

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2013-391 TO

PLANNED UNIT DEVELOPMENT

MARCH 27, 2014

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 **2013-391** to Planned Unit Development.

Location: 8458 Normandy Boulevard between Country Creek Boulevard and Hammond Boulevard

Real Estate Number(s): 009150-0100

Current Zoning District: Residential Medium Density-B (RMD-B)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

City Council District: The Honorable Doyle Carter, District 12

Applicant/Agent: Bill Silcox
Silcox Contracting, Inc.
4582 Lexington Avenue
Jacksonville, Florida 32210

Owner: Billy Culver
8438 Normandy Boulevard
Jacksonville, Florida 32221

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2013-391** seeks to rezone approximately 0.69 acres of land from RMD-A to PUD. The rezoning to PUD is being sought to allow for truck parking

and storage. The application includes restrictions that there shall be no more than three trucks on the property at any time and no truck shall be parked within 15 feet of any property line. There is a 3,000 square foot partially enclosed storage building on the property.

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.

(1) 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 Medium Density Residential (MDR) 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 2013C-029 (Ordinance 2014-125) that seeks to amend the portion of the site that is within the MDR 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 2013C-029 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-

grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

The uses provided herein shall be applicable to all CGC sites within the Suburban Area.

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2013C-029 (Ordinance 2014-125) that seeks to amend the portion of land that is within the MDR land use category to CGC.

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:

F.L.U.E. GOAL 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

F.L.U.E. Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

F.L.U.E. Policy 1.1.18 Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

F.L.U.E. Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

F.L.U.E. Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial development. 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 with specific reference to the following:

The use and variety of building setback lines, separations, and buffering: The written description contains setbacks that exceed those typically found in the CCG zoning district.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The written description and site plan restrict the location of the truck parking use.

The variety and design of dwelling types: No residential uses are proposed.

The particular land uses proposed and the conditions and limitations thereon: The written description lists only one permitted use and contains restrictions on that use to limit the impacts to surrounding properties. The site plan also restricts the location of the one permitted use.

(5) External Compatibility

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

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The written description includes two restrictions which will mitigate for any adverse impacts. The restrictions limit the number of trucks parked on the property to three and trucks may be parked no closer than 15 feet from any property line. The Site Plan indicates the location of the truck parking. The location is approximately 120 feet from the residential dwellings to the south.

The type, number and location of surrounding external uses: The proposed development is located on Normandy Boulevard, a commercial corridor which contains a wide mix of uses. Within a half mile there is a filling station, convent, three churches, an assisted living facility/nursing home, single family dwellings, office building and auto repair with boat and RV storage. Truck parking at this location will not create any adverse impacts to the surrounding area.

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	RLD-60	Church
	LDR	PBF-2	Heartland Health Care Center
South	LDR	RLD-60	Single family dwellings
East	MDR	RMD-B	Undeveloped (owned by applicant)
West	CGC	CCG-2	Auto major repair / RV boat storage

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: the written description lists the one use of truck parking. Any other use will require a rezoning and a thorough evaluation of the potential impacts to the immediate area.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a commercial development. The PUD is appropriate at this location because it will not create adverse impacts to the other uses in the area.

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 property owner also owns the adjacent property to the east. The zoning on this property will not change and the owner intends to build a residential dwelling for his own use. West of the subject property is an auto repair with outside storage.

(7) Usable open spaces plazas, recreation areas.

Open space or a recreation area is not required in the development.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

Due to the intent to only park trucks on the property, the site will not comply with the off street parking regulations. Strict compliance with the parking regulations is counterproductive due to the proposed limited use.

(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 18, 2014, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2013-391** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated October 21, 2013.
2. The subject property shall be developed in accordance with the revised written description dated March 1, 2014.
3. The subject property shall be developed in accordance with the original site plan dated January 6, 2014.

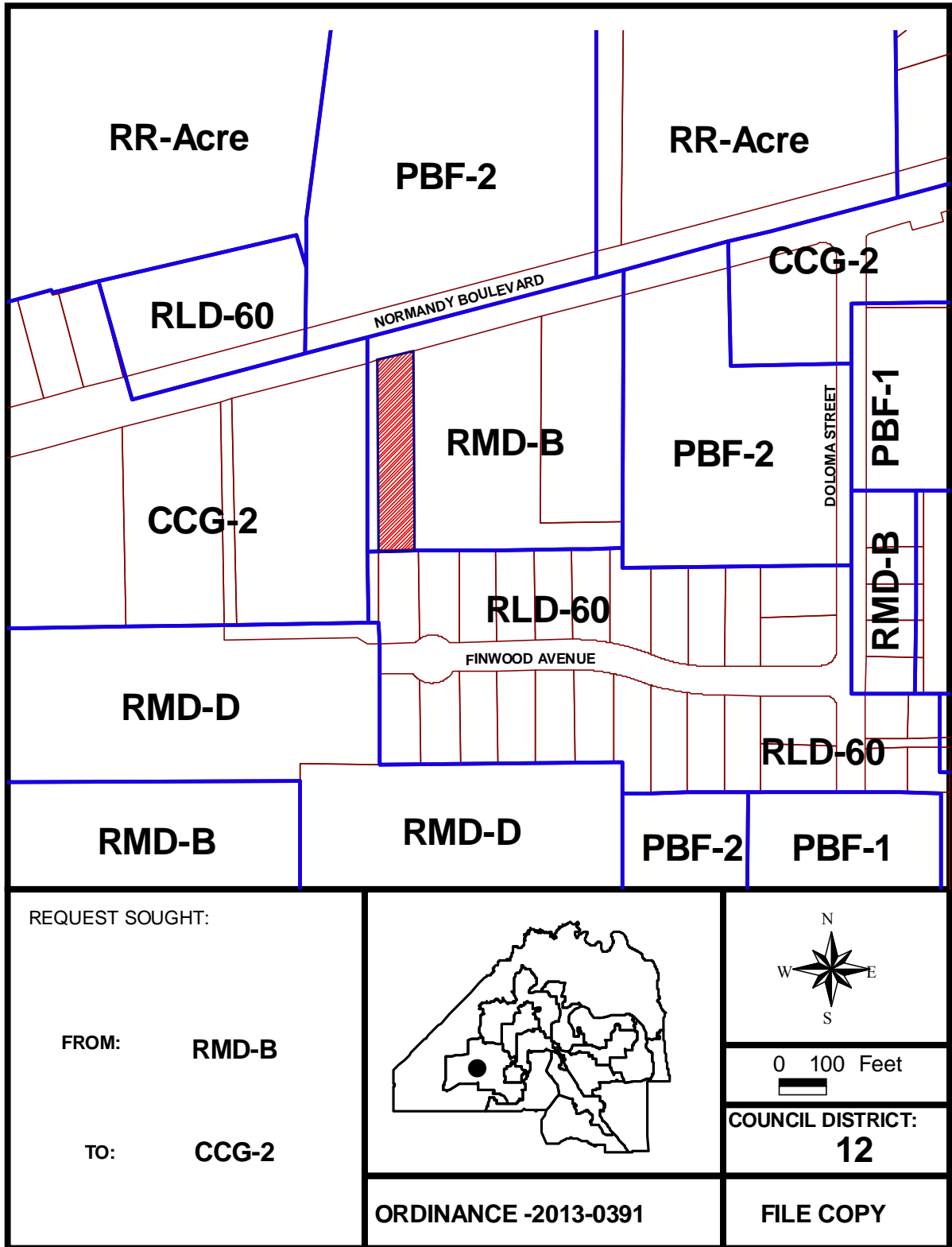


View of the site from Normandy Boulevard.



Adjacent automobile storage yard.







February 10, 2014

MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Culver Normandy PUD**
PUD R-2013-391

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Normandy Boulevard is a FDOT maintained roadway. Number, design and location of access points are subject to FDOT permit approval.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2013-0391 **Staff Sign-Off/Date** BEL / N/A

Filing Date N/A **Number of Signs to Post** 1

Hearing Dates:

1st City Council 03/11/2014 **Planning Commission** 03/13/2014

Land Use & Zoning 03/18/2014 **2nd City Council** 03/25/2014

Neighborhood Association HAMMOND FOREST, WEST JAX CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 453 **Application Status** PENDING
Date Started 08/29/2013 **Date Submitted** 10/16/2013

General Information On Applicant

Last Name SILCOX **First Name** BILL **Middle Name**

Company Name
SILCOX CONTRACTING INC

Mailing Address
4582 LEXINGTON AVE

City JACKSONVILLE **State** FL **Zip Code** 32210

Phone 9043891516 **Fax** 9043891514 **Email** JANA@SILCOXCONTRACTING.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CULVER **First Name** BILLY **Middle Name**

Company/Trust Name

Mailing Address
8438 NORMANDY BLVD

City JACKSONVILLE **State** FL **Zip Code** 32221

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 009150 0100	12	4	RMD-B	PUD

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

Land Use Category Proposed?

If Yes, State Land Use Application #

2013C-029

Land Use Category

CGC

Total Land Area (Nearest 1/100th of an Acre) 0.69

Development Number

Proposed PUD Name CULVER

Justification For Rezoning Application

MR. CULVER OWNS/OPERATES BILLY CULVER TRUCKING. HE USES (2) DUMP-TRUCKS THAT ARE CONTRACTED WITH COJ/JEA. HE WILL ONLY PARK TRUCKS OUT OF SITE BEHIND A PRIVACY FENCE.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
	NORMANDY BV	

Between Streets

and

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
0.69 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
17 Notifications @ \$7.00 /each: \$119.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,119.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

October 21, 2013

Legal Description

EXHIBIT A

Property Ownership Affidavit


Date: Aug 20, 2012

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Billy Culver hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Re-zoning & Land Use,
submitted to the Jacksonville Planning and Development Department.

 Billy D Culver
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20 day of Aug
(month), 2012 (year) by Billy Culver who is personally
known to me or has produced NA as identification.

NOTARY PUBLIC - STATE OF FLORIDA
C. W. Dotherow
Commission # EE070668
Expires MAR 23, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

(Notary Signature)

EXHIBIT B

Agent Authorization

Date: Aug 20, 2012

City of Jacksonville
Planning and Development Department
128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

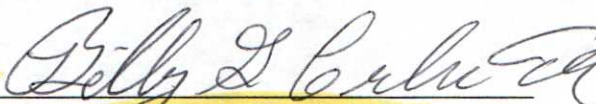
Re: Agent Authorization for the following site location:

0091500100

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

William S. Silva Jr to act as agent to file application(s) for
Re-Zoning i Land Use for the above referenced property and in
connection with such authorization to file such applications, papers, documents, requests and
other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20 day of
Aug (month), 2012 (year) by Billy Culver,
who is personally known to me or has produced NA as
identification.


NOTARY PUBLIC-STATE OF FLORIDA
C. W. Dotherow
Commission # EE070668
Expires: MAR. 23, 2015
BONDED THRU ATLANTIC BONDING CO., INC.
(Notary Signature)

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 8438 Normandy Blvd. Jacksonville, FL 32205

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: William S. Silcox, Jr.

Its: acting agent

Exhibit D

WRITTEN DESCRIPTION

Culver - Normandy Blvd

March 1, 2014

I. PROJECT DESCRIPTION

- A. The site 0.69 acres, flat with no significant change of elevation or water courses.
- B. Project Architect/Planner: N/A
- C. Project Engineer: N/A
- D. Project Developer: Silcox Contracting
- E. Current Land Use Category: MDR
- F. Current Zoning District: RMD-B
- G. Requested Zoning District: PUD
- H. Requested Land Use Category: CGC
- I. Real Estate Number(s): 009150-0100

II. QUANTITATIVE DATA

- A. Total Acreage: 0.69 acres
- B. Total number of dwelling units by each type: None
- C. Total amount of non-residential floor area: 3,248 square feet
- D. Total amount of recreation area: None
- E. Total amount of open space: None
- F. Total amount of public/private rights of way: None
- G. Total amount of land coverage of all buildings and structures: 12%
- H. Phase schedule of construction (include initiation dates and completion dates): N/A

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
The application will allow for the specific use of parking and storage of dump trucks, while eliminating uses which may impact the surrounding property owners.
- 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.
There will be no areas within the PUD which will be maintained by the City.
- C. Justification for the rezoning.
The PUD rezoning will allow for the requested uses while prohibiting uses that are undesirable or may create adverse impacts to the surrounding neighborhood.

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Truck parking and storage
- B. Permissible Uses by Exception: None
- C. Limitations on Permitted or Permissible Uses by Exception:
There shall be no more than three (3) trucks parked or stored on the property at any time. All trucks shall be parked or stored a minimum of fifteen (15) feet from any property line.
- D. Permitted Accessory Uses and Structures: See Section 656.403, Zoning Code

V. DESIGN GUIDELINES

- A. Lot Requirements:
 - (1) *Minimum lot area:* 20,000 square feet
 - (2) *Minimum lot width:* 70 feet
 - (3) *Maximum lot coverage:* 40%
 - (4) *Minimum front yard:* 20 feet
 - (5) *Minimum side yard:* 20 feet
 - (6) *Minimum rear yard:* 20 feet
 - (7) *Maximum height of structures:* 35 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* As the proposed PUD will only have the single use, there is no need for the development to comply with the parking regulations in Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Normandy Boulevard, substantially 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.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

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

C. Signs:

- (1) One double faced sign not to exceed 24 square feet in area and 8 feet in height.

D. Landscaping:

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

E. Recreation and Open Space:

Not Applicable

F. Utilities

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

G. Wetlands

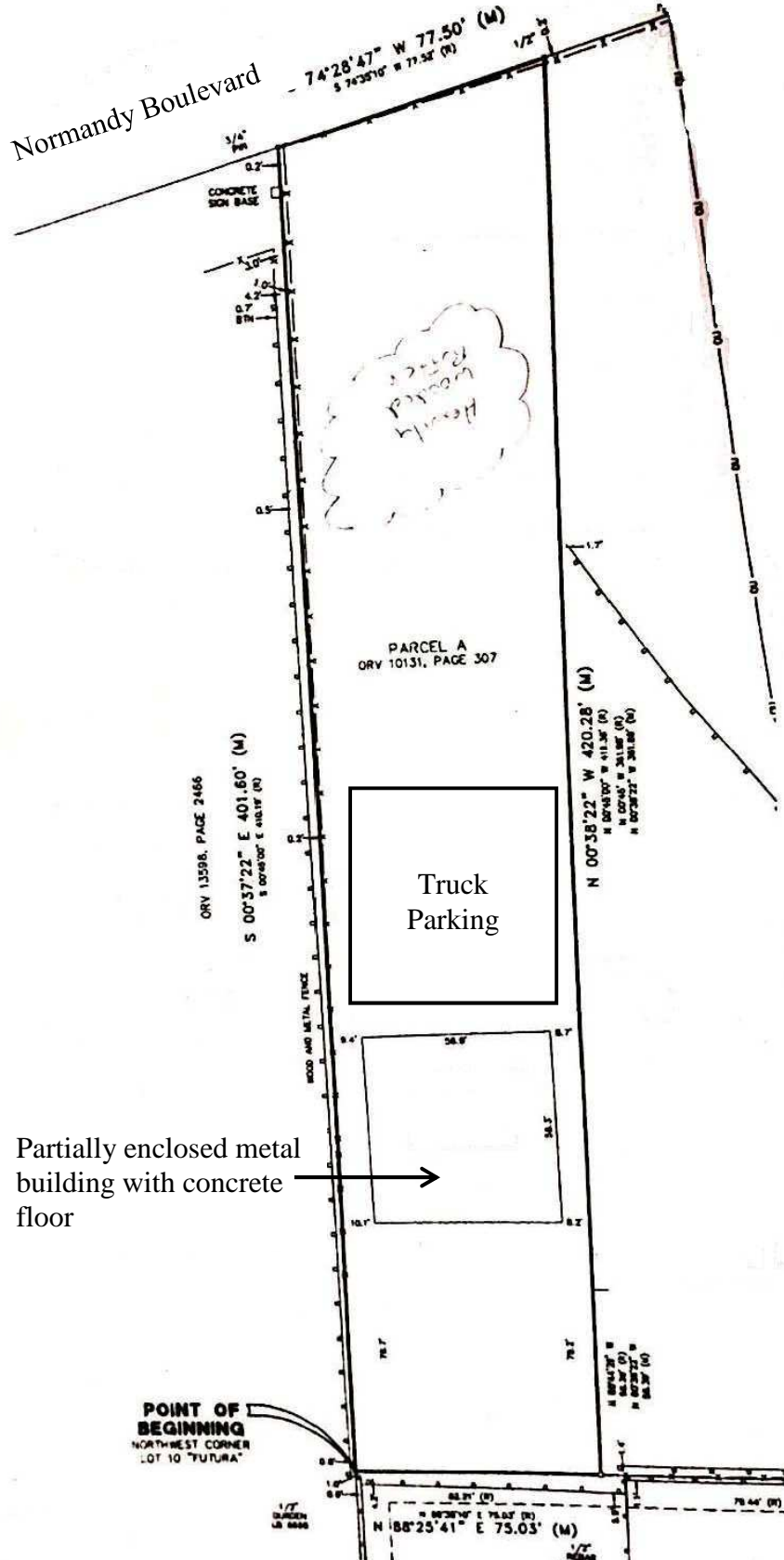
Wetlands will be permitted according to local, state and federal requirements.

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.

Site Plan

January 6, 2014



Partially enclosed metal building with concrete floor

EXHIBIT F

PUD Name

Culver

Date

Land Use Table

Total gross acreage

.689

Acres 100 %

Amount of each different land use by acreage

Single family

0

Acres %

Total number of dwelling units

—

D.U.

Multiple family

0

Acres %

Total number of dwelling units

—

D.U.

Commercial

.689

Acres 100 %

Industrial

—

Acres %

Other land use

—

Acres %

Active recreation and/or open space

—

Acres %

Passive open space, wetlands, pond

—

Acres %

Public and private right-of-way

—

Acres %

Maximum coverage of non-residential buildings and structures

3,248

Sq. Ft. %

Prepared by: Gene T. Moss, Esc. 337 E. Bay St. Jacksonville, FL 32202

To pick up. Quit-Claim Deed

6304 1200 OFFICIAL RECORDS

Made this 22d day of March, A. D. 1987 BETWEEN

BONNIE S. CULVER, a single person,

of the County of Duval, State of Florida, party of the first part, and

BILLY G. CULVER, a single person, 8438 Normandy Blvd., Jax., FL 32205,

will call

of the County of Duval, State of Florida, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said party of the second part, and his heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

The property described on Exhibit A attached hereto and by reference thereto made a part hereof.



900

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, his heirs, successors and assigns forever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Barth L. Barba
Barth L. Barba

Bonnie S. Culver
BONNIE S. CULVER SEAL

SEAL
SEAL
SEAL

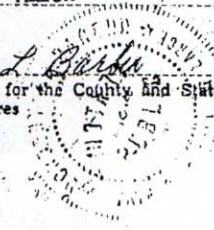
STATE OF FLORIDA
COUNTY OF Duval ss.

Before me personally appeared BONNIE S. CULVER, a single person,

known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 22th day of March, 1987 at Jacksonville, County and State aforesaid.

Barth L. Barba
Notary Public in and for the County and State Aforesaid. My Commission expires 2/20/88



"A part of the Northeast 1/4 of the Northwest 1/4, Section 34, Township 2 South, Range 25 East, Duval County, Florida, being more particularly described as follows: For a Point of Beginning commence at the most northerly corner of Lot 4, Futura, as shown on map recorded in Plat Book 35, Page 42, current public records of said County, said Point of Beginning lying on the easterly line of said Northeast 1/4 of the Northwest 1/4, and run South $88^{\circ} 35' 10''$ West along a northerly line of said Futura Subdivision, a distance of 424.97 feet to a point lying 75.01 feet easterly of the northwesterly corner of Lot 10, said Futura Subdivision; run thence North $0^{\circ} 44' 29''$ West, a distance of 58.39 feet to a point at the southwesterly corner of lands described as "Parcel 1" in deed recorded in Official Records in Volume 4747, Page 116, said public records; run thence North $88^{\circ} 22' 50''$ East along the southerly line of lands described as "Parcel 1" and "Parcel 2", in last mentioned deed, a distance of 424.99 feet to a point at the southeasterly corner of said "Parcel 2", said point lying on the easterly line of said Northeast 1/4 of the Northwest 1/4; run thence South $0^{\circ} 44' 29''$ East along said easterly line, a distance of 59.91 feet to the Point of Beginning.

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FILED AND RECORDED IN PUBLIC
RECORDS OF DUVAL COUNTY, FLA.
[Signature]
CLERK OF DISTRICT COURT



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Date: 22 January 2014

To: Folks Huxford, Chief

From: Bruce Lewis, City Planner Supervisor

RE: Culver Normandy PUD

Verification of consistency with Section 656.341(c)(2)(i) PUD Site Plan Requirements

The Site Plan, dated October 17, 2013 satisfies the requirements of 656.341(c)(2)(i) when considered in conjunction with the PUD Written Description. The few items of required information that have not been depicted on the Site Plan may be excused for good cause because the Written Description details the development standards, setbacks, lot coverage, building height, and buffer standards which will prevent adverse impacts to surrounding properties and future residents of the development.

(A) *The existing site characteristics including any significant variations of elevations, water course(s), unique natural features, and natural vegetation.*

A review of the aerial photograph reveals the site is undeveloped. As the intended use will be for truck parking, no other improvements will be made to the property; a description of the natural features is not required. There are no significant variations in elevations, or natural features.

(B) *The location of all land uses by acreage, density including the number of dwelling units, intensity, and/or non-residential floor area of such uses. A legend including the following applicable information shall be provided as part of the site plan(s) in accordance with the following format:*

The information above is contained in Exhibit F.

(C) *The existing and proposed vehicular circulation system, pedestrian circulation system and points of ingress and egress to the development, including rights-of-way and paving widths. In addition, all existing and proposed rights-of-way, driveways and median openings (if any) within 660 feet of the proposed development.*

The Site Plan does show points of ingress and egress and the circulation system. There are medians within 660 feet of the site including one full median break across from the subject property. Normandy Boulevard is an FDOT controlled road. Medians are not required to be

shown as any modification to the access will be reviewed by that agency. The intended use will not impact the existing vehicular circulation of the area.

(D) *Site plan(s), map(s), drawing(s), traffic studies and/or other studies and reports, as may be by the Department.*

Not applicable.