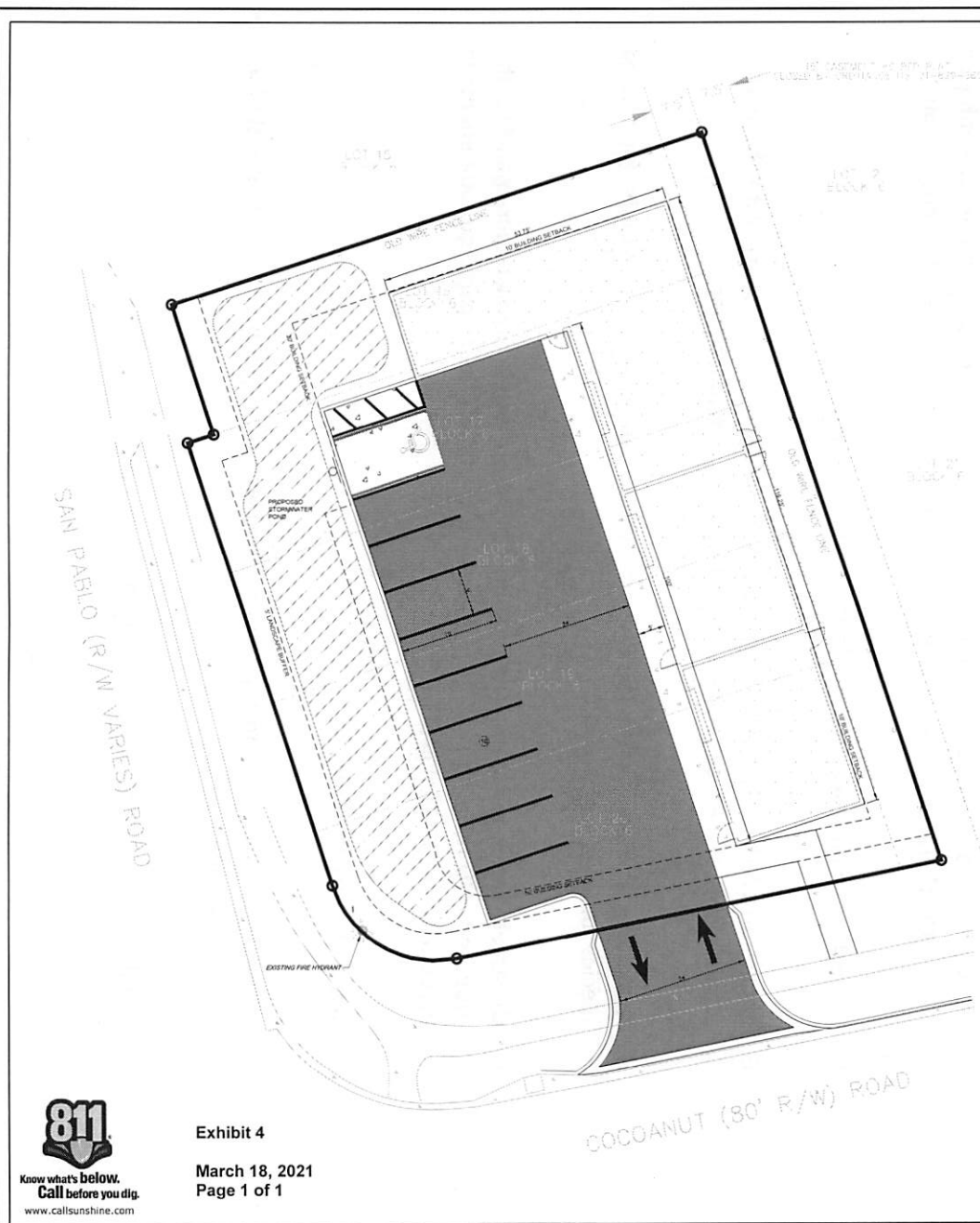
VI. Development Plan Approval:

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

VII. PUD Review Criteria:

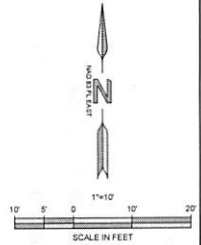
- A. Consistency with the City's Comprehensive Plan. According to the Future Land Use Map series ("FLUMS") of the City's 2030 Comprehensive Plan, the PUD's proposed designated late use is/are Commercial Office, which allow for the use(s) requested in the subject PUD rezoning.

- B. **Consistency with the Concurrency and Mobility Management System.** The PUD will satisfy all concurrency and mobility requirements as required by the City of Jacksonville Planning Department's Concurrency and Mobility Management Office ("CMMSO").
- C. **Allocation of Nonresidential Land Use(s).** The PUD provides for nonresidential uses(s). The PUD provides for nonresidential use(s) which is/are compliance with the City's 2030 Comprehensive Plan.
- D. **Internal Compatibility/Vehicular Access.** Vehicular access will be from South East Coconut Road,
- E. **External Compatibility/ Intensity of Development.** The proposed PUD is consistent with the Section 656.125(b) (1,2, and 3), Ordinance in that.
 - 1. Will constitute zoning that is in keeping with and related to the zoning of connecting properties and nearby districts.
 - 2. The use(s) permitted under the proposed PUD rezoning will be consistent and compatible with the existing land uses and zoning of adjacent and nearby properties and the overall general area, adding in the area's logical and orderly development pattern.
 - 3. The proposed rezoning and its Property's subsequent development will enhance the character and quality of life in its general area and overall neighborhood.
- F. **Recreation/Open Space: Not Applicable.** Nonresidential PUD
- G. **Impact on Wetlands:** The Property will be developed in accordance with the permit requirements of the local, state, and feral agencies with jurisdiction.
- H. **Listed Species Regulations:** The Property is less than 50 acres in size therefor a listed species survey is not required.
- I. **Off street Parking and Loading Requirements:** The off-street parking requirements for the proposed PUD rezoning shall be consistent with the off-street parking requirements in Part 6 of the City's Zoning Code.
- J. **Sidewalks:** Existing Sidewalks
- K. **Stormwater Retention:** Stormwater retention will be consistent with requirement of the City Zoning Code.
- L. **Utilities:** The Jacksonville Electric Authority will provide all utilities.



LEGEND

[Symbol]	STANDARD DUTY ASPHALT PAVING
[Symbol]	CONCRETE SIDEWALK PAVING
[Symbol]	HEAVY DUTY CONCRETE PAVING
[Symbol]	PROPOSED BUILDING AREA
[Symbol]	PROPOSED POND AREA
[Symbol]	PROPERTY LINE
[Symbol]	PARKING COUNT
[Symbol]	TRAFFIC SIGN
[Symbol]	PAINTED TRAFFIC ARROWS



SITE DATA

REAL ESTATE#	187219-0000, 187219-0006, 187213-0000
COUNCIL DISTRICT	3
CENSUS TRACT	014332
PLANNING DISTRICT	2
SITE LOCATION	N.E.C. OF SAN PABLO RD. S. & COCOANUT RD.
OWNER	CARRERE FAMILY LIMITED PARTNERSHIP
DEVELOPER	JAMES FLOJIA
MUNICIPALITY	CITY OF JACKSONVILLE
PROPOSED USE	COMMERCIAL OFFICE / WAREHOUSE

PLANNING / ZONING DATA

CURRENT ZONING	COMMERCIAL OFFICE (CO)
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT (PUD)
ADJACENT ZONING	PLANNED UNIT DEVELOPMENT (PUD)
FUTURE LAND USE	COMMUNITY GENERAL COMMERCIAL (CGC)
ADJACENT FUTURE LAND USE	CGC

DEVELOPMENT STANDARDS

OVERALL SITE AREA	14,234 SF	0.33 AC
REQUIRED SETBACKS	FRONT 20' SIDE 10' REAR 10'	
REQUIRED LANDSCAPE BUFFER	N D E S W 5'	
MAX. ALLOWABLE IMPERVIOUS AREA	50%	
MAX. ALLOWABLE BUILDING AREA	5,000 S.F.	
MAX. ALLOWABLE BUILDING HEIGHT (STORIES)	30' / 2 STORIES	

FEMA FLOOD DATA

FLOOD ZONE	X
FIRM MAP #	13021C 040J
EFFECTIVE DATE	11/02/08

PARKING DATA

PARKING SPACES REQUIRED	
COMMERCIAL OFFICE ¹	3 SPACES / 1,500 S.F. OF G.P.A.
WAREHOUSE ²	1 SPACE / 2,388 S.F. OF G.P.A.
PARKING SPACES PROVIDED	
COMMERCIAL OFFICE	9 SPACES
WAREHOUSE	1 SPACE
HANDICAP PARKING SPACES REQUIRED/PROVIDED	1 SPACE

FOOTNOTES:
 1. PARKING PER JACKSONVILLE ORDINANCE CODE REQUIREMENT FOR PROFESSIONAL AND BUSINESS OFFICES (SEC. 66.004 (M) 1).
 2. PARKING PER JACKSONVILLE ORDINANCE CODE REQUIREMENT FOR INDUSTRIAL, WHOLESALE, WAREHOUSE, STORAGE AND SIMILAR USES (SEC. 66.004(j)).

- ALLOWABLE USES:**
- A. PERMITTED USES**
- ALL ALLOWABLE USES BY RIGHT AS PROVIDED FOR IN THE COMMERCIAL OFFICE (CO) ZONING DISTRICT
 - MEDICAL AND DENTAL OFFICES OR CLINICS (BUT NOT HOSPITALS)
 - PROFESSIONAL AND BUSINESS OFFICES
 - BAR/CLUBS WITHOUT DRIVE THROUGH, SAVINGS AND LOAN INSTITUTIONS, AND SIMILAR USES
 - ART GALLERIES, CHANCE ART, SYNCHRONOUS FITNESS CENTER, MARTIAL ARTS, AND MUSIC STUDIOS AND THEATRES FOR STAGE PERFORMANCES BUT NOT MOTION PICTURE THEATRES
 - VOCATIONAL, TRADE, BUSINESS SCHOOLS AND SIMILAR USES
 - PARKS, PLAYGROUNDS, AND PLAYFIELDS OR RECREATIONAL OR COMMUNITY STRUCTURES MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4
 - LIBRARIES, MUSEUMS AND COMMUNITY CENTERS
 - COSMETOLOGY AND SIMILAR USES INCLUDING FACILITIES FOR PRODUCTION OF EYEGLASSES, HEARING AIDS, DENTURES, PROSTHETIC APPLIANCES AND SIMILAR PRODUCTS EITHER IN CONJUNCTION WITH A PROFESSIONAL SERVICE BEING RENDERED OR IN A STAND ALONE STRUCTURE NOT EXCEEDING 4,000 SQUARE FEET
 - BUILDING TRADE CONTRACTORS, ALONG WITH OUTDOOR PARKING OF VEHICLES AND TRAILERS USED IN CONJUNCTION WITH THAT USE, ARE ALLOWED AS PERMITTED USE, HOWEVER, OUTDOOR STORAGE IS PROHIBITED
 - ESSENTIAL SERVICES INCLUDING WATER, SEWER, GAS, TELEPHONE, RADIO TELEVISION AND ELECTRIC MEETING THE PERFORMANCE STANDARDS SET FORTH IN PART 4
 - EMPLOYMENT OFFICES BUT NOT DAY LABOR POOLS
 - CHURCHES INCLUDING A RECTORY OR SIMILAR USES
 - RETAIL OUTLETS FOR THE SALE OF FOOD AND DRUGS, LEATHER GOODS AND LUGGAGE, JEWELRY (INCLUDING WATCH REPAIR BUT NOT PAWNSHOPS), ART CAMERAS OR PHOTOGRAPHIC SUPPLIES (INCLUDING CAMERA REPAIR), SPORTING GOODS, HOBBY SHOPS AND PET SHOPS (BUT NOT ANIMAL ARRANGERS, MUSICAL INSTRUMENTS, TELEVISION AND RADIO (INCLUDING REPAIR INCIDENTS TO SALES, FLIGHT OR GIFT SHOPS), DELICATESSENS, BAKE SHOPS (BUT NOT WHOLESALE BAKERS), DRUGS AND SIMILAR PRODUCTS, AND DRY CLEANING STATION, ALL NOT TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF THE BUILDING OF WHICH IT IS A PART
 - SALE THROUGH FACILITIES IN CONJUNCTION WITH A PERMITTED OR PERMISSIBLE USE OR STRUCTURE
 - PRIVATE CLUBS
 - RETAIL OUTLETS FOR THE SALE OF FOOD AND DRUGS, LEATHER GOODS AND LUGGAGE, JEWELRY (INCLUDING WATCH REPAIR BUT NOT PAWNSHOPS), ART CAMERAS OR PHOTOGRAPHIC SUPPLIES (INCLUDING CAMERA REPAIR), SPORTING GOODS, HOBBY SHOPS AND PET SHOPS (BUT NOT ANIMAL ARRANGERS, MUSICAL INSTRUMENTS, TELEVISION AND RADIO (INCLUDING REPAIR INCIDENTS TO SALES, FLIGHT OR GIFT SHOPS), DELICATESSENS, BAKE SHOPS (BUT NOT WHOLESALE BAKERS), DRUGS AND SIMILAR PRODUCTS, AND DRY CLEANING STATION, ALL NOT TO EXCEED 50 PERCENT OF THE GROSS FLOOR AREA OF THE BUILDING OF WHICH IT IS A PART
 - PRODUCTS SHALL BE SOLD ONLY AT RETAIL
 - NO SALES DISPLAY OR PREPARATION SHALL BE CONDUCTED WITHIN A COMPLETELY ENCLOSED BUILDING
 - RESTAURANTS, INCLUDING THE FACILITIES FOR THE SALE AND SERVICE OF ALL ALCOHOLIC BEVERAGES FOR ON PREMISES CONSUMPTION ONLY, SUBJECT TO THE FOLLOWING CONDITION:
 a. SEATING SHALL NOT EXCEED A CAPACITY OF 60, PROVIDED THAT SEATING MAY BE UNLIMITED WHERE TOTAL FLOOR AREA OF THE RESTAURANT DOES NOT EXCEED THE PERCENT OF THE GROSS FLOOR AREA OF THE BUILDING OF WHICH IT IS A PART

ENGINEER:
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 (813) 641-1380
 www.foresitegroup.com

DEVELOPER:
 CARRERE FAMILY LIMITED PARTNERSHIP
 600 FT. CAROLINE RD.
 JACKSONVILLE, FL 32277
 CONTACT: WILLIAM L. CARRERE

PROJECT:
FAQUA DEVELOPMENT
 N.E.C. OF SAN PABLO RD. S. & COCOANUT RD.
 JACKSONVILLE, FL 32217
 SECTION 18, TOWNSHIP 2S, RANGE 2E
 REAL ESTATE # 187219-0000, 187219-0006, 187213-0000

SEAL:
 [Blank space for professional seal]

REVISIONS	DATE

PROJECT MANAGER: JAR
 DRAWING BY: GMB
 JURISDICTION: CITY OF JACKSONVILLE, FL
 DATE: 2021-02-12
 TITLE:
ZONING PLAN
 SHEET NUMBER: **PUD-1.0**
 COMMENTS: NOT RELEASED FOR CONSTRUCTION
 JOB/FILE NUMBER: 00.1693.001



Exhibit 4
 March 18, 2021
 Page 1 of 1

EXHIBIT F

PUD Name

AIA Properties LLC

Land Use Table

Total gross acreage	<input type="text"/>	Acres	100 %
Amount of each different land use by acreage			
Single family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Multiple family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Commercial	<input type="text" value="145"/>	Acres	<input type="text" value="100"/> %
Industrial	<input type="text"/>	Acres	<input type="text"/> %
Other land use	<input type="text"/>	Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text"/>	Acres	<input type="text"/> %
Passive open space	<input type="text"/>	Acres	<input type="text"/> %
Public and private right-of-way	<input type="text"/>	Acres	<input type="text"/> %
Maximum coverage of buildings and structures	<input type="text"/>	Sq. Ft.	<input type="text"/> %