

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2016-070
TO PLANNED UNIT DEVELOPMENT
FEBRUARY 18, 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 **2016-070** to Planned Unit Development.

Location: 7708 Golden Wings Road
Between Roosevelt Boulevard and the Ortega River

Real Estate Numbers: 098404 0065
098404 0020

Current Zoning District: Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Southwest, District 4

Planning Commissioner: Chris Hagan

City Council District: The Honorable Jim Love, District 14

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

Owner: Allen P. Davis
TP Properties, LLC
10702 Hood Road, Suite 8
Jacksonville, Florida 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2016-070** seeks to rezone approximately 2.36± acres of land from IBP to PUD. The rezoning to PUD is being sought for the purpose of two undeveloped lots within the Timuquana Commerce Center with an auto body collision repair facility. Other permitted uses on the property will include all uses permitted by right in the IBP Zoning District, as well as permissible uses allowable in the IBP Zoning District by Zoning Exception shall also be permissible, provided that a Zoning Exception application is submitted. The property is located west of Roosevelt Boulevard (Highway 17) and Naval Air Station Jacksonville, between Roosevelt Boulevard and the Ortega River. There will be a maximum of 20,000 square feet of floor area of no more than 35 feet in height.

Project History

The Timuquana Commerce Center was originally known as the "NAS Commercial Park". The NAS Commercial Park was subject of a Part 2 Chapter 655 Development Agreement between the City of Jacksonville and W. Frost Weaver of the Weaver Realty Group, Inc. of Jacksonville, Florida. The development agreement, number 37712, cited a total build out for the NAS Commercial Park of 459,000 enclosed square feet of commercial development. Therefore, pursuant to the maximum 30 percent IBP Zoning Classification for light industrial uses referenced in paragraph IV. (A) above, up to 137,700 enclosed square feet of light industrial uses could be allowed to be developed in the overall project. The duration of the development agreement expired October 6, 2013. Still, the total buildout projected in the contract was approved based upon the ability of the overall property's carrying capacity to accommodate and absorb the 459,000 enclosed square feet at build out.

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 Business Park (BP) 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. Auto body repair is permitted as a secondary use in the BP land use category and as such, extra scrutiny is advised when reviewing this rezoning application for PUD consistency.

(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 for development within the BP land use category and further their intent by providing specific development standards.

Furthermore, pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district as follows:

(1) *Consistency with the 2030 Comprehensive Plan*

This proposed rezoning to Planned Unit Development is inconsistent 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.

Rather than locate its services outside the City's Suburban Development Area, Caliber Collision has chosen instead to propose its new facility's operations to take place on currently unused property in an established commerce center that is served by existing public services able to accommodate its needs.

FLUE Policy 1.1.11. Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD) as described in this element.

FLUE Objective 2.10. Apply urban development characteristics as defined in this element to suburban mixed use development projects as a means of promoting the development of complementary land uses that include cultural,

recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.

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

(2) Consistency with the Concurrency and Mobility Management System

Pursuant to the provisions of Chapter 655 *Concurrency and Mobility Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals.

(3) Allocation of residential land use

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

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping:

The project will be required to meet the minimal standards set forth in Section 656, Part 12 and as depicted on the Geometry Plan dated January 18, 2016.

Traffic and pedestrian circulation patterns:

The property will be accessed from Golden Wings Road. A review of the project by the Transportation Planning Division produced the following comments in their memorandum dated February 08, 2016:

Roosevelt Boulevard (SR 15), from Clay County Line to Timuquana Road (SR 134), is the directly accessed functionally classified roadway. Roosevelt Boulevard is a 6-lane divided class I principal arterial in this vicinity and is currently operating at an acceptable LOS C. Roosevelt Boulevard segments have a maximum daily service volume of 59,900 vpd and a 2015 daily traffic volume of 37,750. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Roosevelt Boulevard must be subject to FDOT access management requirements.

This proposal is for 20,000 square feet of ITE 942 Auto Care Center which would generate a total of 474 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 942 Auto Care Center – 20,000 square feet)

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

Applicant proposes minimum front yard setback of 20 feet, and side and rear yard setbacks of 10 feet. Maximum building height is capped at 35 feet. All of these are consistent with the requirements of the IBP Zoning District.

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

Only the contemplated use of major auto collision repair, mobile car detailing, and auto laundry are added to the uses already permitted by right in the IBP Zoning District. These uses shall not cumulatively exceed 20,000 enclosed square feet in floor area.

Signage:

Applicant proposes a coordinated signage program that will meet the requirements of Part 13 of the Zoning Code with the following restrictions:

- 1) The monument sign may be two sided externally or internally illuminated not to exceed six feet in height, ten feet in width, and sixty square feet in area per side.
- 2) Wall signs will be permitted per standard Code
- 3) Directional signs will be permitted per standard Code.

(5) External Compatibility

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

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

Applicant proposes a minimum six (6) feet tall, 85% opaque privacy fence as well as a 5 feet landscape buffer along the western, southern, and eastern property boundaries.

The type, number and location of surrounding external uses:

The area surrounding the site is characterized by a mix of commercial and industrial warehouse, service, and uses. There are several undeveloped parcels within the larger NAS Commercial Park development.

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	BP	IBP	Vacant, COJ
East	BP	IBP	Brooks Clinic/ Vacant
South	BP	IBP	Vacant
West	BP	IBP	Retention Pond

(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:

A review of the project by the Transportation Planning Division produced the following comments in their memorandum dated February 8, 2016:

Roosevelt Boulevard (SR 15), from Clay County Line to Timuquana Road (SR 134), is the directly accessed functionally classified roadway. Roosevelt Boulevard is a 6-lane divided class I principal arterial in this vicinity and is currently operating at an acceptable LOS C. Roosevelt Boulevard segments have a maximum daily service volume of 59,900 vpd and a 2015 daily traffic volume of 37,750. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Roosevelt Boulevard must be subject to FDOT access management requirements.

This proposal is for 20,000 square feet of ITE 942 Auto Care Center which would generate a total of 474 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 942 Auto Care Center – 20,000 square feet)

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

An Environmental Resource Permit was issued by the SJRWMD, #40-031-97503-7 to alter on-site wetlands and as a result those wetlands have been eliminated. However, a portion of the site is located within a flood zone and is within the CHHA. The proposed auto body collision repair facility is located in proximity to the main runway at Naval Air Station Jacksonville and is within the AICUZ zone.

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

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

(8) *Impact on wetlands*

Surveying of a 2004 Geographical Information Systems shape file did not identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2016-070 be **APPROVED** with the following exhibits:

1. **The original legal description dated November 25, 2015.**
2. **The revised written description dated January 28, 2016.**
3. **The revised site plan dated January 18, 2016.**



Property is currently undeveloped.

Source: Staff, Planning and Development Department
Date: February 3, 2016

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

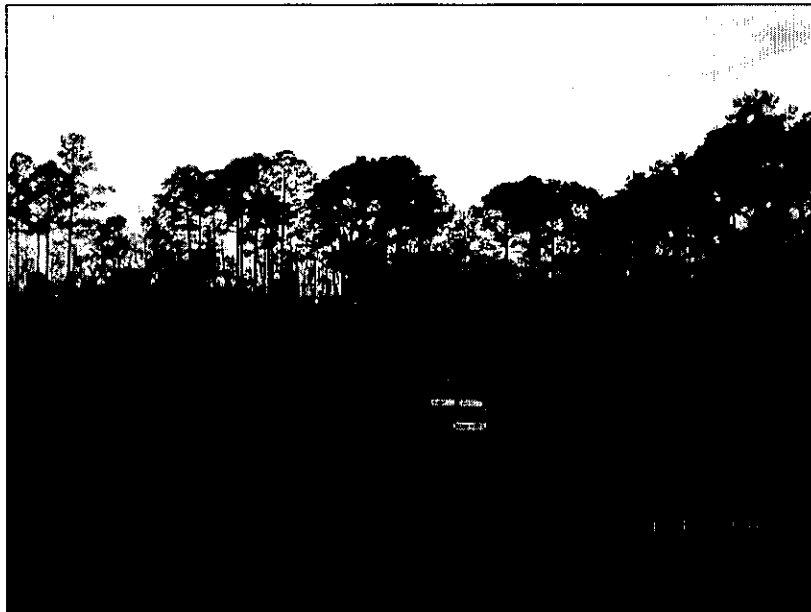
The site is required to be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project would be required to contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 3, 2016, the required Notice of Public Hearing sign was posted.



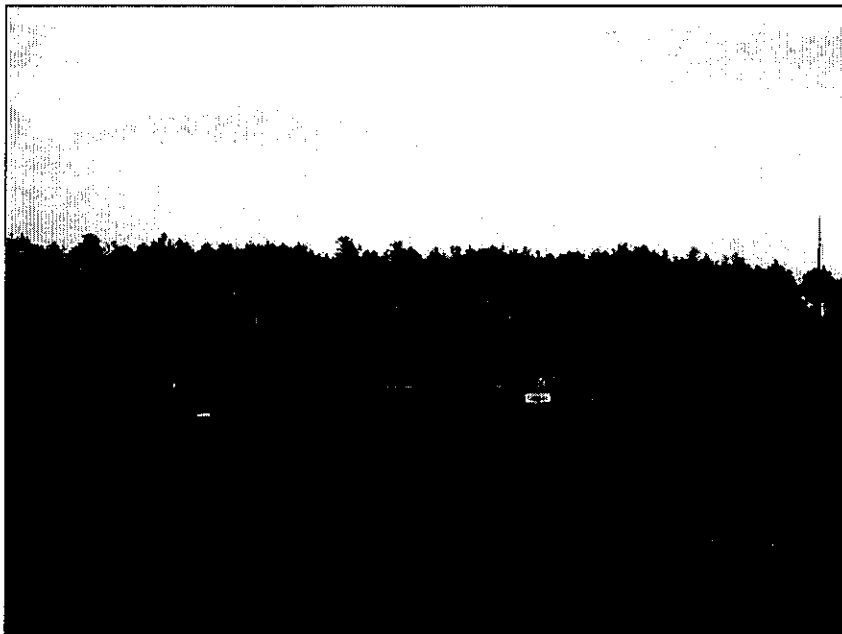
Sign Posted.

*Source: Staff, Planning and Development Department
Date: February 3, 2016*



Brooks Rehabilitation Clinic east of the property.

*Source: Staff, Planning and Development Department
Date: February 3, 2016*



Roosevelt Boulevard and CSX Railway east of the property.

*Source: Staff, Planning and Development Department
Date: February 3, 2016*



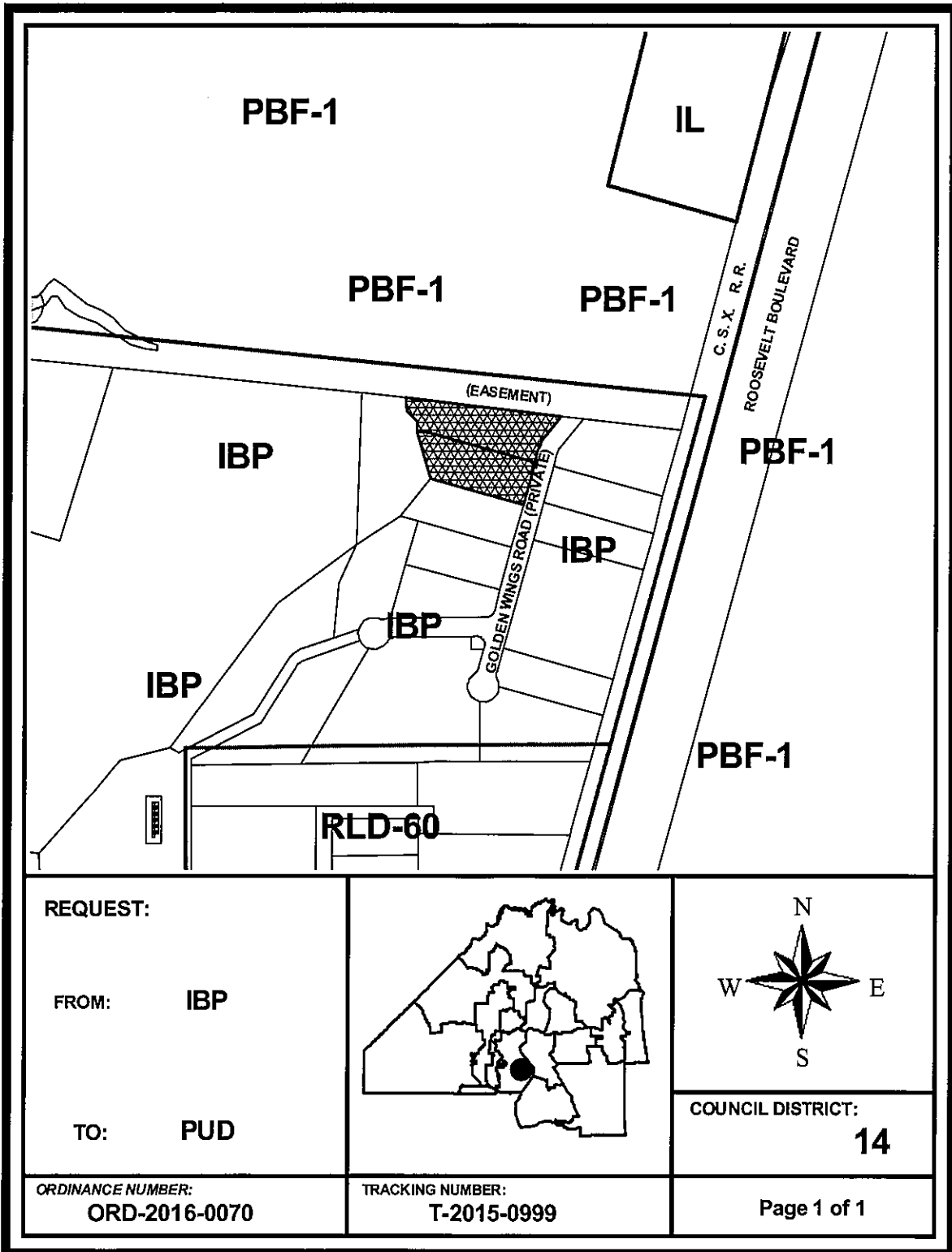
Navy Federal Credit Union located south and east of the property.

Source: Staff, Planning and Development Department
Date: February 3, 2016



Industrial warehouse and service centers located at the southern end of the business park.

Source: Staff, Planning and Development Department
Date: February 3, 2016



Transmittal To Land Use Section For Review of Zoning Applications

Application # 2016-070

Planning District 4

Requesting Zoning Planner Aaron Glick

Date Request Transmitted 2-1-2016

Date Requested for completion and Return 2-8-2016

← Shaded Area Below is to be filled out by LAND USE STAFF ONLY →

Date Received 2-1-2016

Land Use Planner Receiving the Request Luke Lukacovic

Date Returned to Zoning Planner 2-3-2016

Comments:

Auto body repair is permitted as a secondary use in the BP land use category and as such, extra scrutiny is advised when reviewing this rezoning application for PUD for consistency with the area.

An Environmental Resource Permit was issued by the SJRWMD # 40-031-97503-7 to alter on-site wetlands and as a result these wetlands have been eliminated. However, a portion of the site is located within a flood zone and within the CHHA.

Development in the flood zone must follow the floodplain management ordinance.

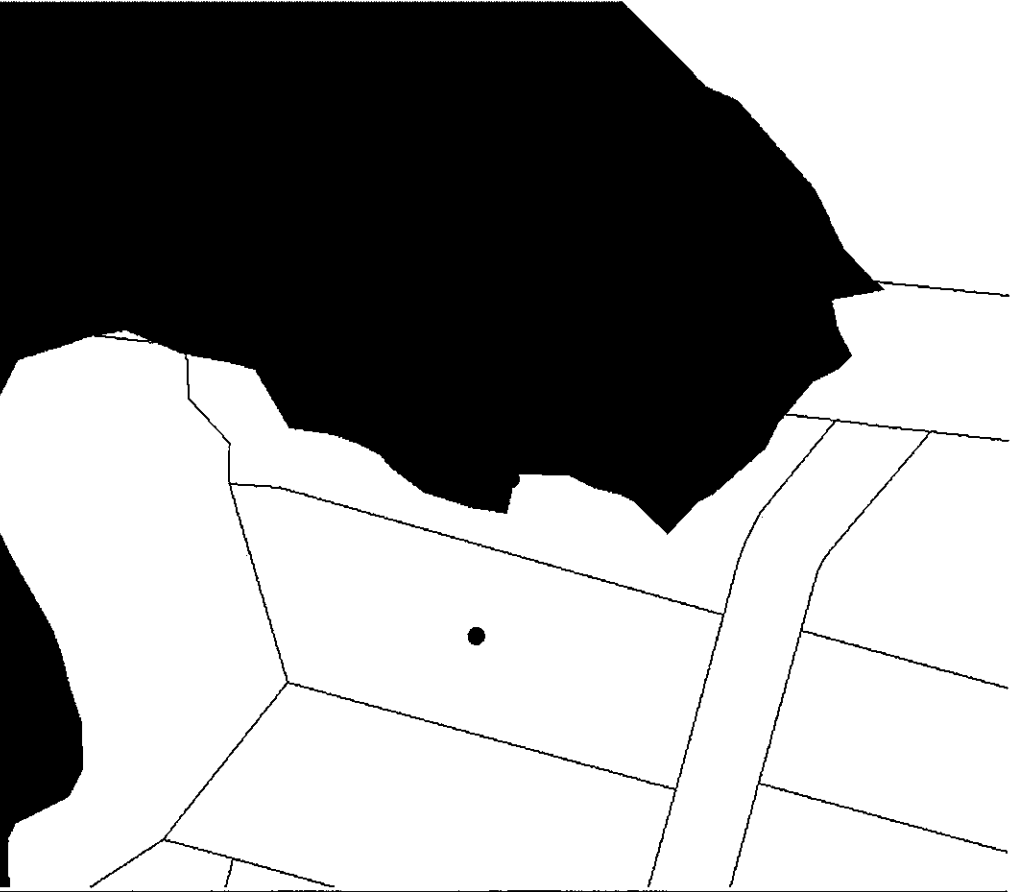
Development should be clustered to the greatest extent possible to minimize development in the CHHA.

NOTE: The Land Use comments provided are based on the Exceptions, Waivers, Variances and Rezoning's Baseline Review provided by the Zoning Planner with the application.

Caliber Collision Flood Zone



Caliber Collision Coastal High Hazard Area



Caliber Collision Aerial Photo



Checklist / Baseline Review

Application Name

Print Form

Agent / Owner

Intake Planner

Pre-application meeting <input type="text"/>	New information received <input type="text" value="Dec 14, 2015"/>
Application submitted <input type="text" value="Nov 25, 2015"/>	Sent to OGC <input type="text" value="Jan 14, 2016"/>
Application reviewed <input type="text" value="Dec 4, 2015"/>	OGC approved <input type="text"/>
Date sufficient / insufficient <input type="text" value="Dec 30, 2015"/>	Date paid <input type="text" value="Jan 13, 2016"/>

Planning District <input type="text" value="4 - Southwest"/>	Existing Land Use <input type="text" value="BP"/>	<input type="text"/>
Council District <input type="text" value="14 - Jim Love"/>	Development Area <input type="text" value="Suburban Area (SA)"/>	
Council District <input type="text"/>	Existing Zoning <input type="text" value="IBP"/>	<input type="text"/>

Neighborhood Association(s)

NAP / Corridor Study / Town Center

Downtown Overlay <input type="text" value="None"/>	Aquatic Preserve <input type="text" value="No"/>	Civilian Notice Zone <input type="text" value="No"/>
<input type="radio"/> DRI <input type="text"/>	Septic Tank Failure Area <input type="text" value="No"/>	Civilian School Zone <input type="text" value="No"/>
Springfield Historic District <input type="text" value="No"/>	Boat Facility Siting Zone <input type="text" value="No"/>	Civilian Height Zone <input type="text" value="No"/>
Riverside Historic District <input type="text" value="No"/>	Coastal High Hazard Zone <input type="text" value="Yes"/>	Military Notice Zone <input type="text" value="Yes"/>
Riverside Overlay <input type="text" value="No"/>	Wellhead Protection Zone <input type="text" value="No"/>	Military School Zone <input type="text" value="No"/>
Lake Marco Overlay <input type="text" value="No"/>	State Road <input type="text" value="No"/>	Military Height Zone <input type="text" value="50 ft"/>
San Marco Overlay <input type="text" value="No"/>	Outside Suburban Boundry <input type="text" value="No"/>	Noise Contour Zone <input type="text" value="65 - 74 DN"/>
Mandarin Height Overlay <input type="text" value="No"/>	Industrial Sanctuary <input type="text" value="No"/>	NAS Jax APZ <input type="text" value="APZ 1"/>
Mandarin Road Overlay <input type="text" value="No"/>	Industrial Compatibility <input type="text" value="No"/>	Whitehouse OLF APZ <input type="text" value="No"/>
Mayport <input type="text" value="No"/>	Floodplain <input type="text" value="Yes"/>	Whitehouse OLF Light Restriction Zone <input type="text" value="No"/>
King Soutel Overlay Best Practices Handbook <input type="text" value="No"/>	Listed Species Report > 50 acres <input type="text" value="No"/>	

Planner's Comments

YES **Exhibit 1 Legal Description**

YES Date

N/A Page numbers

YES **Exhibit A Property Ownership Affidavit**

YES **Exhibit B Agent Authorization / Notarized**

YES **Exhibit C Binding Letter**

YES **Exhibit D Written Description**

<input type="checkbox"/> YES	Name	<input type="checkbox"/> YES	Description of permitted uses
<input type="checkbox"/> YES	Date	<input type="checkbox"/> YES	Description of permissible uses by exception
<input type="checkbox"/> NO	Page numbers	<input type="checkbox"/> YES	Limitations on permitted uses/permissible uses
<input type="checkbox"/> YES	Justification for Rezoning	<input type="checkbox"/> YES	Description of accessory uses and structures
<input type="checkbox"/> YES	Existing site characteristics	<input type="checkbox"/> YES	Minimum lot area and width
<input type="checkbox"/> YES	Schedule of phases commencement/completion dates	<input type="checkbox"/> YES	Minimum setbacks - front, side, rear
<input type="checkbox"/> YES	Statement of intent for operation/maintenance of areas	<input type="checkbox"/> YES	Maximum lot coverage
<input type="checkbox"/> YES	How the PUD differs from the Zoning Code	<input type="checkbox"/> YES	Maximum building height
<input type="checkbox"/> YES	Name of Developer, Architect, Engineer, Planner	<input type="checkbox"/> YES	Parking requirements
<input type="checkbox"/> YES	Acreage Table	<input type="checkbox"/> YES	Vehicular circulation, points of egress/ingress
	Gross acreage	<input type="checkbox"/> YES	Pedestrian circulation, sidewalks, paths
	Land use by acreage	<input type="checkbox"/> YES	Landscaping requirements
	Number of dwelling units by type	<input type="checkbox"/> YES	Sign requirements
	Amount of active recreation		Monument / pole
	Amount of passive open space		Wall
	Amount of public or private right-of-way		Directional
	Maximum coverage of buildings/structures		Other
<input type="checkbox"/> N/A	Total number of dwelling units by each type	<input type="checkbox"/> N/A	Recreation requirements
<input type="checkbox"/> YES	Total square footage of non-residential buildings	<input type="checkbox"/> YES	Utility provider - water, sewer, electric

YES**Exhibit E Site Plan** YES

Date

 YES

Buildings/parking shown

 N/A

Page numbers

 NO

Existing vehicular/pedestrian circulation system

 YES

North arrow

 YES

Proposed vehicular/pedestrian circulation system

 YES

Bar scale

 YES

Points of egress/ingress paving width, ROW

 NO

Existing site characteristics

 NO

Driveways, median openings within 660 feet

 YES

Buildings shown

 NO

Landscaping / buffers shown

 YES

Parking shown, vehicular circulation

 NO

Waiver for Site Plan items

 YES

Acreage Table or EXHIBIT F Land Use Table

Gross acreage

Land use by acreage

Active recreation

Passive open space (ponds, conservation, wetlands)

Public or private right-of-way

 YES**Exhibit F Land Use Table** YES**Exhibit G Warranty deed** YES**Exhibit H Aerial photograph** N/A**Exhibit I Listed species report (if greater than 50 acres)** YES**Exhibit J Other information** YES**Exhibit K Site location map**



MEMORANDUM

DATE: 02/08/2016

TO: Aaron Glick
City Planner II

FROM: Soliman Peter Salem
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF CALIBER COLLISION PUD

Roosevelt Boulevard (SR 15), from Clay County Line to Timuquana Road (SR 134), is the directly accessed functionally classified roadway. Roosevelt Boulevard is a 6-lane divided class I principal arterial in this vicinity and is currently operating at an acceptable LOS C. Roosevelt Boulevard segments have a maximum daily service volume of 59,900 vpd and a 2015 daily traffic volume of 37,750. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Roosevelt Boulevard must be subject to FDOT access management requirements.

This proposal is for 20,000 square feet of ITE 942 Auto Care Center which would generate a total of 474 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 942 Auto Care Center – 20,000 square feet)

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0070 Staff Sign-Off/Date AAG / 01/18/2016

Filing Date 01/20/2016 Number of Signs to Post 2

Hearing Dates:

1st City Council 02/23/2016 Planning Commission 02/18/2016

Land Use & Zoning 03/01/2016 2nd City Council 03/08/2016

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 999 Application Status FILED COMPLETE

Date Started 11/25/2015 Date Submitted 11/25/2015

General Information On Applicant

Last Name	First Name	Middle Name
ATWILL	FRED	
Company Name		
ATWILL LLC		
Mailing Address		
9001 FOREST ACRES LANE		
City	State	Zip Code
JACKSONVILLE	FL	32234
Phone	Fax	Email
9046108975	904	ATWILLFRED15@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
DAVIS	ALLEN	P
Company/Trust Name		
TP PROPERTIES, LLC		
Mailing Address		
10702 HOOD ROAD, SUITE 8		
City	State	Zip Code
JACKSONVILLE	FL	32257
Phone	Fax	Email
9045197770	9045197776	ATWILLFRED15@GMAIL.COM

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	098404 0065	14	4	IBP	PUD
Map					

098404 0020	14	4	IBP	PUD
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Ensure that RE# is a 10 digit number with a space (##### #####)

Existing Land Use Category

BP

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.36

Development Number 9156.0

Proposed PUD Name CALIBER COLLISION PUD

Justification For Rezoning Application

ALLOWING THE CALIBER COLLISION AUTO BODY COLLISION REPAIR FACILITY TO LOCATE ITS BUSINESS WITHIN THE TIMUQUANA COMMERCE CENTER WILL PROMOTE EFFICIENCIES NOT POSSIBLE THROUGH STRICT APPLICATION OF THE CITY'S ZONING CODE. FOR EXAMPLE, THE OPPORTUNITY FOR THIS VENTURE TO ESTABLISH A BUSINESS PRESENCE IN THE COMMERCE PARK, USING TWO (2) SEPARATE, CURRENTLY UNDEVELOPED, VACANT LOTS, WILL RESULT IN AN INFILL OF GEOGRAPHICALLY "CLOSE IN" UNUSED DEVELOPABLE SPACE, PER THE 2030 COMP PLAN.

Location Of Property

General Location

WEST OF ROOSEVELT BLVD. & NAVAL AIR STATION JAX, BETWEEN ROOSEVELT & THE OI

House #	Street Name, Type and Direction	Zip Code
7708	GOLDEN WINGS RD	32244

Between Streets

ROOSEVELT BOULEVARD and ORTEGA RIVER

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**
2.36 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee**
12 Notifications @ \$7.00 /each: \$84.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,114.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit "D"
WRITTEN DESCRIPTION
Caliber Collision PUD
January 28, 2016

I. Project Description

A. The proposed Caliber Collision auto body collision repair facility will occupy a total of 2.36 acres located within the Timuquana Commerce Center. The subject property is comprised of two vacant undeveloped contiguous parcels. The first is addressed at 7208 Golden Wings Road (Lot 1, RE# 098404-0020, 1.25 acres), and the second is addressed at 7216 Golden Wings Road (Lot 10, RE #098404-0065, 1.11 acres).

The proposed Caliber Collision auto body collision repair facility lots are located west of Roosevelt Boulevard (Highway 17) and Naval Air Station Jacksonville, between Roosevelt Boulevard and the Ortega River.

B. Project Name: Caliber Collision PUD.

C. Project Architects:

Landscape Architect:

Janet O. Whitmill, RLA, Inc.
(Janet Whitmill Project Manager)
PO Box 5212
Jacksonville, Florida 32247-5212
(Office) (904) 398-7688

Architect:

Cross Architects, PLLC
Shawn Offutt
1255 W. 15th Street, Suite 125
Plano, Texas 75075
(Office) (972) 398-6644 Ext. 304
(Fax) (972) 312-8866
Soffutt@crossarchitects.com

D. Project Engineer:

Goodson, Nevin & Associates
Consulting Engineers

(John Nevin, P.E.)
10175 Fortune Parkway, Suite 403
Jacksonville, Florida 32256
(Office) (904) 519-7770
(Fax) (904) 519-7776

E. Project Developer:

Cross Development, LLC
Mr. Chad Gantt, Development Manager
5317 Inverrary Drive
Plano, Texas 75093
(Cell) (980) 207-9006

F. Current Land Use Designation: BP.

G. Current Zoning District: IBP.

H. Requested Zoning District: PUD.

I. Real Estate Numbers:

Lot 1 (RE# 098404-0020), 7208 Golden Wings Road.

Lot 10 (RE# 09840-0065, 7216 Golden Wings Road.

II. Surrounding uses and types of businesses include the following:

(A). Immediate surrounding uses:

North: City of Jacksonville vacant land zoned IBP, 6.22 acres (RE# 098406-0100).

West: NAS Commercial Park, LLC stormwater retention pond. 1.75 acres (RE# 098404-0005).

South: Lot 11, 7224 Golden Wings Road, vacant lot zoned IBP, Frank M. Sheu, 1.09 acres (RE# 098404-0070).

East: Lot 4, 7223 Golden Wings Road, vacant lot zoned IBP, Southland Management Group of Florida LLC, 1 acre (RE# 098404-0035).

Lot 3, 7215 Golden Wings Road, vacant lot zoned IBP, Bunelle Properties LLC, .99 acres (RE #098404-0030).

Lot 2, 7207 Golden Wings Road, Riverside Medical Plaza LLC, medical office use, zoned IBP, 1.51 acres (RE# 098404-0025).

(B). Additional Developed Lots in Timuquana Commerce Center:

Lots 5, 6 and 7, 7231 Golden Wings Road, Navy Federal Credit Union, banking use, zoned IBP, 2.99 acres (RE# 098404-0042).

Lot 16, 4625 Sub Chaser Court, GRH Eldridge LLP, warehouse/prefab use, zoned IBP, 1.3 acres (RE# 098404-0095).

Lots 14, 15 and 17, 4416 Sub Chaser Court, Roosevelt Commerce Center LLC, warehouse flex space, zoned IBP, 3.97 acres (RE# 098404-0085).

Lot 8, 7255 Golden Wings Road, JFJ Realty LLC, real estate office use, zoned IBP, .99 acres (RE# 098404-055).

4640 Sub Chaser Court, Timuquana Plaza, Inc., Industrial Warehouse Condo use, zoned IBP (RE # 098404-1060; RE# 098404-1190; RE# 098404-1070; RE# 098404-1180 (2 units); RE# 098404-1170 (2 units); RE# 098404-1010 Timuquana Plaza Common Area).

III. Quantitative Data

A. Total Acreage: 2.36+/- acres.

B. Total number of dwelling units: 0.

C. Total Amount of non-residential floor area: Not to exceed 20,000 enclosed sf.

D. Total amount of recreation area: 0 Acres.

E. Total amount of open space: 0 Acres.

F. Total amount of public/private rights of way: 0 Acres.

G. Total amount of land coverage of all buildings and structures: Not to exceed 20% (not to exceed 20,000 enclosed sf. upon 2.36+/- acres).

H. Phase schedule of construction: Two phases. First is anticipated to be a 16,907 enclosed sf. structure at 26 ft. in height, 2016 start and finish phase 1. Potential future second phase not to exceed cumulative total for entire facility of 20,000 enclosed sf. at no more than 35 ft. in height.

IV. Statements

A. The proposed Caliber Collision PUD rezoning differs from the usual application of the City's Zoning Code because its anticipated use is not allowed in the current Timuquana Commerce Center IBP Zoning District, by right or by exception. Yet the Industrial Business Park (IBP) Zoning District Park Category's description given in Section 656.321, Ordinance Code states that "...light industrial uses" may constitute up to 30 percent of the commerce center in which said use is proposed. Moreover, although the proposed auto body collision repair facility is located in proximity to the main runway at Naval Air Station Jacksonville, its use is allowed within the applicable AICUZ airport overlay zones.

B. The existing uses and types of businesses in the Timuquana Commerce Center are all allowed by right in the IBP Zoning District. These existing uses and types of businesses are located and described in paragraph II (A) and II (B) above.

C. The Timuquana Commerce Center was originally known as the "NAS Commercial Park". The NAS Commercial Park was subject of a Part 2 Chapter 655 Development Agreement between the City of Jacksonville and W. Frost Weaver of the Weaver Realty Group, Inc. of Jacksonville, Florida. The development agreement, number 37712, cited a total buildout for the NAS Commercial Park of 459,000 enclosed square feet of commercial development. Therefore, pursuant to the maximum 30 percent IBP Zoning Classification for light industrial uses referenced in paragraph IV. (A) above, up to 137,700 enclosed square feet of light industrial uses could be allowed to be developed in the overall project. The duration of the development agreement expired October 6, 2013. Still, the total buildout projected in the contract was approved based upon the ability of the overall property's carrying capacity to accommodate and absorb the 459,000 enclosed square feet at buildout.

The proposed Caliber Collision auto body collision repair facility, a light industrial use, will be no larger than 20,000 enclosed square feet at buildout.

D. The Timuquana Commerce Center is subject to the City's BP (Business Park) future land use code of the 2030 Comprehensive Plan Future Land Use Element. The BP future land use code permits all public facilities and nonresidential uses permitted in residential and commercial future land use categories as secondary uses. So long as the process to obtain the secondary use is through a process requiring extra scrutiny (such as an exception or rezoning), it may be requested and potentially approved, per the City's Planning and Development Department. Therefore, no land use amendment is required for the proposed Caliber Collision auto body collision repair facility.

E. Caliber Collision, the largest independently-owned collision repair company in the United States, intends to commence its first phase's horizontal and vertical development of the

subject property in 2016 and to complete the project before 2017, so that it can strive to become the collision repair provider of choice in the City of Jacksonville. There is potentially a second phase as well, but it will not result in making the entire facility greater than twenty (20) thousand enclosed square feet.

F. Caliber Collision will comply with and support all reasonable requirements to maintain and/or improve their facility's area and functions described herein which are not to be provided operated or maintained by the City of Jacksonville.

For example, attached hereto as Exhibit "K" is a copy of the Caliber Collision civil engineering first draft, wherein there are drawings showing the proposed development's various intentions regarding its Paving, Grading and Drainage Plan, its Maintenance of Traffic Plan, its Stormwater Pollution Prevention Plan plus Erosion Control Details.

These plans demonstrate the details that Caliber Collision intends to employ as it develops the subject property to best insure excellent future operations and responsible maintenance of its facility and grounds.

V. Uses and Restrictions

The subject property lots are currently vacant. It is the intent of this proposed PUD Rezoning to incorporate a compatible nontraditional use into the fabric of the Timuquana Commerce Center that will contribute to the overall wellness and success of the commercial subdivision.

(A). Uses Allowed by Right:

The uses allowable under the terms of this PUD shall include all permitted uses by right as provided in the Industrial Business Park ("IBP") Zoning District, as well as the following specific uses not allowed by right or by exception in the IBP Zoning District:

- (1). Major auto collision repair facilities;
- (2). Mobile car detailing;
- (3). Auto laundry and automated car wash facilities meeting the Performance Standards set forth in Part 4.

The specific uses proposed under (A) (a), (b) and (c), above shall not cumulatively exceed 20,000 enclosed square feet in floor area or thirty five (35) feet in building height.

(B). Permissible Uses by Zoning Exception:

All permissible uses allowable in the IBP Zoning District by Zoning Exception shall also be **permissible**, provided that a Zoning Exception application shall be submitted to the City for and obtained in accordance with the requirements of the Zoning Code.

C. Limitations on Permitted or Permissible Uses by Exception: None.

D. Permitted Accessory Uses and Structures.

All permitted Accessory Uses and Structures allowable in the IBP Zoning District shall be **permissible**, provided that the guidelines under the IBP Zoning Code are adhered to.

E. Restrictions on Uses: The specific uses proposed under (A) (1), (2) and (3) above shall not cumulatively exceed 20,000 enclosed square feet in floor area or thirty five (35) feet in building height.

V. Design Guidelines

A. Lot Requirements:

- (1). *Minimum lot area*: 10,000 square feet.
- (2). *Minimum lot width*: 0 feet.
- (3). *Maximum lot coverage by all buildings and structures*: 65%
- (4). *Minimum front yard*: 20 ft.
- (5). *Minimum side yard*: 10 ft.
- (6). *Minimum rear yard*: 10 ft.
- (7). *Maximum height of structures*: 35 ft.

B. Ingress, Egress and Circulation:

(1). *Parking Requirements*. The parking requirements for the Caliber Collision PUD shall be consistent with the requirements of Part 6 of the City of Jacksonville Zoning Code.

(2). *Vehicular Access*.

(a). Vehicular access to the Caliber Collision auto body collision repair facility shall be by way of 7208 and/or 7216 Golden Wings Road, as shown in the project's Geometry Plan (please see Exhibit "E"). The

final location of all access points is subject to the review and approval of the City of Jacksonville Planning and Development Department's Development Services Division.

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

(3). *Pedestrian Access.*

(a). Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All Caliber Collision auto body repair collision facility identity and directional signs shall be architecturally compatible with the building represented. All signage shall meet the requirements of Part 13 of the City of Jacksonville Zoning Code.

(1). Monument Sign. An identity monument sign to be located as depicted on the Geometry Plan under Exhibit "E" will be permissible for the Caliber Collision auto body repair facility. The monument sign may be two (2) sided and externally and internally illuminated. The sign shall not exceed six (6) feet in height, ten (10) feet in width and sixty (60) square feet (each side) in area.

(2). Wall Signs. Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy footage or respective sides of the Caliber Collision auto body repair facility building or respective sides of the building facing the public right-of-way. In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy footage or respective sides of the building facing the public right of way, provided that any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

(3). Directional Signs. Directional signs, including the main building, common areas and building entries, shall be permitted within the Coastal Collision PUD. The design of these signs should reflect the character of the use and may include the Coastal Collision auto body repair facility name and logo. Pedestrian and vehicle directional signage shall be a maximum of four (4) square feet in area per sign face (each side). All vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

D. Landscaping:

The Caliber Collision PUD property shall be developed in accordance with the City of Jacksonville's Part 12 Landscape regulations of the City's Zoning Code; contained within the following lot buffer areas **and internal areas of the subject property:**

(1). Minimum front yard: 5 ft.

(2). Minimum side yard: 5 ft.

(3). Minimum rear yard: 5 ft.

(4). Internal landscaping including but not limited to internal and end islands in parking areas as depicted in the Geometry Plan (please see Exhibit "E").

E. Recreation and Open Space:

The Caliber Collision PUD is a non-residential project and therefore not subject to this requirement.

F. Utilities:

Potable water will be provided by JEA.
Sanitary Sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands:

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

VII. Development Plan Approval

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

VIII. Justification for Planned Unit Development Classification for this Project

The proposed Caliber Collision auto body collision repair facility is consistent with the general purpose and overall intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community for the following reasons:

A. Allowing the Caliber Collision auto body collision repair facility to locate its business within the Timuquana Commerce Center will promote efficiencies not possible through strict application of the City of Jacksonville Zoning Code. For example, the opportunity for this venture to establish a business presence in the commerce park, using two separate, currently undeveloped, lots, will result in an infill of geographically close in vacant space, which is the intent of the City's 2030 Comprehensive Plan.

Moreover, the proposed Caliber Collision auto body collision repair facility will employ 25 to 30 local collision repair technicians, and is a leader in the GREEN movement with more than 180 of its nationwide collision repair centers using water-based paints.

Caliber Collision is the largest independently owned collision repair company in the United States, with 29 of its current 331 locations located in Florida and Georgia. Overall, the company generates \$1.25 billion in annual revenue.

Objective 1.1 of the 2030 Comprehensive Plan's Future Land Use Element appears to be in harmony with the Caliber Collision PUD's proposed location:

"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."

Rather than locate its services outside the City's Suburban Development Area, Caliber Collision has chosen instead to propose its new facility's operations to take place on currently unused property in an established commerce center that is served by existing public services able to accommodate its needs.

Policy 1.1.11 under the 2030 Comprehensive Plan's Objective 1.1 also appears to support this goal:

"Policy 1.1.11. Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD) as described in this element."

As does Objective 2.10 of the 2030 Comprehensive Plan's Future Land Use Element:

"Objective 2.10. Apply urban development characteristics as defined in this element to suburban mixed use development projects as a means of promoting the development of complementary land uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl."

B. The proposed Caliber Collision auto body repair facility is compatible with surrounding land uses in the Timuquana Commerce Center and will improve the characteristics of its surrounding area.

Section 656.321, Ordinance Code, in its opening paragraph, states that the Industrial Business Park (IBP) Zoning Category is a mixed use category intended to accommodate low to moderate intensity office and industrial parks, which are generally developed as commercial subdivisions, such as the Timuquana Commerce Center. Although typically commercial offices, warehousing, wholesaling, distribution and similar uses can comprise up to (70) percent or more of the land area in this category, up to thirty (30) percent of the overall land area in an IBP Zoning Category area can also be designated for light industrial uses.

The proposed Caliber Collision auto body collision repair facility is recited as an allowable use in Section 656.322 (A) (I) (7), the City's Light Industrial Zoning Category's section.

Therefore in view of the current existing uses ongoing in the Timuquana Commerce Center at this time, it appears as if the proposed Caliber Collision auto body collision repair facility, currently planned for 16,907 enclosed square feet, but not to exceed 20,000 enclosed square feet, or thirty five (35) feet in height (facility's first phase is currently anticipated to be twenty-six (26) feet in height), falls within the allowable thirty (30) percent allowance under S. 656.321, Ordinance Code, and as such will be compatible with its surrounding land uses currently operating in the commerce center. Caliber Collision will also improve the overall characteristics of the surrounding area by developing and occupying currently undeveloped lots in the commerce center.

C. The proposed Caliber Collision auto body collision repair facility will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan. For example:

The proposed auto body collision repair facility will contribute to the achievement of the 2030 Comprehensive Plan's Future Land Use Element's Objective 3.2, which pledges to:

"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 City's residential areas."

Caliber Collision's stated Vision is to become the company that improves the image of the collision repair experience, and its Mission Statement is to become the collision repair provider of choice in every community they serve.

The Future Land Use Element's Policy 3.2.17 also appears to encourage the establishment of this business in the Timuquana Commerce Center as it suggests that the 2030 Comprehensive Plan:

".. Allow light industry to locate as a supporting use in mixed use PUD's outside areas designated for industrial use when the locational criteria and other provisions of this element, and all applicable regulations are met."

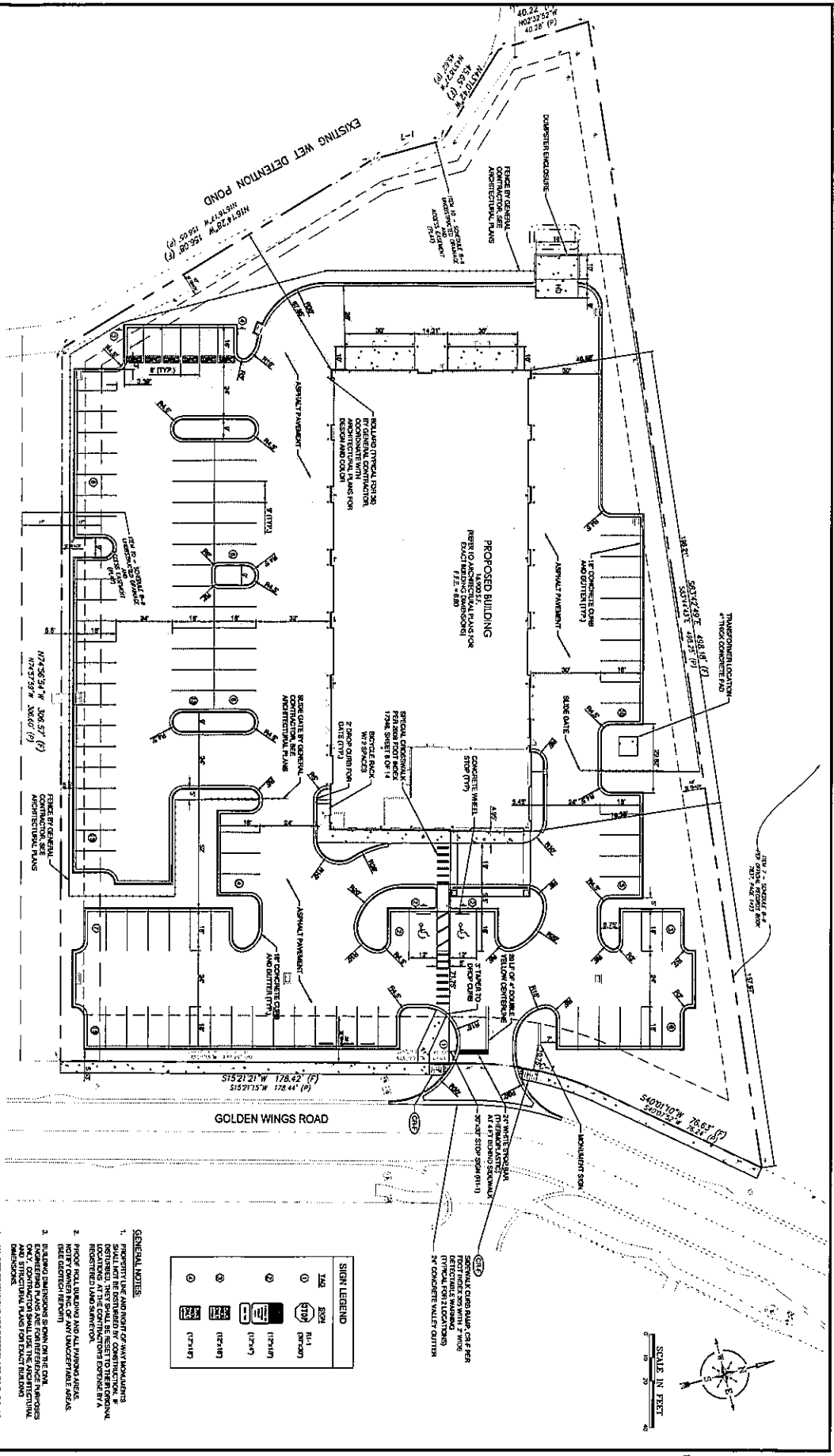
Future Land Use Objective 3.4 is a purpose of the City's 2030 Comprehensive Plan that supports the establishment of the Caliber Collision facility in the Timuquana Commerce Center:

"Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities."

Finally, Future Land Use element Objective 6.3 appears to be in harmony with the Caliber Collision proposal, as its proposed project qualifies as "infill development":

"The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure utilities and public facilities, while addressing the needs of City residents.

These Objectives and Policies, recited in the City of Jacksonville's 2030 Comprehensive Plan Future Land Use Element, serve to illustrate why the proposed Caliber Collision auto body collision repair facility will promote the purposes of the City's 2030 Comprehensive Plan.



PAVEMENT LEGEND

[Symbol]	STANDARD ASPHALT PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	CONCRETE SIDEWALK
[Symbol]	# OF STANDARD PARKING SPACES
[Symbol]	TRUCK/LOADING SPACES (SEE SPECIFICATIONS)
[Symbol]	GENERAL PURPOSE (SEE SPECIFICATIONS)

DATA SUMMARY

PARKING REQUIREMENTS - CURRENT REGULATION	22	22
PROPOSED	22	22
22 (10 SPACES x 2)		
TOTAL REQUIRED:	22	22
PARKING PROVIDED:	22	22
ASPHALT PAVEMENT:	22	22
CONCRETE SIDEWALK:	22	22
CONCRETE CURB AND GUTTER:	22	22
CONCRETE WHEEL STOP:	22	22
CONCRETE SIGNAGE:	22	22
CONCRETE SIDEWALK:	22	22
CONCRETE CURB AND GUTTER:	22	22
CONCRETE WHEEL STOP:	22	22
CONCRETE SIGNAGE:	22	22

REQUIRED IMPROVEMENTS

REQUIRED IMPROVEMENTS	22	22
CONCRETE SIDEWALK:	22	22
CONCRETE CURB AND GUTTER:	22	22
CONCRETE WHEEL STOP:	22	22
CONCRETE SIGNAGE:	22	22
CONCRETE SIDEWALK:	22	22
CONCRETE CURB AND GUTTER:	22	22
CONCRETE WHEEL STOP:	22	22
CONCRETE SIGNAGE:	22	22

Sunshine 811
 AGENCY CALL 811 BEFORE YOU DIG

- GENERAL NOTES:**
- PROPERTY LINE AND RIGHT OF WAY BOUNDARIES SHALL NOT BE DISTURBED BY CONSTRUCTION. ALL LOCATIONS AT THE CORNERS SHALL BE IDENTIFIED BY REGISTERED LAND SURVEYOR.
 - PROOF OF ALL BUILDING AND ALL PARKING AREAS MUST BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 - ALL DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH DEPT. A.S.
 - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH DEPT. A.S.
 - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH DEPT. A.S.
 - ALL SIGNAGE SHALL BE IN ACCORDANCE WITH DEPT. A.S.

SIGN LEGEND

[Symbol]	100	200	300
[Symbol]	400	500	600
[Symbol]	700	800	900
[Symbol]	1000	1100	1200

GEOMETRY PLAN

DATE: 10/16/2016
 PROJECT NO.: 13152
 DRAWN BY: JOHN HORN, P.E.
 CHECKED BY: J. S. NOTED
 SCALE: AS SHOWN

CALIBER COLLISION
 7208 GOLDEN WINGS ROAD
 JACKSONVILLE, FLORIDA

GNA
 Goodson Nevin
 Consulting Engineers
 E. E. # 20300
 10175 FORTUNE PARKWAY, SUITE 403
 JACKSONVILLE, FLORIDA 32256
 (904) 919-7770, fax (904) 919-7778



EXHIBIT F

PUD Name

Caliber Collision PUD

Land Use Table

Total gross acreage	2.36 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 Acres	0 %
Industrial	2.36 Acres	100 %
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	20,000 Sq. Ft.	20 %

If the applicant has not submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit required per section 656.124(c), the Department shall notify the Council committee of reference, which will result in a deferral of the item to be heard. The Council committee of reference shall not approve, approve with conditions or deny any item unless the applicant has submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit in accordance with the requirements set forth in section 656.124(c).

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application 2016-70 were posted in conformance with Section on the property/site located at:

RE# 098404-0020 (Lot 1) & RE# 098404-0065 (Lot 10)
Real Estate Number(s)

7208 Golden Wings Road (Lot 1) & 7216 Golden Wings Road (Lot 10)
Address

Jacksonville, Florida
City, State

Frederick Atwill, Jr.
Printed Name

[Signature]
Signature

Dated this 29th day of January 2016

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of Jan, 2016 by Frederick Atwill JR (Applicant/Agent)

Such person(s): (notary must check applicable box)

- is (are) personally known to me; or
 produced a current _____ driver's license as identification; or
 produced _____ as identification.

Tammy E Gray
[Print or type name]
Notary Public, State of Florida at Large

[Signature]

TAMMY E. GRAY
Notary Public, State of Florida
My Comm. Expires Aug. 13, 2018
Commission No. FF 141471

Rezoning Sign Affidavit Fred Atwill.doc

PLANNING AND DEVELOPMENT DEPARTMENT

214 North Hogan Street, Suite 300 | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

November 25, 2015

ORDINANCE _____

Legal Description

① 7208 Golden Wings Road, Lot 1 (RS# 098404-0020)

62-96 21-35-26E 1.25

Timuquana Commerce Center

② 7216 Golden Wings Road, Lot 10 (RS# 098404-0065)

62-96 21-35-26E 1.11

Timuquana Commerce Center

EXHIBIT A - Property Ownership Affidavit

Date: 11/19/15

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
7216 Golden Wings Road (RE# 098404-0065) &
7208 Golden Wings Road (RE# 098404-0020)

To Whom it May Concern:

I Allen Davis hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____

Print Corporate Name:

Print Name: _____

T.P. Properties LLC

By Allen Davis

Print Name: Allen Davis

Its: MGRM

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

PAULA GEIGER
Notary Public, State of Florida
My Comm. Expires July 4, 2017
Commission No. FF-8069

Sworn to and subscribed and acknowledged before me this 19 day of November 2015 by ALLEN DAVES, who is personally known to me or who has produced _____ as identification and who took an oath.

Paul A. Geiger
(Signature of NOTARY PUBLIC)

PAUL A. Geiger
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: July 4, 2018

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 11/19/15

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 7216 Golden Wings Road (RE# 098404-4065)
& 7208 Golden Wings Road (RE# 098404-0020)

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Fred Atwill, Jr.
ATWILL LLC to act as agent to file application(s) for Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

By _____
Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name: TP Properties LLC
By [Signature]
Print Name: Allen Davis
Its: MGRM

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

PAUL A. GEIGER
Notary Public, State of Florida
My Comm. Expires July 4, 2017
Commission No: FF 8069

Sworn to and subscribed and acknowledged before me this 19 day of November
2015 by ALLEN DAVIS, who is personally known to me or who has
produced _____ as identification and who took an oath.

[Signature of Notary]

(Signature of NOTARY PUBLIC)

PAUL A. GEIGER

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: July 4, 2017

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By:  _____

Its: MGM _____

Prepared by:

L.J. Arnold, III, Attorney at Law
718 North Orange Avenue
Green Cove Springs, Florida 32043

File Number: 06-3587

General Warranty Deed

Made this November 30, 2006 A.D. By **NAS Commercial Park, LLC**, a Florida Limited Liability Company, whose address is: 3616 Magnolia Point Blvd., Green Cove Springs, Florida 32043; hereinafter called the grantor, to **TP Properties, LLC**, a Florida Limited Liability Company, whose post office address is: 10702 Hood Road South, Suite 8, Jacksonville, Florida 32257, hereinafter called the grantee:

1335667

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lots 1, and 10 of **TIMUQUANA COMMERCE CENTER**, according to the Plat thereof as recorded in Plat Book 62, Page(s) 96, 97, 98, and 99 of the Public Records of Duval County, Florida.

Parcel ID Number: 098406-0000;098407-0000

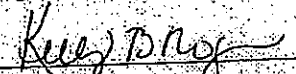
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

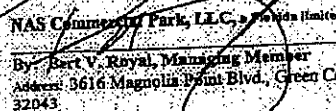
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority in and to convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name **KELLY B. ROGERS**


NAS Commercial Park, LLC, a Florida limited liability company
By:  (Seal)
Bert V. Royal, Managing Member
Address: 3616 Magnolia Point Blvd., Green Cove Springs, Florida
32043


Witness Printed Name **L.J. ARNOLD, III**

Address: _____ (Seal)

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 30th day of November, 2006, by Bert V. Royal as Managing Member on behalf of **NAS Commercial Park, LLC**, a Florida Limited Liability Company, who is/are personally known to me or who has produced _____ as identification.


Notary Public **KELLY B. ROGERS**
Print Name: _____
My Commission Expires: _____



Michael Corrigan, Tax Collector
Duval County/City of Jacksonville
Comments - taxcollector@coj.net
Inquiries - (904)630-1916
www.coj.net/tc

Date: 01/13/2016 Time: 14:18:20
Location: P05 Clerk: LSS
Transaction 0027366

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector

231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 12/30/2015
Email: AGlick@coj.net

Miscellaneous
Item: CR - CR353354
Receipt 0027366.0001-0001 2,114.00

Total Paid 2,114.00

CHECK 005466 2,114.00

Total Tendered 2,114.00

Fred Atwill
Address: 9001 Forest Ares Lane
Description: Caliber Collision PUD Rezoning Invoice, t#999 • Rezoning Application's
Base Fee: \$2,000.00 • Plus Cost Per Acre or Portion Thereof 2.36 Acres @
\$30.00/acre • Plus Notification Costs Per Addressee 12 Notifications @

SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
							2114.00

Paid By: CROSS DEVELOPMENT
Thank You

Total Due: \$2,114.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR353354REZONING/VARIANCE/EXCEPTION
Name: Fred Atwill

Date: 12/30/2015

Address: 9001 Forest Ares Lane

Description: Caliber Collision PUD Rezoning Invoice, t#999 • Rezoning Application's General Base Fee: \$2,000.00 • Plus Cost Per Acre or Portion
Thereof 2.36 Acres @ \$10.00/acre: \$30.00 • Plus Notification Costs Per Addressee 12 Notifications @

Total Due: \$2,114.00

