



December 3, 2015

The Honorable Greg Anderson, President
The Honorable Scott Wilson, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2015-774

Application for: Shops of Grenada PUD

Dear Honorable Council President Anderson, Honorable Council Member and LUZ Chairperson Wilson and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

• Recommendation by JPDD: Approve Approve with Conditions Deny

• Recommendation by PC to LUZ: Approve Approve with Conditions Deny

• PC Vote: 7-0

• PC Commentary: There was no one to speak in opposition.
The agent submitted a revised written description dated November 24, 2015.
The revised written description included more restrictions on the type of uses and added restrictions on restaurants.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerry Friley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tony Robbins	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

● This rezoning is subject to the following exhibits:

1. The original legal description dated September 18, 2015.
2. The ~~original~~ revised written description dated ~~September 22~~ November 24, 2015.
3. The original site plan dated August 24, 2015
4. The Development Services Division Memorandum dated November 17, 2015 or as otherwise approved by the Planning and Development Department.

● Recommended Planning Commission Conditions* to the Ordinance:

NONE

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~striketrough~~.

● Recommended PC Conditions that can be incorporated into the Written Description: None

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

Bruce E. Lewis, City Planner Supervisor
Planning and Development Department

Exhibit "D"
Shops of Granada, LLC
Amended Written Description
November 24, 2015

I. PROJECT DESCRIPTION

A. Subject property is comprised of 0.37+/- acres. It is located along the west side of San Jose Boulevard between Norwich Road and Worth Drive East. Its address is 4578 San Jose Boulevard. It is occupied by a 5,000+/- enclosed square foot commercial building that was built in 1957, first used as a convenience store, then for other uses such as a martial arts studio and hair salon, but that is currently vacant. The site shares a pair of 40+/- caliper inch live oak trees at its eastern boundary with the immediate neighboring single family residence, but otherwise features no significant variations of elevations, water courses, unique natural features etc.

B. Project Planner/Applicant:

Fred Atwill, Jr.
Atwill, LLC
9001 Forest Acres Lane
Jacksonville, Florida 32234
(904) 610-8975
Atwillfred15@gmail.com

C. Project Engineer:

Development of the subject property is completed.

D. Project Developer:

Development of the subject property is completed.

E. Current Land Use Category:

Low Density Residential ("LDR").

F. Current Zoning District:

Planned Unit Development ("PUD" under Ordinance 2000-1118).

G. Requested Land Use Category:

None.

H. Requested Zoning District:

Planned Unit Development ("PUD").

I. Real Estate Number:

RE # 100208-0000.

II. Quantitative Data.

Total Gross Acreage:	0.37 +/- acres	100%
Amount of each different land use by acreage:		
Single family	.000 acres	0%
Total units:	none	
Multiple family	.000 acres	0%
Total units	none	
Commercial	0.37 +/- acres	100%
Industrial	.000 acres	0%
Total amount of non-residential floor area		5,000 +/- sf
Active recreation and/or open space	.000 acres	0%
Passive open space, wetlands, ponds	.000 acres	0%
Public and private right of way	.000 acres	0%
Maximum coverage of buildings & structures	5,000 +/- sf	31%

III. Statements

A. This PUD proposes additional neighborhood commercial uses in addition to those allowed under the current PUD. The current PUD zoning classification allows for very limited commercial uses that are inadequate to accommodate current neighborhood non-residential market demands.

B. The property owner's intent is to maintain the overall existing physical condition of the property as in the past, and to occupy the currently vacant commercial structure with services benefit to its neighborhood, as proposed in this PUD to PUD rezoning application.

C. The proposed PUD to PUD rezoning is justified because the current PUD's allowable uses, as well as those allowed by exception, are extremely limited in scope making the location unable to adequately offer its neighborhood the benefit of the proposed additional uses proposed herein. Further, the limited uses currently allowable have triggered lost opportunities for the owner to

accommodate offers seeking space for proposed uses not currently allowed, that has in turn resulted in the property's current 100% vacant status.

D. No new construction is planned for the subject property.

IV. Uses and Restrictions:

A. Permitted Uses:

1. All allowable uses by right as provided for in the Commercial Office ("CO") zoning district.
2. Neighborhood retail sales and service establishments, excluding massage parlors, check cashing services, pawn shops, gun shops, adult book stores and/or tattoo stores.
3. Service establishments such as barber or beauty shops, shoe repair shops, retail rug/carpet service stores.
4. Restaurants without drive-in or drive-through facilities, pursuant to the following conditions:
 - (a). That the existing building's parking lot is capable of providing one (1) space for each four (4) patron seats (including indoor and outdoor patron seating), plus one (1) space for each two employees on a peak hour shift, and
 - (b). If the existing building's parking lot is incapable of providing the required parking spaces in paragraph (a), that the restaurant shall be required to comply with the City's Zoning parking requirements under Part 6 of Chapter 656, Ordinance Code, and
 - (c). That the restaurant employs no outside amplified music or other forms of outside amplified entertainment at any time on any given day during the week, and
 - (d). That the location of any permanent or restricted outside sales and service in conjunction with the restaurant be conducted along the San Jose Boulevard (front) side of the existing building, and
 - (e). That the restaurant's hours of operation extend no later than 10:00 PM on any given day during the week.

5. Banks and other financial institutions without drive-through tellers, travel agencies and similar uses.

6. Art galleries, music, dance, art, gymnasiums, martial arts studios and photography studios.

B. Permissible Uses by Exception.

1. The uses permitted by exception under the CO zoning district, provided that a zoning exception application shall be applied for and subsequently obtained from the City in accordance with the requirements of the Zoning Code.

2. Retail outlets, but not the retail sales and services excluded in paragraph IV (A) (2) above, for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting gear.

C. Limitations on Permitted Uses or Permissible Uses by Exception.

Per paragraphs IV (A) (2) & (4) above.

D. Permitted Accessory Uses and Structures.

1. Subject to Part 4, Section 656.403 of the Chapter 656, City Zoning Code.

V. Design Guidelines

A. Lot Requirements.

- (1). Minimum Lot Area: 6,000 square feet.
- (2). Minimum Lot Width: 60 feet.
- (3). Maximum Lot Coverage: 50%
- (4). Minimum Front Yard: 20 feet.
- (5). Minimum Side Yard: 5 feet
- (6). Minimum Rear Yard: 10 feet
- (7) Maximum Height of Structures: 35 feet.

B. Ingress, Egress and Circulation.

(1). Parking Requirements. The parking area for the existing development is consistent with the requirements of Part 6 of the Zoning Code.

(2). Vehicular Access.

a. Vehicular access to the subject property is by way of San Jose Boulevard, as shown in the Site Plan (Exhibit "E").

b. Within the subject property, internal access shall be provided by reciprocal easements for ingress and egress, if ownership or occupancy of the subject property is subdivided among more than one person or entity.

(3). Pedestrian Access.

a. Pedestrian access are provided by existing sidewalks.

C. Signs.

Signage for the subject property shall continue to conform to the requirements under the appropriate Section of the City's Zoning Code as specified for development in CO Zoning Districts.

D. Landscaping.

The subject property is currently "grandfathered in" with respect to the Landscaping Requirements of the City's Zoning Code for the existing commercial buildings and its grounds. Still, in the event that the existing building is demolished or destroyed and subsequently reconstructed, the subject property will comply with the Landscaping Requirements of the City's Zoning Code in force at that time, except as otherwise may be noted on the PUD Site Plan (Exhibit "E").

E. Recreation and Open Space.

Not applicable as this is a commercial property.

F. Utilities.

Potable water is provided by the JEA.
Sanitary Sewer is provided by onsite septic facility.
Electric service is provided by the JEA.

G. Wetlands.

Not applicable as the subject property is 100% built out.

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 existing and proposed uses within the subject property, and showing the layout of the overall subject property.