

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-0774

TO PLANNED UNIT DEVELOPMENT

DECEMBER 3, 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 Ordinance **2015-774** to Planned Unit Development.

Location: 4578 San Jose Boulevard; at the southwest corner of the San Jose Boulevard and Hendricks Avenue intersection

Real Estate Number: 100208 0000

Current Zoning District: Planned Unit Development (PUD 2000-1118-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Lori Boyer, District 5

Applicant/Agent: Fred Atwill
Atwill, LLC
9001 Forest Acres Lane
Jacksonville, Florida 32234

Owner: Shops of Granada, LLC
Frank Reinstine
1551 Atlantic Boulevard, Suite 300
PO Box 47050
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2015-774** seeks to rezone approximately 0.37± acres of land from PUD to PUD. The rezoning to PUD is being sought for the purpose of permitting additional uses.

The subject property has been in continuous commercial use since the existing building was constructed over 30 years ago. The intent of this proposed rezoning is to clarify future uses of the currently vacant commercial building, so that continued use of the property can be achieved by allowing all permitted uses in the Commercial Office ("CO") zoning district along with additional specific Commercial Neighborhood ("CN") uses not currently allowed in the CO zoning district.

The site was originally zoned RLD-60, then rezoned to PUD in 2000, pursuant to Ordinance 2000-1118 allowing Commercial Office type uses and a hair salon and martial arts studio. This PUD proposes additional neighborhood commercial uses than those allowed under the current PUD. It currently only allows for limited commercial uses that the owner feels are inadequate to accommodate current neighborhood non-residential market demands.

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. The LDR category in the Urban Area is intended to provide single-family and multi-family dwellings; Commercial/retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area: and Other uses associated with and developed as an integral component of TND.

Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; Drive through facilities in conjunction with a permitted use; Assisted living facilities and housing for the elderly, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map, however logical extensions and expansions of preexisting commercial retail sales and service establishments are exempt from the roadway classification and intersection requirements. This PUD is compatible with the secondary uses of the LDR Land Use Category.

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

Yes. 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 written description and the site plan of the intended plan of development meet all portions of the City's land use regulations 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

Yes. 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).

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

FLUE 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 1.1.9 Permit commercial infill on commercially designated sites outside nodal areas where the infill development would: 1. Create a more compact land use pattern than development of new commercial nodes in the same area. 2. Incorporate shared access with adjacent commercial sites, and/or direct access to a frontage or parallel road facility rather than a collector or arterial street; or 3. Support the commercial integrity of an historic district.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, 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 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.

FLUE Policy 3.2.6 The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use

development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for nonresidential traffic.

The Shops of Granada PUD is an existing and currently vacant 5,000 square foot commercial building on .37 acres. The property is located along the west side of SR 13 between Norwich Road and Worth Drive East. The proposal to rezone the property to clarify future uses so that continued use of the property can be achieved by allowing all Commercial Office and additional specific Commercial Neighborhood type uses is consistent with the 2030 Comprehensive Plan, and further the goals, objectives and policies contained therein.

(2) Consistency with the Concurrency and Mobility Management System

Currently, this proposed project does not have reserved concurrency or mobility. The applicant/agent/owner will need to apply for a CCAS or CRC application, as well as a Mobility application to determine costs associated with this project (with the CMMSO) as well as to reserve concurrency.

(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 subject property is currently "grandfathered" with respect to the Landscaping Requirements of the City's Zoning Code for the existing commercial building and its grounds. In the event the 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. The west property line behind the existing commercial building is buffered from the neighboring single-family home by a ten (10) foot high concrete block wall running along nearly the entire length of this boundary, as well as a 10 foot high Viburnum hedge and a five (5) foot chain link fence. The southerly boundary of the subject property is also buffered from its adjoining residential property by a seven (7) foot tall concrete block wall topped with barbed wire strung along supporting struts angled to the south. All lighting shall continue to be directed away from the neighboring single family residential properties. The existing commercial building shall be maintained in the same or better manner as it has been over the past 30+ years.

At such time however if the building is demolished or destroyed by natural or unnatural causes, causing the need for its reconstruction, it shall be limited to one story in height, with its existing rear and front yard setbacks along with parking spaces compliant with CO zoning district requirements.

The treatment of pedestrian ways: The project will be required to meet ADA minimum accessibility requirements and will connect to the existing sidewalk network along San Jose Boulevard.

Traffic circulation patterns: The property is accessed from San Jose Boulevard. This access point is preexisting and has functioned to provide full access since the construction of the existing building over 30 years ago.

A review of the project by the Development Services Division produced the following comments:

Parking shown on Site Plan, and existing, does not meet design criteria of the Zoning Code. If site is redevelopment/improvements trip 50% rule, then parking design shall be brought into compliance (space dimensions, sidewalk and drive aisle/backup widths, etc).

Angled parking in right-of-way requires approval from City Engineer. Developer shall either obtain approval for the 7 spaces that back/maneuver in right-of-way or remove them and restore right-of-way.

The use and variety of building setback lines, separations, and buffering: 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. The west property line behind the existing commercial building is buffered from the neighboring single-family home by a ten (10) foot high concrete block wall running along nearly the entire length of this boundary, as well as a 10 foot high Viburnum hedge and a five (5) foot chain link fence. The southerly boundary of the subject property is also buffered from its adjoining residential property by a seven (7) foot tall concrete block wall topped with barbed wire strung along supporting struts angled to the south. All lighting shall continue to be directed away from the neighboring single family residential properties.

Signage: Applicant proposes signage for the subject property that shall continue to conform to the requirements under Part 13 of the City's Zoning Code for the CO Zoning District.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located at the intersection where San Jose Boulevard turns into Hendricks Avenue, in a commercial corridor on the western side of San Jose Boulevard. There are multiple commercial uses in the area such as commercial/retail, restaurant, and professional office uses that front San Jose Boulevard and Hendricks Avenue. A less intense professional/office use is adjacent to the property to the northwest and shares access to San Jose Boulevard.

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(s)
North	LDR/CGC	PUD/CCG-1	Professional Office and Commercial, retail, restaurant across San Jose Bv.
East	CGC	CCG-1	Professional Office, Medical clinic, retail and restaurant across San Jose Bv.
South	LDR	RLD-90	Single-family home
West	LDR	RLD-90	Single-family home

The PUD will contribute to vital and vibrant urban life that will assure continued investment and development of and in the neighborhood. The proposed uses and associated improvements to this building should contribute to increased property values and blend in with the essential character of the area.

(6) Intensity of Development

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

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: San Jose Boulevard is an FDOT maintained roadway and is classified as a class I Arterial. There is a bus stop nearby in front of the adjacent property across San Jose on Hendricks Avenue. The PUD will have access directly onto San Jose Boulevard which intersects with Hendricks Avenue.

(7) Usable open spaces plazas, recreation areas.

There is no residential component to the development. No recreation area is required. The existing developed site provides passive open space within its building setbacks

(8) Impact on wetlands

Surveying of a 2004 Geographical Information Systems shape file did not identify 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 current parking layout will be allowed to continue until such a time that structural improvements are made exceeding 50% of the building value or the building is destroyed or demolished. Any new development shall comply with Chapter 656, Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on November 18, 2015, 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 the application for Rezoning **2015-774** be **APPROVED** with the following exhibits:

1. The original legal description dated September 18, 2015.
2. The original written description dated September 22, 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.



Aerial view of the subject site facing north



The subject site on the right facing southeast at the San Jose Blvd./Hendricks Ave intersection



The subject site facing southwest from San Jose Blvd.



The subject site facing west from San Jose Blvd.



The subject site facing west from San Jose Blvd.



Facing northwest along San Jose Blvd.



Facing northwest along San Jose Blvd. with the subject site on the left



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-90</p> <p>TO: PUD</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: 5</p>
<p>ORDINANCE NUMBER: ORD-2015-0774</p>	<p>TRACKING NUMBER: T-2015-0934</p>	<p>Exhibit 2</p>



November 17, 2015

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Shops of Granada PUD
R-2015-774 fka R-2000-1118**

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

1. Parking shown on Site Plan, and existing, does not meet design criteria of the Zoning Code. If site is redevelopment/improvements trip 50% rule, then parking design shall be brought into compliance (space dimensions, sidewalk and drive aisle/backup widths, etc).
2. Angled parking in right-of-way requires approval from City Engineer. Developer shall either obtain approval for the 7 spaces that back/maneuver in right-of-way or remove them and restore right-of-way.
3. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.

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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JIM BOXOLD
SECRETARY

November 19, 2015

Andy Hetzel
Senior Planner
Planning & Development Department
214 N. Hogan Street, Suite 300

Introduction

Shops of Granada is a proposed PUD occupied by a single existing and currently vacant 5,000 square foot commercial building on .37 acres. The property is located along the west side of SR 13 between Norwich Road and Worth Drive East. The proposal is to rezone the property to clarify future uses so that continued use of the property can be achieved by allowing all Commercial Office and additional specific Commercial Neighborhood uses.

Trip Generation

The proposed PUD will use an existing building which is 5,000 square feet on .37 acres. Table 1 shows the trip generation rates based on the ITE's *Trip Generation Manual, 9th Edition*.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Shopping Center	820	5,000	SF	969	5	81

Programmed Improvements

There are no programmed capacity projects in the vicinity of the project.

Evaluation of Impacts to State Facilities

Accessibility

Access to the site is provided via SR 13. This access point is preexisting and has functioned to provide full access since the construction of the existing building 34 years ago.

Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for SR 13 according to FDOT's 2015 *Florida State Highway System Level of Service Report* dated September 2015.

Table 2

County	Roadway	Map ID	Segment	Lanes	FDOT LOS Standard	Maximum Service Volume	2014 Peak Hour Volume	Current LOS
Duval	SR 13 (San Jose Blvd.)	140	University Blvd. (SR 109) to Emerson St. (SR 126)	4/D	D	3,580	2,430	C

The facilities mentioned in Table 2 have sufficient capacity to accommodate the trips generated from the project.

If there are any questions concerning FDOT's review, please contact me at (904) 360-5647 or Ameera.Sayeed@dot.state.fl.us.

Sincerely,



Ameera Sayeed, AICP, GISP
FDOT D2 Growth and Development/Modeling Supervisor

Exhibit "D"
Written Description Summary
Shops of Granada, LLC - PUD to PUD Rezoning
4578 San Jose Boulevard
September 22, 2015

RE# 100208-0000

I. Summary

The applicant proposes to rezone one parcel of property consisting of 0.37 +/- acres located at 4578 San Jose Boulevard, currently zoned Planned Unit Development ("PUD"). The subject property has been in continuous commercial use since the existing building was constructed over 34 years ago. The intent of this proposed rezoning is to clarify future uses of the currently vacant commercial building, so that continued use of the property can be achieved by allowing all permitted uses in the Commercial Office ("CO") zoning district along with additional specific Commercial Neighborhood ("CN") uses not currently allowed in the CO zoning district.

II. Current Land Use and Zoning Designation

Current Land Use - LDR

Current Zoning - PUD

Adjoining Zoning:

East - CCG -1

West- RLD-90

South- RLD-90

North- PUD/CCG-1

III. Permitted Uses and Structures

A. Uses

The subject property consists of one parcel upon which stands a single commercial building. It is the intent of the proposed PUD to PUD rezoning to maintain the ongoing compatibility of the allowable neighborhood commercial uses with its immediate neighbors and the surrounding residential neighborhood.

The uses allowable under the terms of this PUD shall include all permitted uses as provided in the CO zoning district, as well as the following other specific uses not allowed in the CO zoning district, but allowed by right in the CN zoning district:

- (a). Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 enclosed square feet.
- (b). Service establishments such as barber or beauty shops, shoe repair shops.
- (c). Restaurants without drive-in or drive-through facilities.

- (d). Banks without drive-through tellers and financial institutions, travel agencies and similar uses.
- (e). Art galleries, dance, art, gymnasiums, fitness center, martial arts, music and photography studios.

All permissible uses allowable in the CO zoning District by zoning exception may also be permitted, provided that a zoning exception application shall be applied to the City for and obtained in accordance with the requirements of the Zoning Code.

B. PUD District Requirements

The west property line behind the existing commercial building is buffered from the neighboring single family residential home by a ten (10) foot high concrete block wall running along nearly the entire length of this boundary, as well as a 10 foot high Viburnum hedge and a five (5) foot chain link fence. The southerly boundary of the subject property is also buffered from its adjoining residential property by a seven (7) foot concrete block wall topped with barbed wire strung along supporting struts angled to the south. All lighting shall continue to be directed away from the neighboring single family residential properties. The existing commercial building shall be maintained in the same or better manner that it has been over the past 34 years. At such time however if the building is demolished or destroyed by natural or unnatural causes, causing the need for its reconstruction, it shall be limited to one story in height, with its existing rear and front yard setbacks along with parking spaces compliant with CO zoning district requirements.

IV. Vehicular Access

The vehicular access to the subject property shall be limited to its existing access points depicted on the PUD Site Plan (Exhibit "E").

V. Landscaping

The subject property is currently "grandfathered in" with respect to the Landscaping Requirements of the City's Zoning Code for the existing commercial building and its grounds. Still, in the event the 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.

VI. Signage

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.

VII. Construction Schedule

Development of the subject property is completed.

Exhibit "D"
Shops of Granada, LLC
Written Description
September 22, 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. The site is occupied by a single commercial building that has been established for over 34 years and 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").

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 than those allowed under the current PUD. It only 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 the PUD application.

C. The proposed PUD 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, however no individual building footprint shall exceed 40,000 enclosed square feet.
3. Service establishments such as barber or beauty shops, shoe repair shops.
4. Restaurants without drive-in or drive-through facilities.
5. Banks and other financial institutions without drive-through tellers, travel agencies and similar uses.
6. Art galleries, dance, art, gymnasiums, fitness center, martial arts, music 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. Permanent or restricted outside sales and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
3. Retail outlets 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.

None.

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 this 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 the JEA.
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.

CGC LAND USE CATEGORY
CCG-1 ZONING DISTRICT

SAN JOSE BOULEVARD

(100' R/W)

115.00'

7' HIGH
CONCRETE
BLOCK WALL

CONCRETE
PLANTER

LDR LAND USE CATEGORY
RLD-90 ZONING DISTRICT

140.00'

7' HIGH
CONCRETE
BLOCK WALL

LDR LAND USE CATEGORY
PUD ZONING DISTRICT

138.00'

PARKING

PARKING

CONCRETE WALK
WITH CANOPY

EXISTING 1 STORY BUILDING

40 INCH OAK

10' HIGH
CONCRETE
BLOCK WALL

115.00'

HEAVY
VEGETATION
BUFFER

LDR LAND USE CATEGORY
RLD-90 ZONING DISTRICT

THIS IS A CONCEPTUAL PUD REZONING SITE PLAN FOR THE PURPOSE OF REZONING TO THE PUD ZONING DISTRICT. FINAL DESIGN IS SUBJECT TO CHANGE THROUGH FINAL SITE PLANNING, ENGINEERING, ARCHITECTURAL DESIGN AND MARKET DEMANDS.



GREEN & KUPPERMAN, INC.

LAND DEVELOPMENT & PLANNING CONSULTANTS
200 FIRST STREET, SUITE B
NEPTUNE BEACH, FLORIDA 32266
(904)241-6611~FAX (904)241-2950

SHOPS OF GRANADA

4578 SAN JOSE BLVD., JACKSONVILLE, FL 32207

CONCEPTUAL PUD REZONING SITE PLAN

SCALE: 1"=20'

DATE: 08-24-15

JOB NO: 15-1015

DRWN BY: MB

CHKD BY: GSK

REVISION:

EXHIBIT F

PUD Name

Shops of Grenada LLC

Land Use Table

Total gross acreage	0.37 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0.37 Acres	100 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	5,000 Sq. Ft.	31 %