

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2015-498 TO**  
**PLANNED UNIT DEVELOPMENT**

**JUNE 21, 2016**

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 **2015-498** to Planned Unit Development.

***Locations:*** 3180 Cortez Road,  
between Beach Boulevard & Patton Road

***Real Estate Numbers:*** 163865-0000 and 163505-0050

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Business Park (BP)

***Planning District:*** District 2, Arlington / Beaches

***Planning Commissioner:*** Chris Hagan

***City Council District:*** The Honorable Scott Wilson, District 4

***Applicant/Agent:*** L. Charles Mann / Mann-Pellicer  
165 Arlington Road  
Jacksonville, Florida 32211

***Owner(s):*** Kim Robinson, Ernestine Robinson  
3180 Cortez Road  
Jacksonville, Florida 32246

Peter Glenn/Community Hospice of Northeast FL  
11173 Beach Boulevard  
Jacksonville, Florida 32246

***Staff Recommendation:*** **APPROVE**

### GENERAL INFORMATION

Application for Rezoning Ordinance **2015-498** seeks to rezone 3.15 acres from Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The proposed use would be for warehouses in conjunction with the Community Hospice of Northeast Florida's thrift store. The property has frontage on Cortez Road, a locally designated road as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan. The site would be connected to the existing Hospice Thrift Store facility, thereby giving access to the site from Beach Boulevard.

### 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 Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2015C-013 (Ordinance 2015-497) that seeks to amend the portion of the site that is within the LDR land use category to Business Park (BP). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land use Map Series 2015C-013 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.

Business Park (BP) is a category primarily intended to accommodate commercial office and light industrial uses. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses. Development within the category should be compact and connected and should support multi-modal transportation. Uses should generally be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

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. However, scale transition shall not be required where the Industrial Sanctuary or Situational Compatibility overlay zone buffer requirements, pursuant to Section 656.399 of the City of Jacksonville Zoning Code, exceed the buffers required under Part 12 of the City of Jacksonville Zoning Code. 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 development characteristics provided herein shall be applicable to all BP sites within the Urban Priority Area and Urban Area. Developments on sites greater than 10 acres should incorporate urban development characteristics as defined in this element. Residential uses shall not be permitted on the ground floor abutting roads classified as collector or higher on the Functional Highway Classification Map. Developments shall, to the greatest extent possible, be massed along the highest adjacent classified road on the Functional Highway Classification Map. In the case of TND, development should also be massed along the newly created street network. Uses shall be sited in a manner to promote internal pedestrian and vehicular circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map. To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods. In TOD and mixed use developments open space should be designed as a common connecting element between mixed uses.

*(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?*

No. The proposed change in Zoning District is consistent with the City's land use regulations. The landscape buffer, building heights and parking regulations contained in the written description and site plan meet or exceed the regulations in the Zoning Code. The BP category allows for uses such as commercial office, and light industrial uses such as warehouse storage. The site proposed new Land Use designation and Zoning District would have direct access to

both Cortez Road, but also to Beach Boulevard, though the existing Hospice Thrift Store facility adjacent and to the south.

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 categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2015C-013 (Ordinance 2015-497) that seeks to amend the portion of land that is within the LDR land use category to BP. 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:

FLUE 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.

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.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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

FLUE Policy 1.1.16 Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

1. Creation of like uses;
2. Creation of complementary uses;
3. Enhancement of transportation connections;
4. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
5. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.

The proposed PUD applies the IBP zoning district uses in conjunction with unique regulatory methods to achieve a compact and compatible land use pattern. These regulatory measures include, but are not limited to: buffering setbacks in excess of the standard application of the Code, building height transition areas, and lighting limitations. Therefore, the proposed PUD is consistent with above listed Goal, Objective and Policies of the 2030 Comprehensive Plan.

FLUE 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.

FLUE Objective 3.2: The City continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the Citi's residential areas.

FLUE Policy 3.2.18 The City shall permit business parks in locations adjacent to, or near, residential areas, subject to Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations.

FLUE 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.

FLUE 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.

As noted on the exhibit map, this area has CCG-2, CO, and PUD Zoning Districts abutting existing residential directly across Cortez Road. The existing PUD is for a hotel. Commercial uses have already established themselves on Cortez Road, and the proposed rezoning and Future Land Use amendment would create an opportunity to promote a more limited amount of uses, as the non-residential approaches the residential Zoning District. This application would

also result in the expansion of an existing community support use, Hospice of Northeast Florida.

FLUE Objective 3.2.18: The City shall permit Business Parks in locations adjacent to, or near, residential areas, subject to the Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations.

The proposed new Future Land Use designation of BP, in concert with the proposed new Zoning District of IBP in the suburban development area would be acceptable, provided certain criteria are met. Foremost would be access to an Arterial roadway or higher, as classified on the Highway Functional Classification map. As mentioned previously, the proposed site would be functionally connected to the Hospice Thrift Store facility located on Beach Boulevard, which is an arterially classified street.

*(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 warehousing. 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 PUD is proposing additional landscape buffers adjacent to residential uses to screen any potential impacts from the development.

The use and variety of building setback lines, separations, and buffering: The PUD is proposing height limitations to reduce the potential of any adverse impact on the surrounding zoning districts.

The particular land uses proposed and the conditions and limitations thereon: The PUD contains many of the permitted uses in the IBP Zoning District. Hospitals and banks have been eliminated. The permissible uses by exception in IBP shall be approved only through the grant

of an exception by the Planning Commission, however, the written description specifically prohibits outside storage of materials as a permitted or permissible 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:

The type, number and location of surrounding external uses: The proposed parcel is located approximately 400 feet from Beach Boulevard, but is adjacent to the Hospice Thrift Store which has frontage on Beach Boulevard. Beach Boulevard is an intensive commercial corridor with CCG-1, CCG-2 and IL zoning districts. Industrial business park uses at this location are compatible with the existing residential, commercial uses with the buffers and restrictions placed by the proposed PUD.

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	Undeveloped
South	CGC	CCG-2	Retail, office
East	LDR	RLD-60	Residential
	CGC	CO, PUD	Hotel, office
West	CGC	CCG-2	Retail, office

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 includes landscape buffers which exceed the requirements in the Zoning Code. The PUD is proposing a 10 foot wide undisturbed natural buffer and an additional 10 foot wide uncomplementary buffer along the north and east property lines. The undisturbed buffer will restrict tree removal or underbrush clearing, while the uncomplementary buffer will require a 6 foot high, 85% opaque fence and planting of a tree every 25 linear feet. These buffers prohibit any buildings, parking loading zones or dumpsters within the 20 feet.

The PUD also proposes restrictions on any future building height. There will be a 10 foot wide transition zone along the north property line which limits building height to 25 feet. Any building within 110 feet of Cortez Road is limited to 35 feet. This is consistent with the existing RLD-60 Zoning District. The maximum building height farther back from these zones shall be 40 feet. These restrictions will protect adjacent residential and office uses to the north and east.

*(6) Intensity of Development*

The proposed development is consistent with the BP functional land use category as a industrial warehouse development. The PUD is appropriate at this location because it will support the existing commercial use.

*(7) Usable open spaces plazas, recreation areas.*

The project will be developed with the required amount of open space. A recreation area is not required.

*(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.

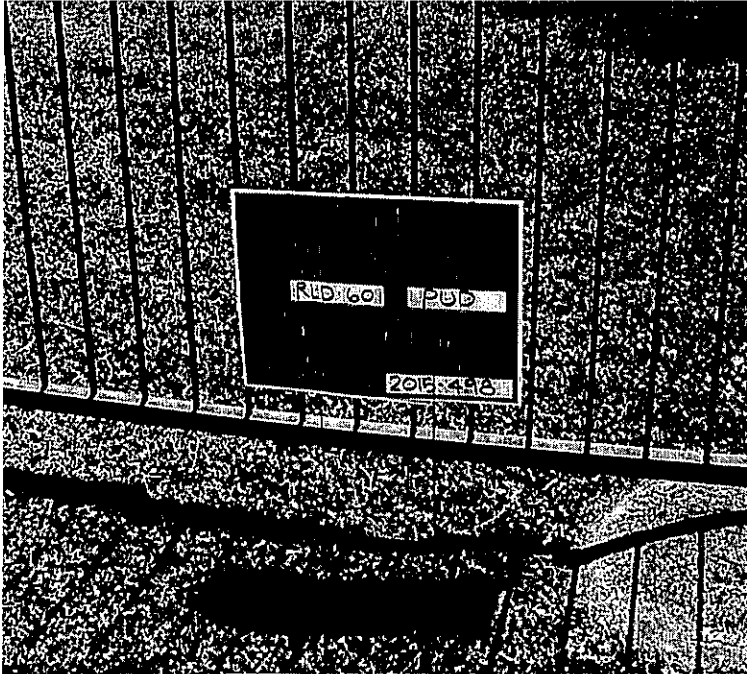
*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.



SUPPLEMENTAL INFORMATION

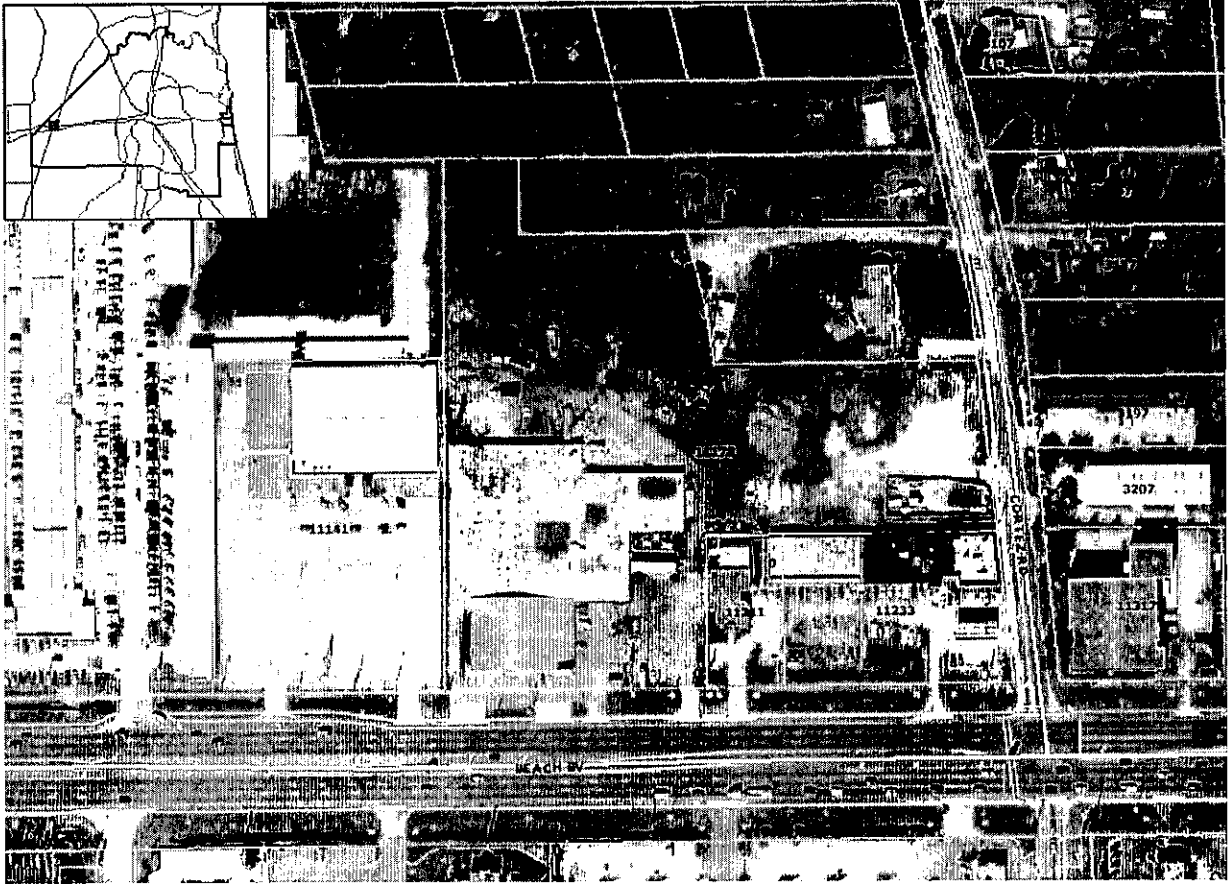
Upon visual inspection of the subject property on May 25, 2016, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-498** be **APPROVED** with the following exhibits:

1. The original legal description dated July 1, 2015.
2. The revised written description dated May 1, 2016.
3. The revised site plan dated May 13, 2016.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum Dated May 20, 2016 or as otherwise approved by the Planning and Development Department.



Aerial

Source: City of Jacksonville Planning and Development Department Date: August 5, 2015



Subject Property with existing single family home  
Source: City of Jacksonville Planning and Development Department Date: August 5, 2015

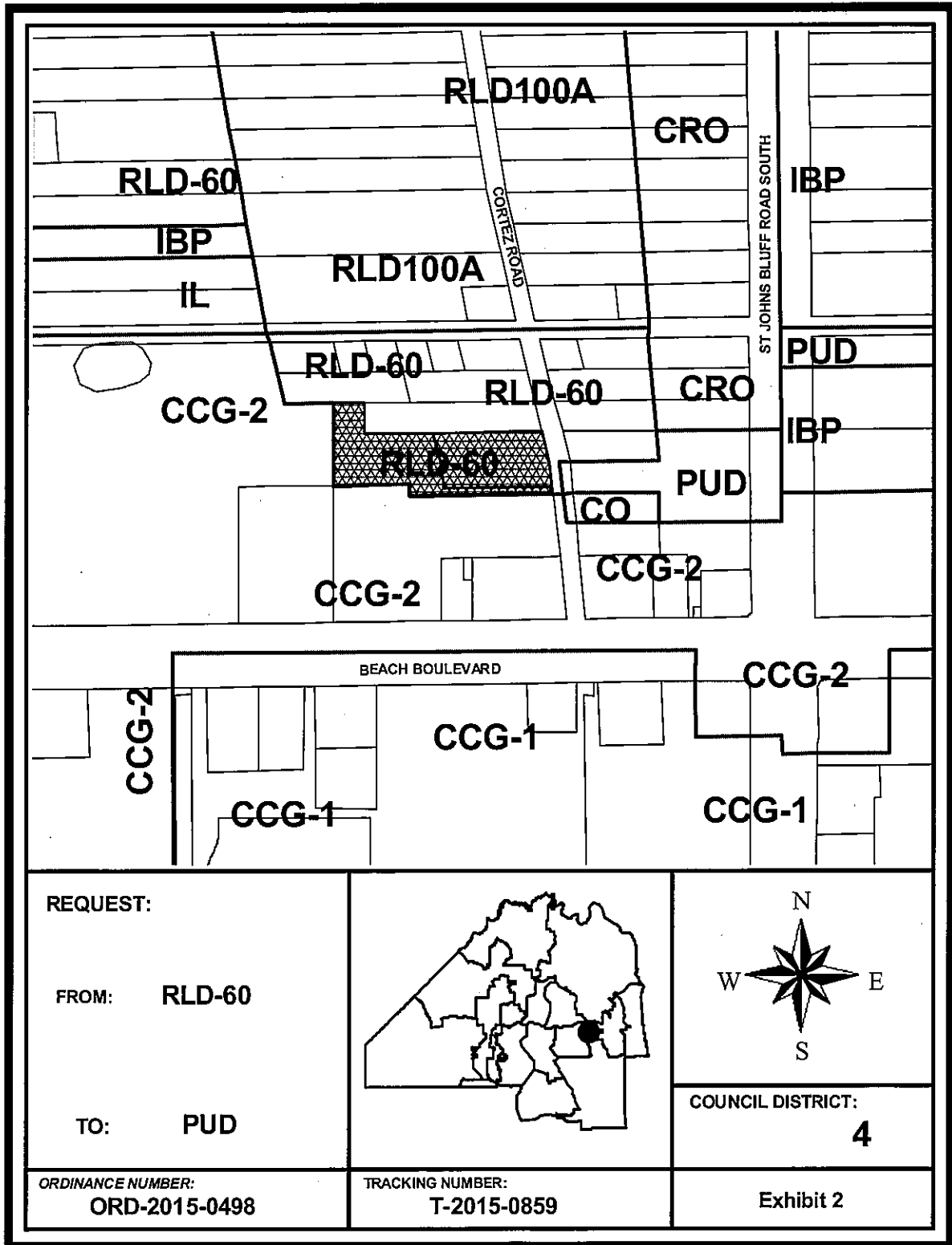


Subject property showing rear of commercial structures on CCG-2 portion  
Source: City of Jacksonville Planning and Development Department Date: August 5, 2015



Existing commercial office across Cortez Road

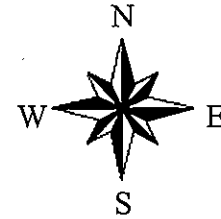
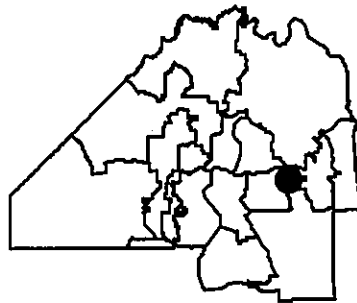
Source: City of Jacksonville Planning and Development Department Date: August 5, 2015



REQUEST:

FROM: RLD-60

TO: PUD



COUNCIL DISTRICT:

4

ORDINANCE NUMBER:  
 ORD-2015-0498

TRACKING NUMBER:  
 T-2015-0859

Exhibit 2

DEVELOPMENT SERVICES



May 20, 2016

**MEMORANDUM**

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

FROM: Lisa King  
Traffic Technician Senior

Subject: **Cortez Business Park PUD  
R-2016-498**

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 unobstructed.
2. If site will remain gated, then gates shall open inward or slide. At least one gate shall be located a minimum of 25 feet from edge of pavement of Cortez Road to allow for a vehicle to pull out of travel way to open gate.

**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 # 2015-0498 Staff Sign-Off/Date BEL / 12/14/2015

Filing Date N/A Number of Signs to Post 1

### Hearing Dates:

1st City Council N/A Planning Commission N/A

Land Use & Zoning 06/21/2016 2nd City Council N/A

Neighborhood Association ARLINGTON EAST NEIGHBORHOOD ASSOC.

Neighborhood Action Plan/Corridor Study NONE

## Application Info

Tracking # 1082 Application Status FILED COMPLETE

Date Started 03/15/2016 Date Submitted 03/15/2016

## General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
MANN	L	CHARLES
<b>Company Name</b>		
MANN-PELLICER		
<b>Mailing Address</b>		
165 ARLINGTON ROAD		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32211
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9047211546	9047211582	

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
ROBINSON	KIM	
<b>Company/Trust Name</b>		
ERNESTINE ROBINSON, ET. AL.		
<b>Mailing Address</b>		
3180 CORTEZ ROAD		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32246
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

---

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
GLENN	PETER	
<b>Company/Trust Name</b>		
COMMUNITY HOSPICE OF NORTHEAST FLORIDA		
<b>Mailing Address</b>		
11173 BEACH BOULEVARD		

<b>City</b> JACKSONVILLE	<b>State</b> FL	<b>Zip Code</b> 32246
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

**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	163865 0000	4	2	RLD-60	PUD
Map	163505 0050	4	2	RLD-60	PUD

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

**Existing Land Use Category**

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5167

Total Land Area (Nearest 1/100th of an Acre) 3.15

Development Number \_\_\_\_\_

Proposed PUD Name COMMUNITY HOSPICE - CORTEZ ROAD

**Justification For Rezoning Application**

SO THAT THE PROPERTY MAY BE DEVELOPED FOR BUSINESS PARK TYPE USES.

**Location Of Property**

**General Location**

\_\_\_\_\_

House #	Street Name, Type and Direction	Zip Code
3180	CORTEZ RD	32246

**Between Streets**

BEACH BLVD and PATTON RD

**Required Attachments For Formal, Complete application**

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

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**



- Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

**Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F**  Land Use Table

**Exhibit G**  Copy of the deed to indicate proof of property ownership.

### Supplemental Information

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

**Exhibit H**  Aerial Photograph.

**Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K**  Site Location Map.

### Public Hearings And Posting Of Signs

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

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

### Application Certification

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

Agreed to and submitted

### Filing Fee Information

**1) Rezoning Application's General Base Fee:** \$2,000.00  
**2) Plus Cost Per Acre or Portion Thereof**

3.15 Acres @ \$10.00 /acre: \$40.00

**3) Plus Notification Costs Per Addressee**

24 Notifications @ \$7.00 /each: \$168.00

**4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,208.00**

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE

## Legal Description

A part of Lot 15, Block 53, BEACH ROAD FARMS, UNIT No. 2, as recorded in Plat Book 19, pages 10, 10A and 10B, of the current public records of Duval County, Florida, together with a part of Lot 16, Block 53, ROBINWOOD ACRES, Unit No. 3 as recorded in Plat Book 21, pages 43, 43A and 43B, of said public records, all being more particularly described as follows: For a point of reference commence at the Southeast corner of said Lot 15; thence North 07 degrees 51 minutes 34 seconds West, along the Westerly right-of-way line of Cortez Road (a 60 foot right-of-way as now established), a distance of 25.14 feet; thence South 88 degrees 08 minutes 26 seconds West, a distance of 350 feet; thence North 07 degrees 51 minutes 34 seconds West, a distance of 75.41 feet to the line dividing said Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence North 14 degrees 16 minutes 34 seconds West, a distance of 102.40 feet; thence North 88 degrees 08 minutes 26 seconds East, along the North line of said Lot 16, a distance of 350.00 feet to said Westerly right-of-way line of Cortez Road; thence South 14 degrees 16 minutes 34 seconds East, along said Westerly right-of-way line, a distance of 102.40 feet to said line dividing Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence continue along said Westerly right-of-way line, South 07 degrees 51 minutes 34 seconds East, a distance of 75.41 feet to the point of beginning.

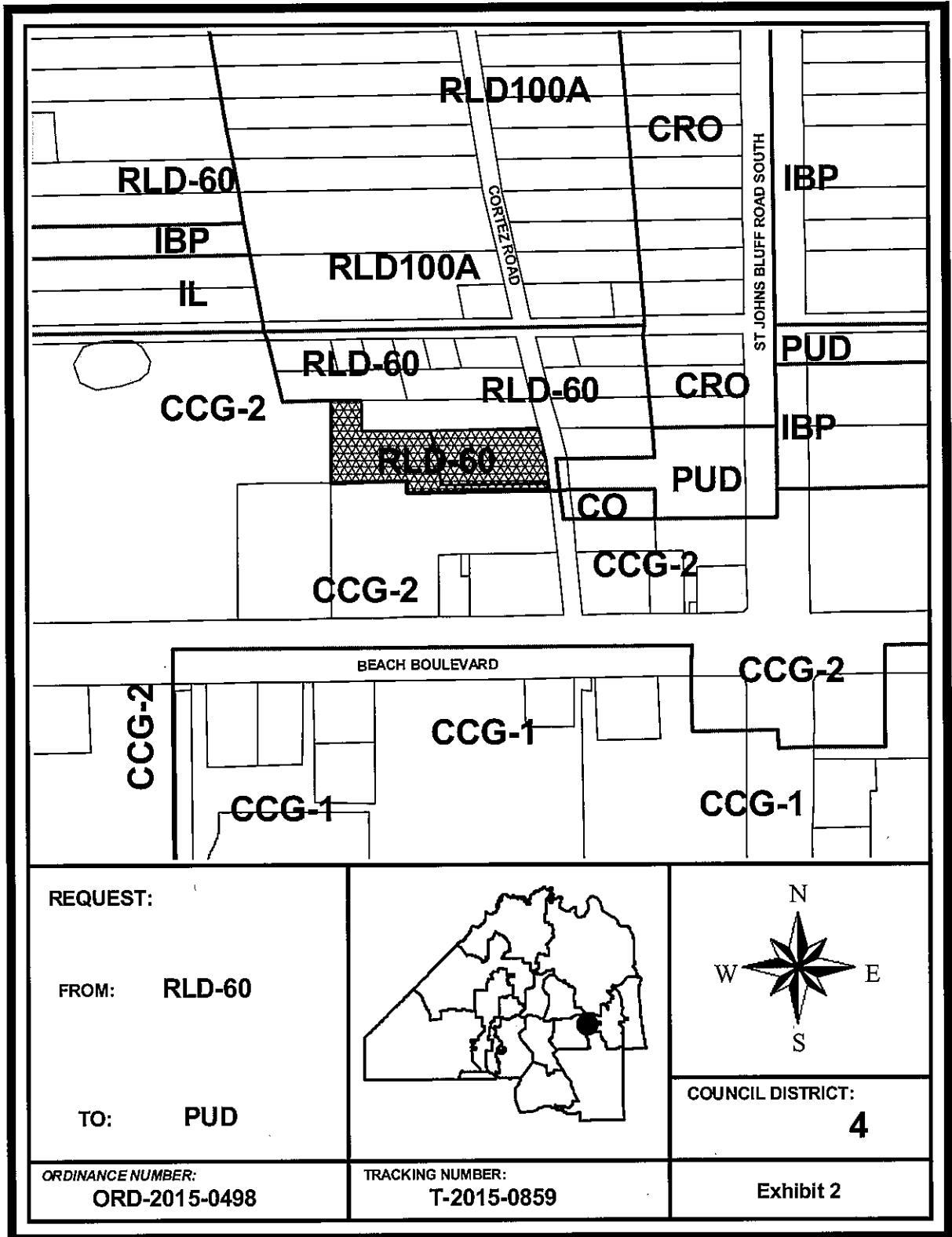
✓ PARCEL 3: A PART OF LOT 15, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 16, BLOCK 53, ROBINWOOD ACRES UNIT NO. 3 AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A, AND 43B OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°08'26" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 457.96 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 38.00 FEET; THENCE SOUTH 88°08'26" WEST, ALONG THE LINE DIVIDING SAID BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3, A DISTANCE OF 142.57 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 162.00 FEET; THENCE NORTH 88°08'26" EAST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 218.16 FEET; THENCE SOUTH 14°16'34" EAST, A DISTANCE OF 102.40 FEET TO SAID LINE DIVIDING BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3; THENCE SOUTH 07°51'34" EAST, A DISTANCE OF 75.41 FEET; THENCE NORTH 88°08'26" EAST, A DISTANCE OF 350.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CORTEZ ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 07°51'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING.

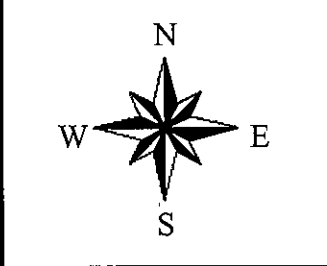
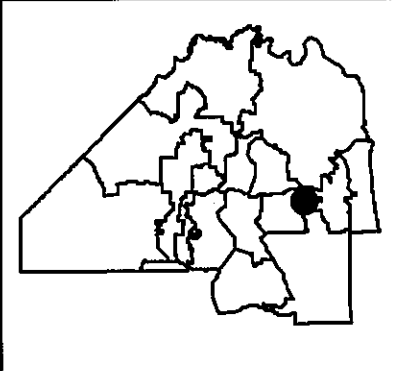
And:

Together with The EAST 100 feet of The North 265 feet of Lot 9, Block 53 of Beach Road Farms Unit 2 Current Public Records of Duval Co. Florida AS Recorded Plat Book 19

Page 10.



REQUEST:  
 FROM: RLD-60  
 TO: PUD



COUNCIL DISTRICT:  
**4**

ORDINANCE NUMBER:  
**ORD-2015-0498**

TRACKING NUMBER:  
**T-2015-0859**

**Exhibit 2**

## **EXHIBIT D**

### **WRITTEN DESCRIPTION Cortez Business Park PUD May 1, 2016**

#### **I. PROJECT DESCRIPTION**

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 163505-0050 and a portion of RE# 16163865-0000 ( in combination the "Property"), which contains approximately 3.15 acres, is currently zoned RLD-60 and all portions of the subject property are designated LDR. The owners of these two parcels have identified a unique opportunity to create an infill and transitional land use, offering the ability to provide necessary ancillary operations to the commercial uses to the south while buffering the remaining residential properties to the north. A companion Small Scale Land Use Application (2015C-013) was filed in conjunction with this request to change the existing LDR FLUM designation on the parcels to Business Park (BP). As the City of Jacksonville's 2030 Comprehensive Plan actually recommends the BP Category as a transitional land use between commercial and residential designations this request was originally filed as a conventional rezoning to the Industrial Business Park Zoning District. After input from the community it was determined that the residents would prefer a PUD zoning in effort to clarify the uses and intensity of the proposed development.

The Property is located within the commercial node at the intersection of Beach Boulevard and Cortez Road. The parcel has been used for single family residential purposes but due to the existing commercial activity to the south and east, such use is not marketable or desirable. The commercial node at the intersection includes various uses such as a shopping center, medical and professional offices, fast food restaurants and warehouses. This type of nodal pattern mirrors that of the activities at the major commercial node of the intersecting Beach Boulevard and St. Johns Bluff Road, only about 600 feet away. The Property fronts Cortez road, located only 450 feet north of Beach Boulevard, a Major Arterial Roadway according to the City's 2030 Comprehensive Plan. The property adjoins a parcel designated CGC to the west, which is developed with warehouses and a service station for automobiles. To the south the property is designated CGC and a Community Hospice Thrift Store operates out of a large commercial styled building. Thus, all properties abutting the subject Property to the south and west are designated CGC and developed with either warehousing or intensive commercial uses.

Properties to the east, across Cortez Road include a paint store, a business office, and an extended stay hotel parking lot. To the north is a vacant property designated LDR and zoned RLD-60. Further to the north, in a heavily wooded area, are other residential structures mostly vacant and dilapidated, oriented toward an unopened public right-of-way designated as Patton Road. The subject property currently acts as the buffer between the intensive commercial to the south and west. It is for this reason that the owners seek the ability to utilize the property for a transitional use, such as a business office or limited warehousing activities, creating a more appropriate logical progression from the intensity of the intersections along Beach Boulevard.

The applicant has utilized the professional services of Mr. L. Charles Mann and Mr. Michael Herzberg, AICP in preparing this PUD request. No other professionals have yet been engaged. The Property is underdeveloped as a single family unit and has no significant or unique characteristics, variation of elevations or natural features.

It is appropriate to implement such transitional land uses and the same would further the goals, objectives and policies of the plan.

Without this PUD zoning the community is concerned that a trend of commercialization will occur along Cortez Road. While retail commercial uses would not generally consider such locations secondary users such as the paint store directly across from the subject property may be able to operate in somewhat close proximity to the Beach Boulevard intersection. This PUD zoning and companion Small Scale Land Use Amendment (2015C-013) will offer certainty in the use of the property and assure that an appropriate transition along Cortez Road is created. This transition has been lacking as it clearly seen by the inability to market or even utilize the current residential dwelling on the site. By adopting these revisions the City's Future Land Use Map Series will reflect a logical and appropriate progression from a node into a neighborhood, thereby protecting the residents living further up Cortez Road. The PUD will afford an appropriately scaled and context sensitive development that will permit the flexibility for the property to be utilized in an efficient and productive manner.

**The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a Business Park Development. This development will be developed in consonance with the goals and objectives of the BP Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the developer to commence improvements as soon as possible after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.**

## II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated May 13, 2016 (the "Site Plan,") which is incorporated herein by this reference. However, any Subdivision of the property shall require elimination of the northerly driveway access along Cortez Road.

### *A. Permitted Uses:*

1. Medical and dental or chiropractor offices and clinics.
2. Professional offices
3. Business Offices

4. Union Halls
5. Warehousing, wholesaling, distribution and similar uses, including light manufacturing, fabrication, assembling of components printing and similar uses.
6. Manufacture's agents and display room, offices of building trades contractors.
7. Research, dental and medical laboratories, manufactures of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
8. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
9. Vocational, technical, business, trade or industrial schools and similar uses.
10. Off-street parking lots for premises requiring off-street parking, meeting the performance standards and development criterial set forth in Part 4.
11. Essential services, including water, sewer, gas, telephone, radio and electric: meeting the performance standards and development criterial set forth in Part 4.

B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

*Permissible Uses:* all other uses as identified in Section 656.321 A.I.(c) shall be permissible by grant of a zoning exception. However, outdoor storage of materials as a principal use shall not be included as a Permitted or Permissible Use in this PUD Zoning.

### III. DEVELOPMENT STANDARDS

#### A. Dimensional Standards.

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: 10 feet, subject to additional buffer and area standards contained herein.

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
3. *Maximum height of structures:* Within that portion of the property located within 110 feet of the current right-of-way of Cortez Road no building or structure shall exceed Thirty-Five (35) feet. Buildings located more than 110 feet from the current right of way of Cortez Road are permitted to a maximum of Forty (40) feet in height. However, buildings or portions of buildings and structures located in the Transitional Area as defined herein shall be limited to Twenty-Five (25) feet.

*B. Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan. However, in the event that the parcel is subdivided and property is transferred to other owners the northerly access along Cortez Road shall be eliminated.

*C. Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (24) twenty-four square feet in area and (8) eight feet in height may be permitted along Cortez Boulevard.

*Illumination:* external or indirect lighting, will be permitted as appropriate.



D. *Site Design and Landscaping.*

1. Part 12 of the Zoning Code shall be utilized in all matters as applicable.
2. The development will include a 10 foot wide Undisturbed Natural Buffer Area, as defined by Chapter 656, Zoning Code adjacent to the northern boundary of the parcel. Additionally, an Uncomplimentary Buffer Area, meeting Section 656.1216, Zoning Code will extend an additional ten feet into the property from the southerly terminus of the Undisturbed Natural Buffer Area described above. This Uncomplimentary Buffer will be required to be installed at the time of any new permitting associated with the development. Finally, a 10 foot wide Transitional Area will be added beyond those buffer areas described above, which shall permit buildings to a maximum of 25 feet in height. Collectively, these three Areas (Undisturbed Buffer Area/ Uncomplimentary Buffer Area/ Transitional Area) shall create a 30 foot setback from the residential zoning to the north, which shall permit limited uses and building heights.
3. Additionally, a buffer of 10 feet in width for the entire frontage along Cortez Road and meeting the requirements of Section 656.1216(a) and 656.1216(b), Zoning Code shall be required along the right-of-way of Cortez Road, with exception being provided for the driveway(s) located along the same.
4. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required and shall be located not closer than the Transitional Area.

E. *Building Orientation*

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating building entryways toward the south or east, away from the residential development existing further north. Loading and storage areas shall be located in a manner that seeks to reduce externalities associated with such activity. The culmination of the three Areas, which in combination limit uses and the maximum height of structures, shall ensure that any buildings constructed as a part of this development do not create a looming effect on adjoining properties to the north. It is anticipated that the initial development will utilize the existing dwelling as a commercial office, with no other primary uses occurring east of the front of said building. At a later time, the property can be repositioned (razed) to include office type uses or buildings fronting Cortez Road and all other uses and structures extending westward behind such buildings meeting all criteria of this PUD.

F. Parking

1. Parking will be provided pursuant to 656.604(a)(1)
2. Parking will comply with the standards of Part 12 of the Zoning Code as it relates to buffering, and uncomplimentary uses.
3. As indicated in Section D above, lighting associated with such use shall not exceed 15 feet in height and will use cut offs to insure no trespass lighting occurs.

**IV. 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 rezoning is a reasonable manner by which to permit the infill of an underdeveloped property.

The proposed land use and zoning will act as a logical transition between the intensity of the Beach Boulevard intersections and the varying types of commercial uses which extend north along Cortez Road. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses with lesser externalities than would have occurred under the previously sought conventional zoning and promotes a more marketable use that will act to create a logical transition for the FLUM's and establish a protect the residential uses further north from commercial intrusion. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate transition between the intensive commercial uses located along Beach Boulevard and the residentially designated parcels further to the north. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Objective 1.1
2. Policy 1.1.22
3. Objective 3.2
4. Policy 3.2.7
5. Objective 6.3

## V. SUCCESSORS IN TITLE

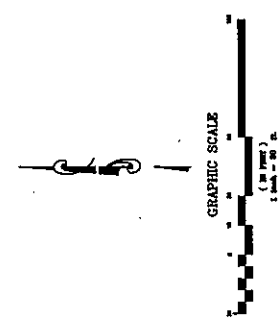
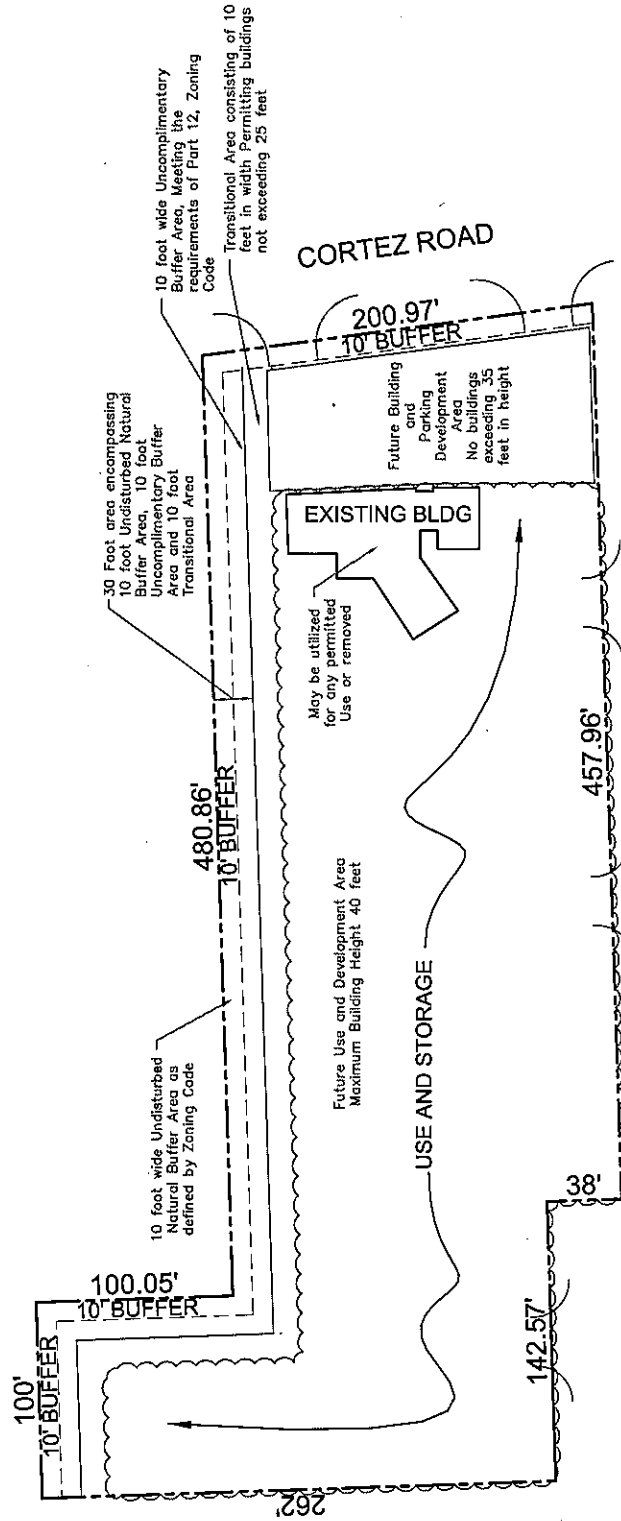
All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated MDR pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (density/intensity) proposed in the PUD would be consistent with this designation.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to a logical transition between residential uses to the north and intensive commercial uses located to the south. No residential use is intended for this PUD. The uses of this development will be consistent with the applicable land use category and will be designed in such a way as to permit such use while buffering it from the varying uses adjacent to it.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Cortez Boulevard. This access point will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster development of the property at an intensity that is sustainable and respectful of the surrounding activity and residential development to the north. Limited building heights, orientations of uses and structures, buffering and lighting requirements shall insure that the development is compatible with adjacent uses.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The development will provide a transition as well as reduce externalities otherwise associated with such uses.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.

- I. *Listed Species Regulations.* Not Applicable.
- J. *Off-Street Parking & Loading Requirements.* These will be constructed and oriented in such a manner as to assure no external impacts upon residential development further north from the site.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- M. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

# EXHIBIT "E"



May 13, 2016

Exhibit 4  
Page 1 of 1

# EXHIBIT F

PUD Name

**Cortez Road**

Date

Jan 21, 2016

## Land Use Table

---

Total gross acreage	<b>3.15</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Commercial	<b>3.15</b>	Acres	<b>100</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b>	Acres	<b>0</b> %
Passive open space, wetlands, pond	<b>0</b>	Acres	<b>0</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures	<b>82,328</b>	Sq. Ft.	<b>60</b> %

# EXHIBIT D

## WRITTEN DESCRIPTION Cortez Business Park PUD January 25, 2016

### I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 163505-0050 and a portion of RE# 16163865-0000 ( in combination the "Property"), which contains approximately 3.15 acres, is currently zoned RLD-60 and all portions of the subject property are designated LDR. The owners of these two parcels have identified a unique opportunity to create an infill and transitional land use, offering the ability to provide necessary ancillary operations to the commercial uses to the south while buffering the remaining residential properties to the north. A companion Small Scale Land Use Application (2015C-013) was filed in conjunction with this request to change the existing LDR FLUM designation on the parcels to Business Park (BP). As the City of Jacksonville's 2030 Comprehensive Plan actually recommends the BP Category as a transitional land use between commercial and residential designations this request was originally filed as a conventional rezoning to the Industrial Business Park Zoning District. After input from the community it was determined that the residents would prefer a PUD zoning in effort to clarify the uses and intensity of the proposed development.

The Property is located within the commercial node at the intersection of Beach Boulevard and Cortez Road. The parcel has been used for single family residential purposes but due to the existing commercial activity to the south and east, such use is not marketable or desirable. The commercial node at the intersection includes various uses such as a shopping center, medical and professional offices, fast food restaurants and warehouses. This type of nodal pattern mirrors that of the activities at the major commercial node of the intersecting Beach Boulevard and St. Johns Bluff Road, only about 600 feet away. The Property fronts Cortez road, located only 450 feet north of Beach Boulevard, a Major Arterial Roadway according to the City's 2030 Comprehensive Plan. The property adjoins a parcel designated CGC to the west, which is developed with warehouses and a service station for automobiles. To the south the property is designated CGC and a Community Hospice Thrift Store operates out of a large commercial styled building. Thus, all properties abutting the subject Property to the south and west are designated CGC and developed with either warehousing or intensive commercial uses.

Properties to the east, across Cortez Road include a paint store, a business office, and an extended stay hotel parking lot. To the north is a vacant property designated LDR and zoned RLD-60. Further to the north, in a heavily wooded area, are other residential structures mostly vacant and dilapidated, oriented toward an unopened public right-of-way designated as Patton Road. The subject property currently acts as the buffer between the intensive commercial to the south and west. It is for this reason that the owners seek the ability to utilize the property for a transitional use, such as a business office or limited warehousing activities, creating a more appropriate logical progression from the intensity of the intersections along Beach Boulevard.

The applicant has utilized the professional services of Mr. L. Charles Mann and Mr. Michael Herzberg, AICP in preparing this PUD request. No other professionals have yet been engaged.

Cortez Business Park PUD.  
Exhibit D – Written Description

The Property is underdeveloped as a single family unit and has no significant or unique characteristics, variation of elevations or natural features.

It is appropriate to implement such transitional land uses and the same would further the goals, objectives and policies of the plan.

Without this PUD zoning the community is concerned that a trend of commercialization will occur along Cortez Road. While retail commercial uses would not generally consider such locations secondary users such as the paint store directly across from the subject property may be able to operate in somewhat close proximity to the Beach Boulevard intersection. This PUD zoning and companion Small Scale Land Use Amendment (2015C-013) will offer certainty in the use of the property and assure that an appropriate transition along Cortez Road is created. This transition has been lacking as it clearly seen by the inability to market or even utilize the current residential dwelling on the site. By adopting these revisions the City's Future Land Use Map Series will reflect a logical and appropriate progression from a node into a neighborhood, thereby protecting the residents living further up Cortez Road. The PUD will afford an appropriately scaled and context sensitive development that will permit the flexibility for the property to be utilized in an efficient and productive manner.

**The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a Business Park Development. This development will be developed in consonance with the goals and objectives of the BP Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the developer to commence improvements as soon as possible after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.**

## II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated November 9, 2015 (the "Site Plan,") which is incorporated herein by this reference.

### *A. Permitted Uses:*

1. Medical and dental or chiropractor offices and clinics.
2. Professional offices
3. Business Offices
4. Union Halls
5. Warehousing, wholesaling, distribution and similar uses, including light manufacturing, fabrication, assembling of components printing and similar uses.
6. Manufacture's agents and display room, offices of building trades contractors.



Cortez Business Park PUD.  
Exhibit D – Written Description

7. Research, dental and medical laboratories, manufactures of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
8. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
9. Vocational, technical, business, trade or industrial schools and similar uses.
10. Off-street parking lots for premises requiring off-street parking, meeting the performance standards and development criterial set forth in Part 4.
11. Day Care centers or care centers meeting the performance standards set forth in Part 4.
12. Churches, including a rectory or similar use.
13. Outside Storage subject to the performance standards and development criteria set forth in Part 4; including the storage of private or commercial vehicles.

B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

*Permissible Uses:* No other uses shall be permitted or permissible

### III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: 10 feet

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
3. *Maximum height of structures:* Thirty-Five (35) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (24) twenty-four square feet in area and (8) eight feet in height may be permitted along Cortez Boulevard.

*Illumination:* internal or indirect lighting, will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Part 12 of the Zoning Code.
2. The development will include a 10 foot wide uncomplimentary buffer meeting Section 656.1216, Zoning Code adjacent to the northern boundary of the parcel. This buffer will be required to be installed at the time of any new permitting associated with the development
3. Similarly, a buffer of 10 feet in area and meeting Section 656.1216(a), Zoning Code shall be required along Cortez Road.
4. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required.

E. *Building Orientation*

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating building entryways toward the south or east, away from the residential development existing further north. Loading and storage areas shall be located in a manner that seeks to reduce externalities associated with such activity. The limited height of structures shall insure that the buildings constructed as a part of this development do not create a looming effect on adjoining properties to the north. It is anticipated that the initial development will utilize the existing dwelling as a commercial office, with no other uses occurring east of the front of said building. At a later time, the property can be repositioned (razed) to include office type uses or building fronting Cortez Road and all other uses and structures extending westward behind such buildings meeting all criteria of this PUD.

F. Parking

1. Parking will be provided pursuant to 656.604(a)(1)
2. Parking will comply with the standards of Part 12 of the Zoning Code as it relates to buffering, and uncomplimentary uses.
3. As indicated in Section D above, lighting associated with such use shall not exceed 15 feet in height and will use cut offs to insure no trespass lighting occurs.

**IV. 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 rezoning is a reasonable manner by which to permit the infill of an underdeveloped property.

The proposed land use and zoning will act as a logical transition between the intensity of the Beach Boulevard intersections and the varying types of commercial uses which extend north along Cortez Road. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses with lesser externalities than would have occurred under the previously sought conventional zoning and promotes a more marketable use that will act to create a logical transition for the FLUM's and establish a protect the residential uses further north from commercial intrusion. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate transition between the intensive commercial uses located along Beach Boulevard and the residentially designated parcels further to the north. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Objective 1.1
2. Policy 1.1.22
3. Objective 3.2
4. Policy 3.2.7
5. Objective 6.3

## V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated MDR pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (density/intensity) proposed in the PUD would be consistent with this designation.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to a logical transition between residential uses to the north and intensive commercial uses located to the south. No residential use is intended for this PUD. The uses of this development will be consistent with the applicable land use category and will be designed in such a way as to permit such use while buffering it from the varying uses adjacent to it.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Cortez Boulevard. This access point will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster development of the property at an intensity that is sustainable and respective of the surrounding activity and residential development to the north. Limited building heights, orientations of uses and structures, buffering and lighting requirements shall insure that the development is compatible with adjacent uses.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The development will provide a transition as well as reduce externalities otherwise associated with such uses.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.

Cortez Business Park PUD.  
Exhibit D – Written Description

- J. *Off-Street Parking & Loading Requirements.* These will be constructed and oriented in such a manner as to assure no external impacts upon residential development further north from the site.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- M. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

# EXHIBIT F

PUD Name

**Cortez Road**

Date

Jan 21, 2016

## Land Use Table

---

Total gross acreage	<b>3.15</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Commercial	<b>3.15</b>	Acres	<b>100</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b>	Acres	<b>0</b> %
Passive open space, wetlands, pond	<b>0</b>	Acres	<b>0</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures	<b>82,328</b>	Sq. Ft.	<b>60</b> %

# SITE PLAN

\*1/17/2016

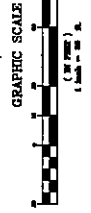
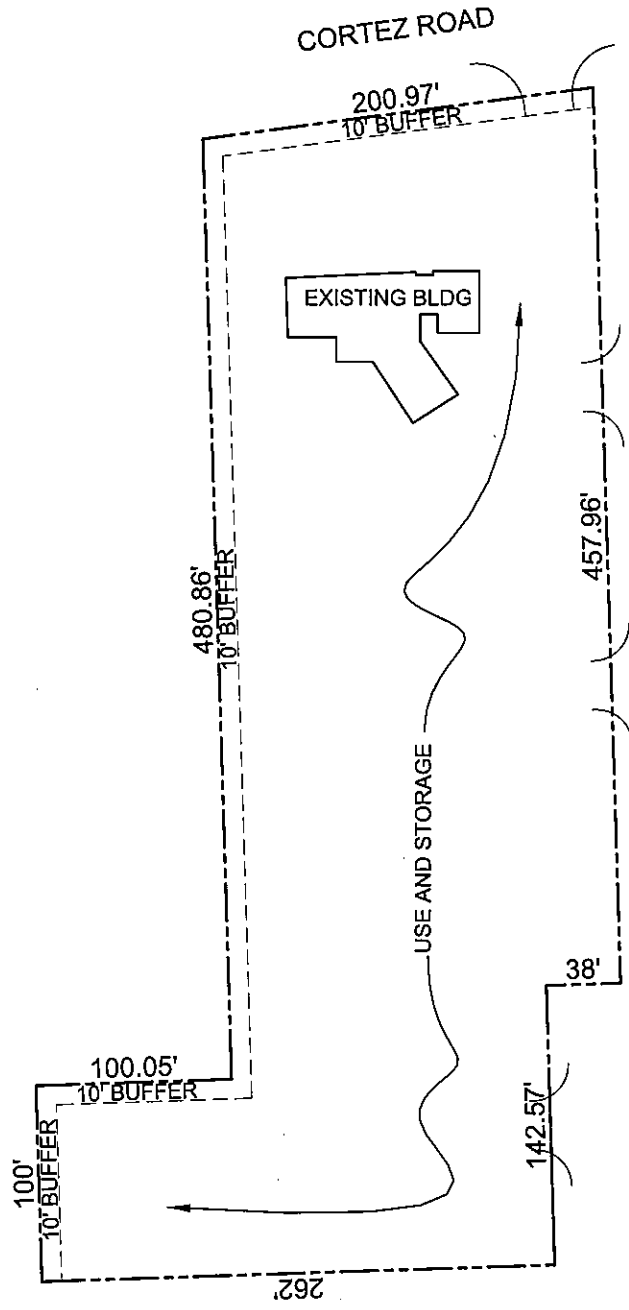


EXHIBIT "E"



January 25, 2016

Exhibit 3  
Page 1 of 1

