

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2013-0642
TO PLANNED UNIT DEVELOPMENT

JUNE 4, 2015

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 **2015-0317** to Planned Unit Development.

Location: 5322 Catoma Street
Between 103rd Street and 101st Street

Real Estate Number: 103089 0000

Current Zoning District: Commercial Office (RMD-D)

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 Jim Love, District 14

Applicant/Agent: Same as Owner

Owner: Linda Lee Ricker
First Coast Storage LLC
Post Office Box 835
Jacksonville, Florida 32067

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Planned Unit Development **2015-0317** seeks to rezone approximately 4.96± acres of land from RMD-D to PUD. The rezoning to PUD is being sought for the purpose of developing a private open storage lot for boats, trailers, RVs, and similar recreational and commercial vehicles. The property is currently undeveloped, and was previously utilized as a mobile home park. Surrounding uses include single-family to the west and north, a Public Storage facility to the south, and an apartment complex across Catoma Street to the east.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, **Ordinance 2015-0316 (Application 2015C-007)** requesting to change the functional land use category of the subject property from Medium Density Residential (MDR) to Community General Commercial (CGC). The Planning and Development Department has submitted its report on the companion Small-Scale Land Use Amendment 2015C-007 and recommends that the same be **denied**.

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?

No. 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 2015C-007 (Ordinance 2015-316) 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 2015C-007 be denied. Therefore, the proposed rezoning is inconsistent 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.

Encroachment in this established residential neighborhood sets a precedent for further CGC encroachment not consistent with Policy 2.2.4.

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. Although the site subject to the proposed amendment to CGC is adjacent to another CGC property that fronts on Timuquana Road, a

minor arterial roadway, Catoma Street is classified as a local road and therefore the proposed amendment is not consistent with the CGC Future Land Use Category preference for new designations and FLUE Policy 3.1.17.

As previously noted, residential uses surround the subject site except to the south of the property. The proposed amendment does not aid in maintaining the character of the surrounding area and may invite additional through traffic into residential areas which is inconsistent with FLUE Policy 3.2.4.

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

No. 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?

Yes. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations for development within the CGC land use category and further their intent by providing specific development standards.

Furthermore, 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 as follows:

(1) Consistency with the 2030 Comprehensive Plan

There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2015C-007 (Ordinance 2015-316) 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 inconsistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

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

Policy 2.2.4 Maintain existing stable neighborhoods through coordinated rehabilitation and conservation action by the Building Inspection Division and Planning and Development Department. Protect residential areas from encroachment by incompatible land uses through proper zoning, and from through or heavy traffic by use of buffers and other mitigating measures.

Policy 3.1.17 The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major

arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

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.

Therefore, proposed rezoning to Planned Unit Development, is inconsistent with the 2030 Comprehensive Plan, and does not further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency and Mobility 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 Management System Office (CMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development does not intend to utilize lands for residential use.

(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 project will be required to meet the minimal standards set forth in Section 656, Part 12. The applicant proposes a landscape buffer along the western and northern property lines of 10 feet in depth, and 10 feet from the fence on the Catoma Street frontage except where to provide access.

Traffic and pedestrian circulation patterns:

The property will be accessed from Catoma Street. A review of the project by the Development Services Division produced the following comments in their memorandum dated May 26, 2015:

- 1. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is not obstructed as outlined in FDOT Index 546.**
- 2. Gated entrance shall be located a minimum of 25' from edge of pavement of Catoma Street and gate shall slide or open inward.**

The use and variety of building setback lines, separations, and buffering:

Applicant does not propose any additional setbacks for the other uses listed in the PUD. The minimum side yard provided will be 10 feet where adjacent to residential uses. Also, a minimum 10 feet rear yard setback is proposed. The maximum height of all structures on site will be 20 feet.

The particular land uses proposed and the conditions and limitations thereon:

Applicant proposes additional uses in the PUD including banks with drive thru tellers, professional and business offices, building trade contractors that do not require outside storage, day cares, ACLFs, retail plant nurseries, off street parking lots, and churches. Multi-family residential integrated with a permitted use, private clubs, and schools will be permissible by exception.

Signage:

Applicant proposes one double faced or one single-faced sign to not exceed 32 square feet in area and 24 feet in height. Wall signage will be permitted, as well as under the canopy and directional signage that meets the requirements for commercial development in the Zoning Code.

(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 not achieved by the following:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:

Applicant proposes a six (6) feet tall, 85% opaque privacy fence as well as a 10 feet landscape buffer along the western, northern and eastern property boundaries.

The type, number and location of surrounding external uses:

The area surrounding the site is characterized by a mix of commercial warehouse uses and multi-family residential uses. Directly south of the subject property is a mini storage facility. Across Catoma St. to the east, is a large apartment complex. Immediately north of the property is a single family home and just north of the single family home are several small apartment buildings on 101st Street. Directly west of the property are 3 residential lots located on Brentview Terrace, a short cul-de-sac and south of those lots, a mobile home park abuts the property. Page two of this report contains a map of the area including the existing land use and zoning and Attachment A provides a map of the surrounding uses.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	MDR	RMD-B	Single-family
East	MDR	RMD-D	Multi-family
South	CGC	CCG-1	Public Storage
West	MDR/LDR	RMD-D/RLD-60	Single-family

(6) Intensity of Development

The PUD is inappropriate at this location with specific reference to the following:

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:

It is unclear from the submitted Written Description and Site Plan the degree of compatibility of the listed uses with adjacent residential uses to the north and west. A review of the companion Land Use amendment suggests the project is a commercial intrusion into the residential character of the neighborhood and is inconsistent with the goals and objectives of the 2030 Comprehensive Plan.

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

A review of the project by the Transportation Planning Division produced the following comments in their memorandum dated May 26, 2015:

Timuquana Road (SR 134), from Blanding Boulevard (SR 21) to Ortega Farms Boulevard, is the directly accessed functionally classified roadway. Timuquana Road is a 6-lane divided class I Arterial I in this vicinity and is currently operating at an acceptable LOS C. Timuquana Road segments have a maximum daily service volume of 59,900 vpd and a 2014 daily traffic volume of 22,500. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Timuquana Road must be subject to FDOT access management requirements.

This proposal is for 4.96 acres of ITE 150 Warehouse which would generate a total of 284 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 150 Warehouse – 4.96 acres)

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety:

The subject property is located within the boundaries of the Southeast Jacksonville Vision Plan. Theme 1 of the Plan calls for the strengthening of existing neighborhoods and the creation of

new neighborhoods. In Theme 1, Option 2 focuses on protecting the neighborhood and Option 3 encourages the City to promote development in the traditional building area which includes the Ortega River neighborhood. The Plan supports a wide range of uses for the established “intown” neighborhood areas, including office, retail and residential while looking to protect the existing character of adjacent uses. While the land use amendment is inconsistent with Option 2 of protecting the neighborhood character, the proposed amendment does promote provisions for a wide range of uses for established “intown” neighborhoods as encouraged in Option 3.

(7) Usable open spaces plazas, recreation areas.

There is no residential component to the development. No recreation area is required.

(8) Impact on wetlands

Surveying of a 2004 Geographical Information Systems shape file did not identify any wetlands on-site. 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.

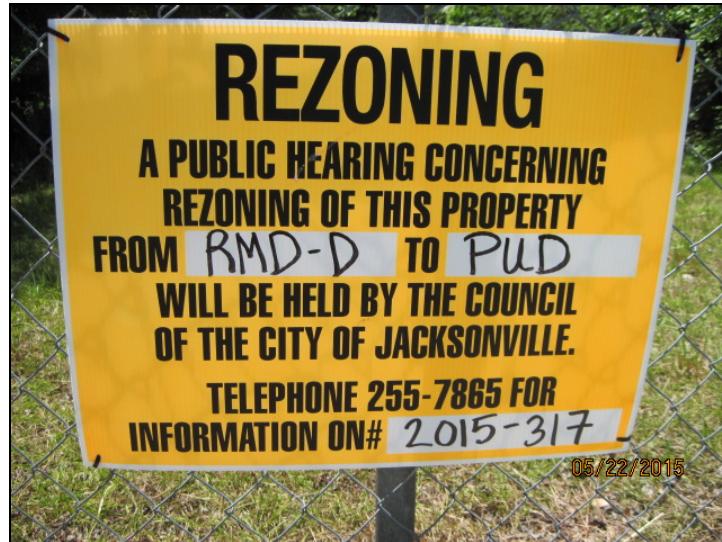
The site is required to be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project would be required to contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan. There is an existing sidewalk located along Catoma Road.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on May 22, 2015, the required Notice of Public Hearing sign was posted.



Sign Posted.

*Source: Staff, Planning and Development Department
Date: May 22, 2015*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-317 be DENIED.



Subject site is undeveloped and wooded.

*Source: Staff, Planning and Development Department
Date: May 22, 2015*



Brentview Apartments located east of the subject property.

*Source: Staff, Planning and Development Department
Date: May 22, 2015*



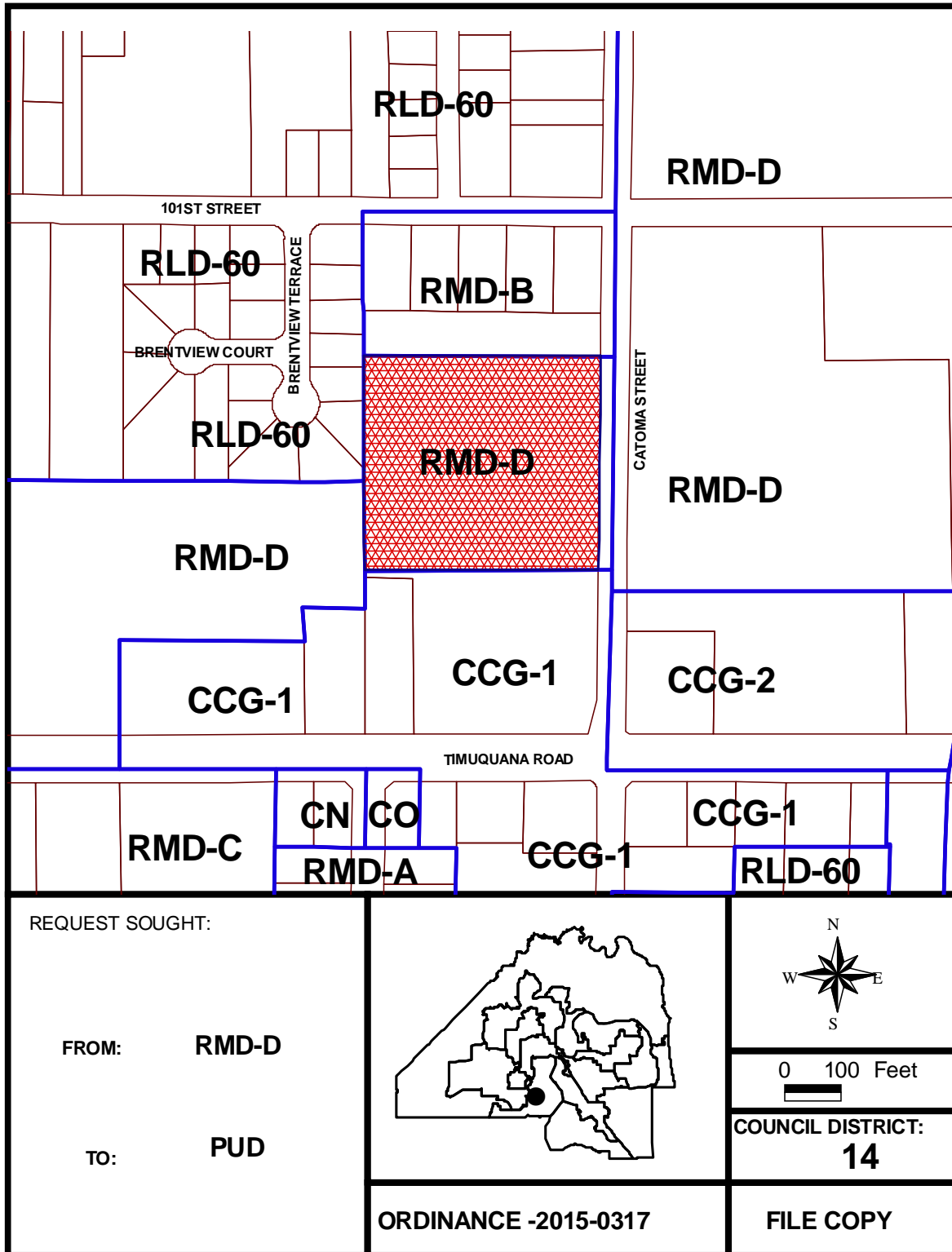
Adjacent single-family home north of the property.

Source: Staff, Planning and Development Department
Date: May 22, 2015



Public Storage abuts the property to the South.

Source: Staff, Planning and Development Department
Date: May 22, 2015



Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # 2015-0317 Staff Sign-Off/Date AAG / 04/16/2015

Filing Date 05/12/2015 Number of Signs to Post 2

Hearing Dates:

1st City Council 05/12/2015 Planning Commission 06/04/2015

Land Use & Zoning 06/16/2015 2nd City Council 06/23/2015

Neighborhood Association ORTEGA FARMS TARA FARMS PRES ASSOCIATION

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 813 Application Status FILED COMPLETE

Date Started 03/22/2015 Date Submitted 03/22/2015

General Information On Applicant

Last Name First Name Middle Name

Company Name

Mailing Address

City State Zip Code

Phone Fax Email

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name

Company/Trust Name

Mailing Address

City State Zip Code

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				

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

MUCH OF THE NEWER RESIDENTIAL DEVELOPMENT IN RECENT YEARS IN THE SOUTHWEST DISTRICT HAS PROPERTY OWNERSHIP RESTRICTIONS FOR NOT ALLOWING THE STORAGE OF A RV, BOAT OR TRAILER (BOTH RECREATIONAL AND COMMERCIAL) ON THE HOME OWNERS PROPERTY. THE PROPOSED SITE ADJOINS ATLANTIC STORAGE AND WOULD PROVIDE MUCH NEEDED SPACE FOR THE STORING OF RVS, BOATS AND TRAILERS.

Location Of Property

General Location

House # Street Name, Type and Direction Zip Code

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 | |
| 4.96 Acres @ \$10.00 /acre: | \$50.00 |
| 3) Plus Notification Costs Per Addressee | |
| 32 Notifications @ \$7.00 /each: | \$224.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,274.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit D

WRITTEN DESCRIPTION

First Coast Storage PUD

Revised April 15, 2015

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, type of businesses, proposed uses.

Site contains 4.96 acres along the west side of Catoma Street north of 103rd Street. The site is currently vacant. Surrounding uses included single-family to the west and north, Atlantic Storage Mini-Storage Complex to the south, a Mobile home park to the southwest and an apartment complex across Catoma Street from the site. Site development is intended to be for open storage for boats, RVs, and private and commercial trailers.

- B. Project Name: First Coast Storage

- C. Project Architect/Planner: None

- D. Project Engineer: None

- E. Project Developer: Owner – Linda Ricker

- F. Current Land Use Designation: Medium Density Residential (MDR)

- G. Current Zoning District: Residential Medium Density-D (RMD-D)

- H. Requested Land Use Designation: Community General Commercial (CGC)

- I. Requested Zoning District: Planned Unit Development (PUD)

- J. Real Estate Number(s): 103089-0000

II. QUANTITATIVE DATA

- A. Total Acreage: 4.96 acres
- B. Total number of dwelling units: 0
- C. Total number of non-residential floor area: 0
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0
- F. Total amount of public/private rights-of-way: 0
- G. Total amount of land coverage of all buildings and structures: Maximum of 50%
- H. Phase of schedule construction (include initiation and completion dates):

Initiation Date: Within 120 days of rezoning approval.

Completion Date: Within 1 year of rezoning approval.

III. STATEMENTS

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

Proposed use for the site as outdoor storage for boats, RVs and trailers is a more typically allowed use in CCG-2. However, many of the allowable uses in CCG-2 would be less desirable for site which adjoins various residential uses. Thus, application for PUD would be more desirable and more restrictive for other uses found in CCG-2.

The PUD reflects an increasing need in developing areas where new subdivisions have restrictions against RVs, Travel Trailers (both private and commercial) and boats being stored on a home site. This site's location and proximity to an adjoining storage facility (Atlantic Storage) would meet those community needs.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The intent is to provide outdoor storage for boats, RVs, and trailers (both personal and commercial) which would be maintained by the property owner/developer and would not necessitate any provision of public services over and above normal day to day City-provided services.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- 1) Open storage for Boats, Trailers (both recreational and commercial) and RVs.
- 2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- 3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- 4) Art galleries, museums, community centers, dance, art or music studios.
- 5) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- 6) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- 7) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- 8) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- 9) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- 10) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- 11) Churches, including a rectory or similar use.

B. Permissible Uses by Exception

- 1) Multi-family residential integrated with a permitted use.
- 2) Blood donor stations, plasma centers and similar uses.

- 3) Private clubs.
 - 4) Schools meeting the performance standards and development criteria set forth in Part 4.
- C. Limitations on Permitted or Permissible Uses by Exception:
- As those listed above. All exterior lighting to be oriented inward into the site.
- D. Permitted Accessory Uses and Structures:
- Portable building to be allowed for security, office use, and site maintenance equipment and materials (Maximum size to be 12 feet by 40 feet).
- E. Restrictions on Uses: None beyond what has been stated.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot area: None except as otherwise required for certain uses.
- (2) Minimum lot width: None except as otherwise required for certain uses.
- (3) Minimum lot coverage: None except as otherwise required for certain uses.
- (4) Minimum front yard: None except as otherwise required for certain uses.
- (5) Minimum side yard: None except where the lot is adjacent to a residential district without an intervening street, a minimum side yard of 10 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening (at least 85% opaque) or retention may be permitted in the required yard.
- (6) Minimum rear yard: Ten Feet. Where the lot is adjacent to a residential district without an intervening street, a minimum of 10 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening (at least 85% opaque) or retention may be permitted in the required yard.
- (7) Maximum height of structures: Twenty Feet.

B. Ingress, Egress and Circulation:

- (1) Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) Vehicular Access:
 - a. Vehicular access to the Property shall be by way of **Catoma 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 shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) One (1) double faced or two (2) single faced signs not to exceed 32 square feet in area and 24 feet in height.
 - (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. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed 24 feet in height.
 - (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) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
 - (4) Directional signs shall not exceed 4 square feet in area and 4 feet in height.

D. Landscaping:

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

The proposed landscaping buffer along the western and northern property lines shall commence inside the fencing along the property line for a distance of ten feet in depth. The proposed landscaping buffer along the eastern property side will be from the right-of-way line of Catoma Street westward 10 feet to the proposed property's fence (except at the indicated site entry point from Catoma Street which is shown on the site plan).

E. Recreation and Open Space:

No single family lots are proposed in the PUD.

F. Utilities

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

G. Wetlands

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

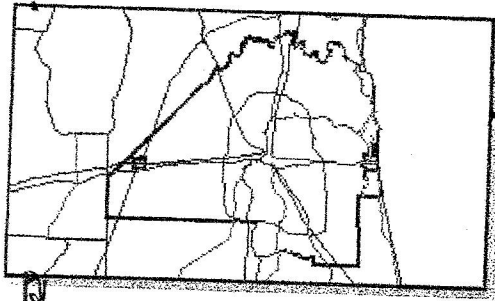
VI. DEVELOPMENT PLAN APPROVAL

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.



5220



6' PRIVACY FENCE
10' LANDSCAPE BUFFER

OPEN STORAGE

10'

5322-1 CATOMA AP

103889 0000
5322

5322-2 CATOMA AP

OPEN STORAGE

6' PRIVACY FENCE

CATOMA STREET

6' PRIVACY FENCE
10' LANDSCAPE BUFFER

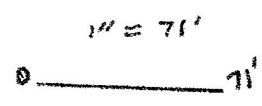
70' STAGE
30' GATE
ENTRANCE & EXIT

10'

Copyright (C) 2005 City of Jacksonville, FL

5340

ATLANTIC STORAGE TO SOUTH



FIRST COAST STORAGE PUD SITE PLAN

Dated: April 13, 2015

EXHIBIT F

PUD Name

First Coast Storage

Revised April 15, 2015

Land Use Table

Total gross acreage	4.96 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Commercial	4.96 Acres	100 %
Industrial	0 Acres	<input type="text"/> %
Other land use	0 Acres	<input type="text"/> %
Active recreation and/or open space	0 Acres	<input type="text"/> %
Passive open space	0 Acres	<input type="text"/> %
Public and private right-of-way	0 Acres	<input type="text"/> %
Maximum coverage of buildings and structures	480 Sq. Ft.	0.002 %

DEVELOPMENT SERVICES



May 26, 2015

MEMORANDUM

TO: Aaron Glick, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **First Coast Storage PUD
R-2015-317**

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

1. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is not obstructed as outlined in FDOT Index 546.
2. Gated entrance shall be located a minimum of 25' from edge of pavement of Catoma Street and gate shall slide or open inward.

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.



MEMORANDUM

DATE: 05/26/2015

TO: Aaron Glick
City Planner II

FROM: Soliman Peter Salem
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF FIRST COAST STORAGE PUD

Timuquana Road (SR 134), from Blanding Boulevard (SR 21) to Ortega Farms Boulevard, is the directly accessed functionally classified roadway. Timuquana Road is a 6-lane divided class I Arterial I in this vicinity and is currently operating at an acceptable LOS C. Timuquana Road segments have a maximum daily service volume of 59,900 vpd and a 2014 daily traffic volume of 22,500. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Timuquana Road must be subject to FDOT access management requirements.

This proposal is for 4.96 acres of ITE 150 Warehouse which would generate a total of 284 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 150 Warehouse – 4.96 acres)

R+R

700.00
⑤1050

This Instrument Prepared by: Jo-Ann A. Holshouser,
An Officer of Associated Land Title Group, Inc.,
2140 Kingsley Avenue, Suite 15, Orange Park, FL 32073,
For Purposes of Title Ins.
File # 180-97-5618
Parcel ID # 103089-0000

Book 8657 Pg 834

Bk: 8657
Pg: 834 - 835
Doc# 97141609
Filed & Recorded
06/26/97
01:56:09 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED \$ 700.00

Warranty Deed

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

Made June 20, 1997, BETWEEN

John Manusuthakis and Lenora H. Manusuthakis, his wife
whose post office address is 10263 Taylorfield Road Jacksonville, FL 32222 of the County of Duval, State of Florida, grantor, and

Linda Lee Ricker, an unmarried woman (SS#: 261-70-4867)
whose post office address is 772 N. Edgewood Avenue Jacksonville, Florida 32254 of the County of Duval, State of Florida, grantee,

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in DUVAL County, Florida to-wit:

A part of Lot 4, Block 26, Ortega Farms, as described in Plat Book 3, page 79, of the current public records of Duval County, Florida, described as follows: Begin at the iron on the Westerly line of Catoma Street (formerly Center Street) that is 264.6 feet South of 101st Street; thence Westerly 490.2 feet to an iron in the Westerly line of said Lot 4, that is 266.3 feet Southerly of 101st Street; thence Southerly along the West line of said Lot 4, 444.1 feet to an iron; thence Easterly 490.3 feet to an iron in the Westerly line of said Catoma Street, that is 438.0 feet Southerly of the point of beginning; thence Northerly 438.0 feet to the point of beginning.

Subject to easements and restrictions of record, if any, which are specifically not extended or reimposed hereby. Subject to 1997 taxes and assessments.

②

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

John Manusuthakis

Darby Bense
Darby Bense

John Manusuthakis

DARBY H. BENSEL
PLEASE PRINT OR TYPE NAME AS IT APPEARS

Lenora H. Manusuthakis
Lenora H. Manusuthakis

Karen Foster
Karen Foster

KAREN D. FOSTER
PLEASE PRINT OR TYPE NAME AS IT APPEARS

STATE OF Florida

COUNTY OF Clay

I HEREBY CERTIFY, that on June 20, 1997, before me personally appeared John Manusuthakis and Lenora H. Manusuthakis, his wife who are personally known to me or have produced the identification identified below, who are the persons described in and who executed the foregoing instrument, and who after being duly sworn say that the execution hereof is their free act and deed for the uses and purposes herein mentioned.

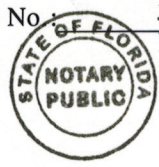
SWORN TO AND SUBSCRIBED before me the undersigned Notary Public by my hand and official seal, the day and year last aforesaid.

() To me personally known () Identified by Driver's License () Identified by _____

My Commission Expires: 3/11/00

Jo-Ann A. Holshouser
Notary Public

Commission No. JO-ANN A. HOLSHOUSER
My Comm Exp. 3/11/00
Bonded By Service Ins
No. CC538813
 Personally Known Other I. D.



JO-ANN A. HOLSHOUSER
PLEASE PRINT OR TYPE NAME AS IT APPEARS

EXHIBIT A

Property Ownership Affidavit

Date: 1-26-2015

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Linda L. Ricker 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 LAND USE AMENDMENT & REZONE TO P.U.D.,
submitted to the Jacksonville Planning and Development Department.

X Linda L. Ricker
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 26th day of
Jan. (month), 2015 (year) by Linda Lee Ricker
who is personally known to me or has produced FLDL
as identification.

[Signature]
(Notary Signature)

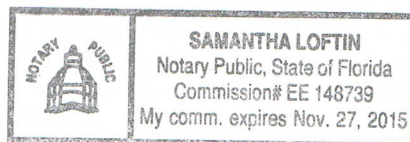


EXHIBIT B

Agent Authorization

Date: January 26, 2015

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

5322 CATOMA ST. JACKSONVILLE, FL 32210

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 DAN C. BOSWELL to act as agent to file application(s) for LAND USE AMENDMENT & REZONE TO PUD 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 26th day of Jan (month), 2015 (year) by Linda Lee Ricker, who is personally known to me or has produced FLDL as identification.


(Notary Signature)



EXHIBIT C

Binding Letter

Date: January 26, 2015

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: x First Coast Storage, LLC PUD

Ladies and Gentlemen:

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 hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: Linda L. Richer
(Owner's Signature)

Its: AMBR

YOL 7758 PG 2359

OFFICIAL RECORDS

Prepared by John Paul Howard, Attorney
P.O. Box 7189, Jax., FL 32210
Florida Bar No. 037600

WARRANTY DEED

THIS INDENTURE, made this 14th day of January, A.D., 1994, between JOHN MANUSUTHAKIS (social security number [redacted]) and LENORA H. MANUSUTHAKIS (social security number [redacted]) his wife, of the County of Duval in the State of Florida, parties of the first part, and EVA STOKES STITHEM (social security number [redacted]) 10546 Normandy Boulevard, Jacksonville, Florida 32221, of the County of Duval, in the State of Florida, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said party of the second part, her heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

RE NUMBER 103089-0000-4 C1

A part of Lot 4, Block 26, ORTEGA FARMS, as described in Plat Book 3, page 79, of the current public records of Duval County, Florida, described as follows:

Begin at an iron on the Westerly line of Catoma Street (formerly Center Street) that is 264.6 feet South of 101st Street; thence Westerly 490.2 feet to an iron in the Westerly line of said Lot 4, that is 266.3 feet Southerly of 101st Street; thence Southerly along the West line of said Lot 4, 444.1 feet to an iron; thence Easterly 490.3 feet to an iron in the Westerly line of said Catoma Street; that is 438.0 feet Southerly of the point of beginning; thence Northerly 438.0 feet to the point of beginning.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Documentary Tax P.S.E. 20102 1,050.00
Notary Tax P.S.E. 20103 1
Intangible Tax P.S.E. 199
823014
Notary Public, Clerk of Duval County, Florida
John Paul Howard, Deputy Clerk

OFFICIAL RECORDS

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

Doris B. Wells
DORIS B. WELLS
2431 Blanding Blvd
Jacksonville, FL 32210
John Paul Howard
JOHN PAUL HOWARD
2431 Blanding Blvd.
Jacksonville, FL 32210

John Manusuthakis (SEAL)
JOHN MANUSUTHAKIS
10263 Taylor Field Road
Jacksonville, FL 32222
Lenora H. Manusuthakis (SEAL)
LENORA H. MANUSUTHAKIS
10263 Taylor Field Road
Jacksonville, FL 32222

FILED AND RECORDED
IN PUBLIC RECORDS
OFFICE OF DUVAL COUNTY FLA
94-0008010

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of January, 1994, by JOHN MANUSUTHAKIS and LENORA H. MANUSUTHAKIS, his wife, who personally appeared before me at the time of notarization, and who is personally known to me and who did take an oath.

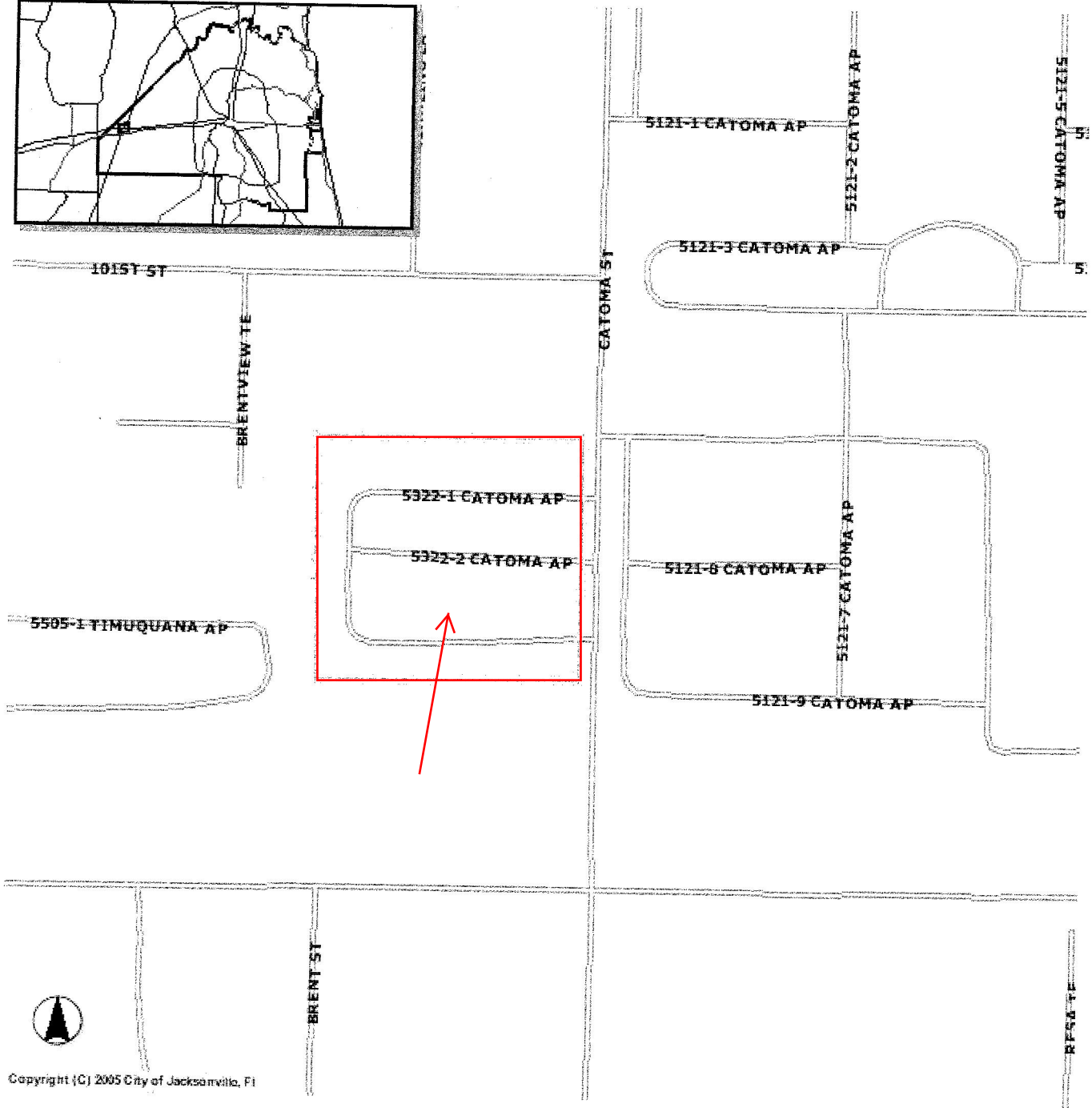
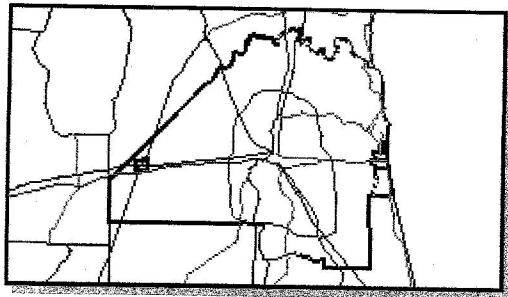
NOTARY PUBLIC - STATE OF FLORIDA

Sign Doris B. Wells
Print DORIS B. WELLS
Address 2431 Blanding Blvd.
Jacksonville, FL 32210

My Commission Expires:
Commission No.:

DORIS B. WELLS
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Sept. 2, 1994
Commission No. LCO39337

RECORD VERIFIED
94 JUN 19 AM 10:45
DUVAL COUNTY
NOTARY COURT



Copyright (C) 2005 City of Jacksonville, Fl

ORDINANCE

Legal Description

RE NUMBER 103089-0000-4 C1

A part of Lot 4, Block 26, ORTEGA FARMS, as described in Plat Book 3, page 79, of the current public records of Duval County, Florida, described as follows:

Begin at an iron on the Westerly line of Catoma Street (formerly Center Street) that is 264.6 feet South of 101st Street; thence Westerly 490.2 feet to an iron in the Westerly line of said Lot 4, that is 266.3 feet Southerly of 101st Street; thence Southerly along the West line of said Lot 4, 444.1 feet to an iron; thence Easterly 490.3 feet to an iron in the Westerly line of said Catoma Street, that is 438.0 feet Southerly of the point of beginning; thence Northerly 438.0 feet to the point of beginning.