

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-493 TO
PLANNED UNIT DEVELOPMENT

AUGUST 21, 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 2014-493 to Planned Unit Development.

Location: Francis Street, between St. Johns Bluff Road and Atlantic Boulevard

Real Estate Number(s): 163203-0000

Current Zoning District: Planned Unit Development (PUD 2001-817-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

City Council District: The Honorable Bill Bishop, District 2

Applicant/Agent: David W. Estes
P.O. Box 330924
Atlantic Beach, Florida 32233

Owner: John Galeani
The Irving Corp.
10585 Atlantic Boulevard
Jacksonville, Florida 32225

Staff Recommendation: APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2014-493 seeks to rezone approximately 0.29 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed for a general trades contractor with outside storage and parking of company vehicles. The current PUD allows for vehicle storage for the automobile dealership across



Francis Street.

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 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. The CGC is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. 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.

The uses provided herein shall be applicable to all CGC sites within the Urban 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; and Filling stations.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Building trade contractors; Rescue missions; and Day labor pools.

Accessory Uses: Warehousing, light manufacturing and fabricating may be permitted provided it is part of a commercial retail sales or service establishment, and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.

(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): Community General Commercial (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. Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

F.L.U.E. 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.

F.L.U.E. Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

F.L.U.E. 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.

(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 of existing and proposed landscaping: The site is devoid of any landscaping. The written description indicates the development will comply with the landscaping requirements, thereby screening the outside storage from adjacent properties.

The treatment of pedestrian ways: The written description indicates the development will provide a sidewalk along the Francis Street frontage. There is an existing sidewalk on the opposite side of Francis Street.

The use and variety of building setback lines, separations, and buffering: The written description uses setbacks which are found in the CCG-2 Zoning District. There are adjacent properties which are zoned CCG-2.

The use and variety of building sizes and architectural styles: No architectural style is provided in the application.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The site plan shows that outside storage and truck parking will be located behind the proposed building.

(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: The proposed development is located in an area with intensive commercial activities. There are two auto dealerships nearby, filling stations and auto parts store located at the intersection of Atlantic Boulevard and St. Johns Bluff Road. A general trades contractor at this location is similar to the commercial uses in the immediate 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	CGC	CCG-1	Intown Suites motel
South	CGC	CCG-2	NAPA Auto Parts store
East	CGC	CCG-2	Day care
West	CGC	PUD (01-817)	Suzuki Automobile Dealership

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 allows for permitted and permissible uses in the CCG-2 Zoning District, which is the most intense commercial zoning district. Although there are adjacent properties with the same zoning district, the Department is concerned whether these uses are appropriate given the location and size of the parcel. **Rather than allowing CCG-2 uses, the Department recommends the PUD permitted and permissible uses by exception in the CCG-1 Zoning District, in addition to the outside storage of materials and trucks.**

The site is within the 50 foot Height and Hazard Zone of Jacksonville Executive at Craig Airport. However, no adverse impact to the airport is expected.

(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 as it is similar in nature to the surrounding establishments.

(7) Usable open spaces plazas, recreation areas.

The project is not required to provide a recreation area.

(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.

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

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. The written description indicates the development will provide a sidewalk along the Francis Street frontage. There is an existing sidewalk on the opposite side of Francis Street.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 8, 2014, the required Notice of Public Hearing sign was posted.



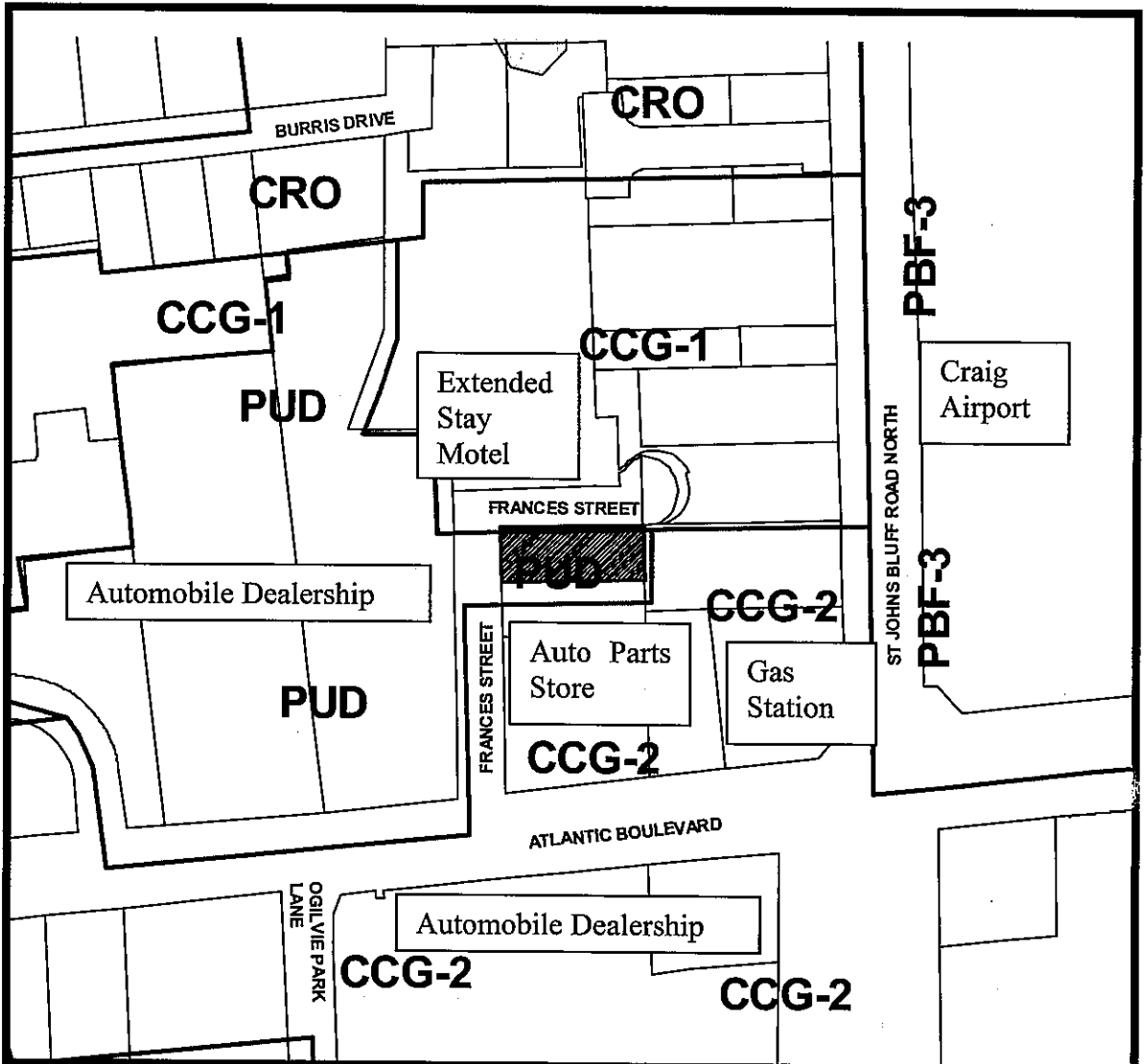
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-493 be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated May 6, 2014.
2. The subject property shall be developed in accordance with the original written description dated June 5, 2014
3. The subject property shall be developed in accordance with the original site plan dated May 30, 2014.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated July 31, 2014 or as otherwise approved by the Planning and Development Department.
5. Allowed uses shall be limited to the permitted and permissible uses by exception in the Commercial Community General-1 (CCG-1) Zoning District in addition to outside storage for a general trades contractor.
6. Outside storage shall be screened with a six (6) foot high, 85% opaque wood or vinyl fence.







<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 2</p> <p>ORDINANCE 2014_0493</p> <p>FILE COPY</p>
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July 31, 2014

MEMORANDUM

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

FROM: Lisa King, Traffic Technician Senior

Subject: **Frances Street PUD**
PUD R-2014-493

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

1. Driveway shall align with existing driveway across the street or meet separation requirements in Section 2 of the Land Development Procedures Manual (LDPM).
2. Provide sidewalks per the Comprehensive Plan and LDPM.
3. Provide required parking, including ADA & bicycle parking. Parking lot design shall comply with Section 656.607 of the current Zoning Code for stall dimensions, backup/drive aisle and sidewalk widths.

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.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
Transmitted Electronically

ANANTH PRASAD, P.E.
SECRETARY

August 11, 2014

Bruce E. Lewis, Planning Supervisor
City of Jacksonville
Current Planning Division
Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

RE: Francis Street LLC (2014-0493)

To Mr. Lewis:

The Florida Department of Transportation has reviewed the Francis Street LLC PUD for impacts to state facilities and we offer the following comments for your consideration in reviewing this PUD Application:

Project Description: The Applicant for Francis Street LLC is proposing to rezone approximately 0.29 acres from Planned Unit Development (PUD) to PUD. The PUD Written Description indicates the purpose of the PUD rezoning is to allow a heating, ventilation, air conditioning and refrigeration (HVAC-R) business with a 2,400 square foot building.

Location: The subject property is located north of Atlantic Boulevard between St. Johns Bluff Road and State Road 9A. Access to the site is via Francis Street.

Estimated Trips: The FDOT estimated the trip generation by using the General Light Industrial (ITE Code 110) Land Use. By using the ITE Trip Generation 9th Edition, the FDOT estimates 15 daily trips with 2 AM and 2 PM Peak Hour Trips.

LOS & Impacts: Based on the FDOT State Highway System Level of Service Report (October 2013), SR-10/Atlantic Boulevard includes the following capacity:

- SR-10/Atlantic Boulevard, from SR-9A to St. Johns Bluff Road, with an adopted LOS standard of "E" (this segment has a capacity of 59,900 Annual Average Daily Trips), is currently operating at LOS "C". The year 2012 count was 50,500 Annual Average Daily Trips; the segment has a v/c ratio of 0.84.

FDOT Comments: The proposed development accesses Francis Street which is a local road.

Thank you for coordinating the review of the PUD Application with FDOT. If you have any questions, please do not hesitate to contact me by email: Richard.Prindiville@dot.state.fl.us or phone: (904)360-5664.

Sincerely,

A handwritten signature in cursive script that reads "Richard Prindiville".

Richard Prindiville, FDOT Traffic/LOS Analyst

Cc: Ameera Sayeed, AICP, GISP FDOT D-2 Growth and Development/Modeling Coordinator



MEMORANDUM

DATE: 08/08/2014

TO: Bruce Lewis
City Planner Supervisor

FROM: Soliman Peter Salem, MPA
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF THE FRANCIS STREET PUD

Atlantic Boulevard (SR 10), from State Road 9A to St. Johns Road Bluff, is the directly accessed functionally classified roadway. Atlantic Boulevard is a 6-lane divided class I arterial I in this vicinity and is currently operating at an unacceptable LOS F. Atlantic Boulevard has a maximum daily service volume of 59,900 vpd and a 2013 daily traffic volume of 50,500 vpd. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Atlantic Boulevard must be subject to FDOT access management requirements.

The land use of Community/General Commercial (CGC) for this 0.29 acres of ITE Land Use Code 820, Commercial, is estimated to be able to accommodate up to 4,421 square feet of development. The current proposal for 2,400 square feet of development, which would generate a total of 601 vpd, does not exceed the amount of allowable trip generation for this property.

(ITE 820 Commercial – 2,400 square feet)

Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # 2014-0493 **Staff Sign-Off/Date** BEL / 07/22/2014

Filing Date 07/22/2014 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 08/26/2014 **Planning Commission** 08/21/2014

Land Use & Zoning 09/03/2014 **2nd City Council** N/A

Neighborhood Association ARLINGTON EAST, COMMUNITIES OF EAST ARLINGTON, GREATER ARLINGTON CIVIC ASSOC., SOUTHSIDE ESTATES CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study ST JOHNS BLUFF CORRIDOR STUDY

Application Info

Tracking # 592

Application Status PENDING

Date Started 04/02/2014

Date Submitted 05/07/2014

General Information On Applicant

Last Name	First Name	Middle Name
DIEBENOW	STEVE	

Company Name
DRIVER, MCAFEE, PEEK & HAWTHORNE, PL

Mailing Address
ONE INDEPENDENT DRIVE, STE. 1200

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
904	904	SD@NORTHFLORIDALAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
COLEY	W.	ALEX

Company/Trust Name
HP 500, LLC

Mailing Address
6675 CORPORATE CENTER PARKWAY, SUITE 100

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-127-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District

Map	090148 0000	14	1	PUD	PUD
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Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

HDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.34

Development Number

Proposed PUD Name

BISHOP GATE CONDOMINIUMS

Justification For Rezoning Application

NEW BUILDING WITH OUTSIDE PARKING AND SOME STORAGE

Location Of Property

General Location

LOMAX STREET BETWEEN RIVERSIDE AVENUE AND ST. JOHNS RIVER

House #	Street Name, Type and Direction	Zip Code
500	BISHOP GATE LA	32204

Between Streets

LOMAX STREET and POST STREET

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 | |
| 0.29 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): | \$2,101.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

Book 10224 Page 2065

EXHIBIT "A"

(The "Property")

Lot 26, Saltzman Terrace Replat of part of Section 9, Atlantic Boulevard Estates, according to the plat thereof as recorded in Plat Book 19, Page 68, of the current public records of Duval County, Florida.

EXHIBIT A

Property Ownership Affidavit

Date: _____

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, Finiky Corp by John Galeani 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 _____
submitted to the Jacksonville Planning and Development Department.

John Galeani Pres.
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 10 day of APRIL
(month), 2014 (year) by JOHN GALEANI who is personally
known to me or has produced _____ as identification.

Pamela B Mollock
(Notary Signature)

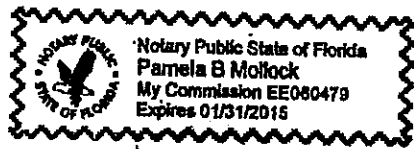


EXHIBIT B

Agent Authorization

Date: 3 20 14

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:

O FRANCES ST. JAX FL. 32225 RE 163208-0000

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

David Wayne Estes to act as agent to file application(s) for
JOHN GALEANI 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.

John Galeani Pres
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 19 day of MARCH (month), 2014 (year) by JOHN GALEANI who is personally known to me or has produced _____ as identification.

[Signature]
(Notary Signature)

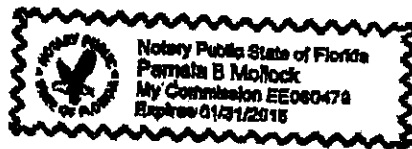


EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE:

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: 

Its: Agent

Exhibit D

WRITTEN DESCRIPTION

Francis Street PUD

JUNE 5, 2014

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, existing site characteristics, significant variations of elevations, water courses, unique natural features, and natural features, etc.
- B. Project Architect/Planner: N/A
- C. Project Engineer: N/A
- D. Project Developer: N/A
- E. Current Land Use Category: CGC
- F. Current Zoning District: PUD 2001-817-E
- G. Requested Land Use Category: N/A
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 163203-0000

II. QUANTITATIVE DATA

Total Gross Acreage	0.29	acres	100	%
Amount of each different land use by acreage				
Single family	0	acres	0	%
Total number of units	0	d.u.		
Multiple Family	0	acres	0	%
Total number of units	0	d.u.		
Commercial	.29	acres	100	%
Industrial	0	acres	0	%

Other land use	0	acres	0	%
Total amount of non-residential floor area	2,400	sq. ft.	19	%
Active recreation and/or open space	0	acres	0	%
Passive open space, wetlands, ponds	0	acres	0	%
Public and private right-of-way	0	acres	0	%
Maximum coverage of buildings and structures	2,400	sq. ft.	19	%

III. STATEMENTS

- A. The proposed PUD will allow CCG2 privileges with outside storage capability for trucks and small trailers and miscellaneous materials.
- B. The property will be operated as an HVAC-R company and will be maintained as such.
- C. The current PUD usage is designated as overflow parking for the current car dealership owner and in purchasing this property we will need the rezoning for purposes of the build out and operations of the business.
- D. Construction to begin by August 1st, 2014 with rezoning approval. Construction is estimated to end by the end of the year.

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Permitted uses is CCG-2 with outside storage.
- B. Permissible Uses by Exception: Permissible uses in CCG-2.
- C. Limitations on Permitted or Permissible Uses by Exception: None
- D. Permitted Accessory Uses and Structures: 3000 sq ft building, portable buildings and enclosed trailers

V. DESIGN GUIDELINES

- A. Lot Requirements: N/A

- (1) *Minimum lot area: N/A*
- (2) *Minimum lot width: N/A*
- (3) *Maximum lot coverage: N/A*
- (4) *Minimum front yard: N/A*
- (5) *Minimum side yard: N/A*
- (6) *Minimum rear yard: N/A*
- (7) *Maximum height of structures: 24 FT*

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.*
 - a. Vehicular access to the Property shall be by way of FRANCES STREET, 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 (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

(3) Directional signs shall not exceed 4 square feet in are and 4 feet in height

D. Landscaping:

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

E. Utilities

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

F. 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.

5 MIN. RETURN
PHONE # 838-1497

THIS DOCUMENT PREPARED
BY AND RETURN TO:
W. WILLIAM LI, ESQ.
PAPPAS METCALF JENKS & MILLER, P.A.
200 WEST FORSYTH STREET, SUITE 1400
JACKSONVILLE, FL 32202

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, is made, executed, and delivered this 13th day of November, 2001, by HERMAN S. PAUL, as Successor Trustee of the Samuel D. Lipman Living Trust U/T/A dated June 23, 1994 (the "Grantor"), whose mailing address is 4981 Atlantic Boulevard, Suite 4, Jacksonville, FL 32207 to IRVING CORPORATION d/b/a CITY ISUZU, a Florida corporation (the "Grantee"), whose mailing address is 10585 Atlantic Blvd., Jacksonville, Florida 32225.

WITNESSETH:

That in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee, its successors and assigns, all of the real property in Duval County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property"), together with all tenements, hereditaments, and appurtenances pertaining to the Property. This conveyance is subject to ad valorem taxes accruing after December 31, 2000;

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TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances and that Grantor will warrant and defend Grantee's title against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on the date first above written.

Signed, sealed and delivered
in the presence of:

William Li
(Print Name William Li)

Herman S. Paul

Herman S. Paul
Successor Trustee of the Samuel D. Lipman Living
Trust U/T/A dated June 23, 1994

Lisa M. Krevo
(Print Name LISA M. KREVO)

Doc# 2001288454
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JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 401.10
RECORDING \$ 13.00

STATE OF FLORIDA }
 }SS
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 13th day of November, 2001
2001, by Herman S. Paul as Successor Trustee of the Samuel D. Lipman Living Trust U/T/A dated
June 23, 1994.

Lisa M. Kervo

(Print Name _____)

NOTARY PUBLIC

State of _____ at _____



Lisa M Kervo
My Commission CC926038
Expires May 18, 2004

Commission # _____

My Commission Expires:

Personally known

or Produced I.D. _____

[check one of the above]

Type of Identification Produced
