

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2016-111 TO**  
**PLANNED UNIT DEVELOPMENT**

**MARCH 3, 2016**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2016-111** to Planned Unit Development.

***Location:*** 4500 Hodges Boulevard between Glen Kernan Parkway and Chets Creek Boulevard

***Real Estate Number(s):*** 167735-0030

***Current Zoning District:*** Planned Unit Development (PUD 2011-583-E)

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

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** Southeast, District 3

***Planning Commissioner:*** Daniel Blanchard

***City Council District:*** The Honorable Aaron L. Bowman, District 3

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

***Owner:*** Watson Realty Corporation  
7821 Deercreek Club Road, Suite 200  
Jacksonville, Florida 32256

***Staff Recommendation:*** **DENY**

**GENERAL INFORMATION**

Application for Planned Unit Development 2016-111 seeks to rezone approximately 1.00 acre of land from PUD to PUD. The rezoning to PUD is being sought to increase the existing sign from 84 square feet to 105 square feet and allow for an electronic changing message device. There are no changes to the existing uses.

The original zoning was Commercial Residential Office (CRO) which allows for a 24 square foot, 12 foot high monument sign and 5 square foot wall sign or 32 square foot, 12 foot high monument sign and no wall sign.

The parcel was rezoned in 2009 to PUD to allow for a 64 square foot, 12 foot high monument sign and 140 square foot wall sign. In 2010 a minor modification was approved to increase the sign height from 12 feet to 17 feet.

A PUD to PUD rezoning was approved in 2011 to increase the monument sign from 64 square feet to 84 square feet and the height from 17 feet to 20 feet and increase the wall sign from 140 square feet to 200 square feet. This PUD contained conditions specifically prohibiting an electronic changing message device and restricting the illumination from 9:00 PM to 6:00 AM seven days a week.

**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 Residential Professional Institutional (RPI) 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 Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential

neighborhoods.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses, shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

The uses provided herein shall be applicable to all RPI sites within the Suburban Area.

**Principal Uses:** Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Off street parking lots and garages when combined with another principal use; Single-use developments shall be limited to residential or office. Mixed use developments may not include more than 90 percent of any individual use.

**Secondary Uses:** Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?*

Yes. The subject property is in the Residential Professional Institutional (RPI) land use category and the primary zoning districts are RMD-D, CO and CRO. Section 656.1303(c)(4), Zoning Code states "In Co and CRO Districts changing message devices and illuminated and indirect signs indirect lighting signs are also prohibited."

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

*(1) Consistency with the 2030 Comprehensive Plan*

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI). This proposed rezoning to Planned Unit Development is inconsistent with the 2030 Comprehensive Plan, and does not furthers the following goals, objectives and policies contained herein, including:

FLUE Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

As indicted earlier, the subject property is in the Residential Professional Institutional (PRPI) land use category. Chapter 656, Part 13 Sign Regulations specifically prohibits changing message devices in the CO and CRO Districts which are the primary zoning districts in the land use category.

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

The subject property is surrounded multi-family dwellings to the north and east, single family to the west and offices to the south. These uses expect a minimum level of objectionable or excessive lighting and glare which will come from changing message device. Allowing a changing message device dramatically increases the intensity of the office use. The nearest commercial use is approximately 1,300 feet to the south.

*(2) Consistency with the Concurrency Mobility and Management System*

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

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a office development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

*(4) Internal compatibility*

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

The streetscape: There is no change to the streetscape.

The use of existing and proposed landscaping: There is no change to the existing landscaping which meets the required landscaping in Chapter 656, Part 12 of the Zoning Code.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: No additional uses are proposed in the current application.

*(5) External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is **not** achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located on Hodges Boulevard which contains single family and multifamily dwellings and institutional uses. The nearest commercial zoning is 1,300 feet to the south. Adding a changing message devise to the sign raises the intensity of the office use. This increased intensity will create objectionable and excessive lighting and glare for the adjacent residential uses.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	PUD (95-1150)	Multi-family apartments
South	RPI	PUD (11-150)	Day care and offices
East	CGC	PUD (94-842)	Multi-family apartments
West	RPI	PUD (04-308)	Single family dwellings

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The Windsor Parke PUD is 1,300 feet to the south and allows uses typically found in the CCG-1 Zoning District. However the PUD contains a master sign plan which substantially reduces the square footage of allowed signs and the only changing message device is for the gas price at the Shell Station. Out parcels are allowed one monument sign 50 square feet in area and 10 feet in height. The main sign for the grocery store and inline stores (approx. 63,837 sq. ft.) is 200 square feet in area and 24 feet in height. For comparison, the proposed sign for the Watson Realty (11,438 sq. ft.) is 105 square feet and 21 feet in height.

*(6) Intensity of Development*

The proposed uses are consistent with the RPI functional land use category as a real estate office. Although the uses are compatible, the PUD and the proposed changing message device is inappropriate at this location because it increases the intensity of the use beyond what is typical for an office in a predominately residential area.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The proposed PUD with the changing message device will provide protection to the adjacent residential dwellings.

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

The project will be developed with the required amount of open space.

*(8) Impact on wetlands*

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

*(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.*

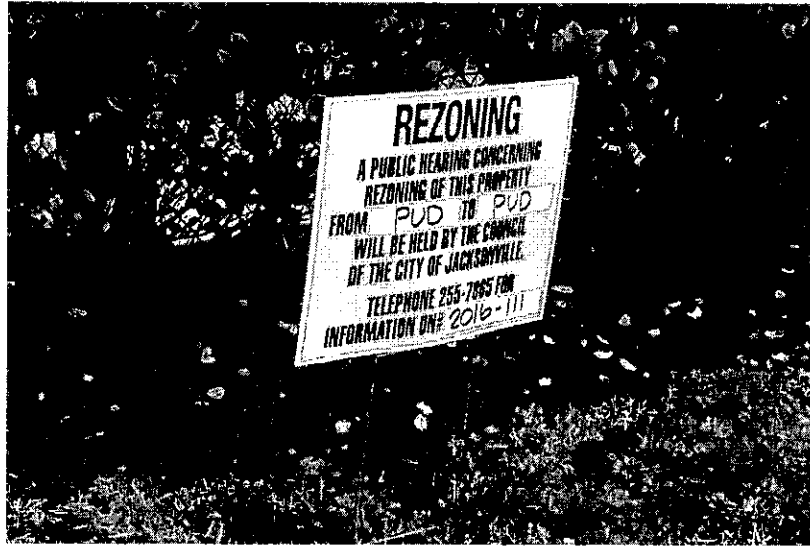
The site is developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 21, 2016, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2016-111 be **DENIED**.



Aerial view of the property.





View of site with existing sign.



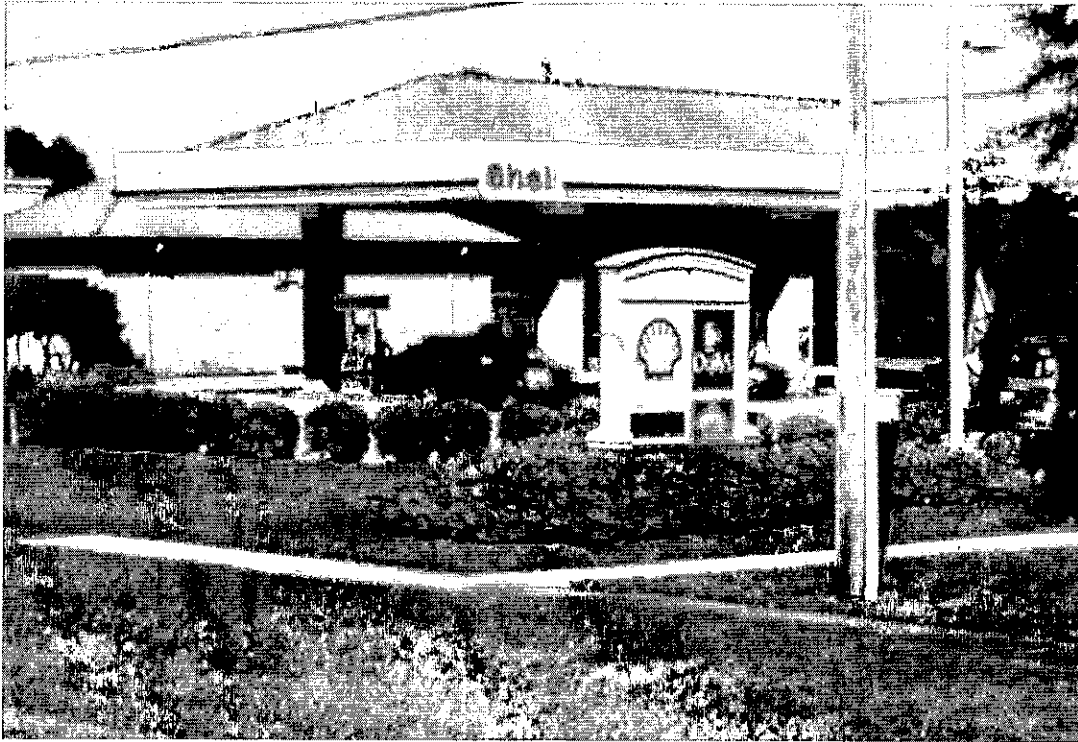
Existing sign



View of surrounding area.



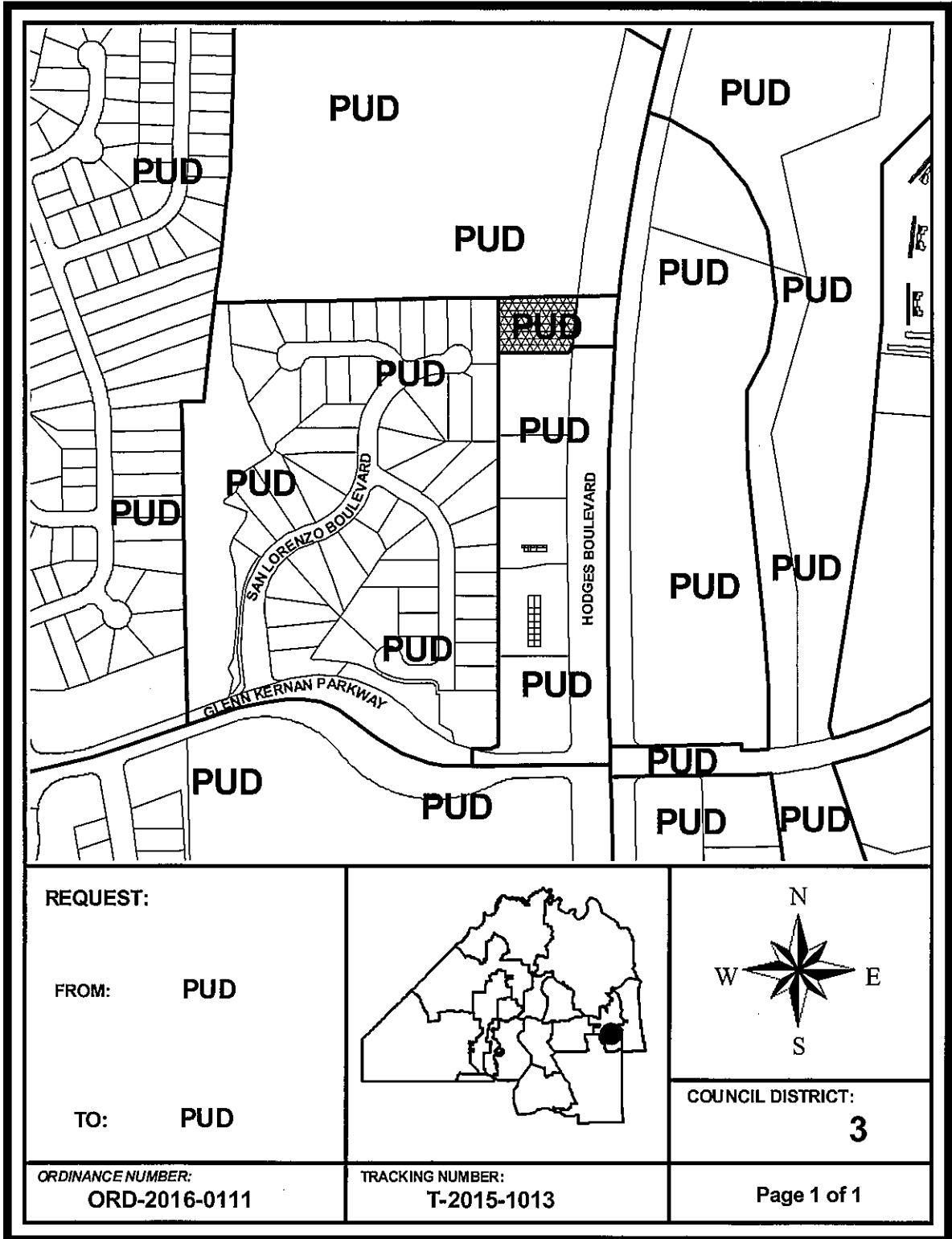
Sign for adjacent day care.



Shell Station with changing message device.



Main sign for commercial center



# Application For Rezoning To PUD

## Planning and Development Department Info

Ordinance # 2016-0111 Staff Sign-Off/Date BEL / 01/29/2016

Filing Date 02/03/2016 Number of Signs to Post 1

### Hearing Dates:

1st City Council 03/08/2016 Planning Commission 03/03/2016

Land Use & Zoning 03/15/2016 2nd City Council N/A

Neighborhood Association WINDSOR PARKE PROPERTY OWNERS, HANOVER PARK ASSOC.

Neighborhood Action Plan/Corridor Study NONE

## Application Info

Tracking # 1013

Application Status PENDING

Date Started 12/14/2015

Date Submitted 12/14/2015

## General Information On Applicant

Last Name	First Name	Middle Name
MANN	L	CHARLES

Company Name  
MANN-PELLICER

Mailing Address  
165 ARLINGTON ROAD

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
WATSON	REALTY	

Company/Trust Name  
WATSON REALTY CORP.

Mailing Address  
7821 DEERCREEK CLUB ROAD, STE. 200

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email
9045965960	9045965966	

## Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2011-583

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	167735 0030	3	3	PUD	PUD

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

**Existing Land Use Category**

RPI

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 1.00

**Development Number**

**Proposed PUD Name** WATSON HODGES II

**Justification For Rezoning Application**

TO UPDATE CURRENT SIGN

**Location Of Property**

**General Location**

WEST SIDE OF HODGES BOULEVARD, 1,500 FEET NORTH OF GLEN KERNAN PARKWAY

House #	Street Name, Type and Direction	Zip Code
4500	HODGES BV	32256

**Between Streets**

GLEN KERNAN PARKWAY and CHETS CREEK BLVD

**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**  
1.00 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**  
21 Notifications @ \$7.00 /each: \$147.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,157.00

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

**ORDINANCE**

**Legal Description**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF GLEN KERNAN PARKWAY (A VARIABLE WIDTH RIGHT- OF-WAY PER PLAT OF RIVERBROOK AT GLEN KERNAN-UNIT ONE ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 49 THROUGH 49b OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY) THE SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 01 degrees 00'29" WEST, ALONG LAST MENTIONED RIGHT-OF-WAY LINE, 706.50 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN THE SAID WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5829.58 FEET, A CHORD BEARING AND DISTANCE OF NORTH 01 degrees 47'17" EAST, 568.75 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47degrees 17'32" WEST, 33.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90 degrees 00'0" WEST, 210.64 FEET; THENCE NORTH 01 degrees 00'29" WEST, 176.78 FEET; THENCE NORTH 88 degrees 59'31" EAST, 253.57 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5829.58 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05 degrees 21'54" WEST, 158.91 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1.0 ACRES, MORE OR LESS

REAL ESTATE NUMBER 167735-0030



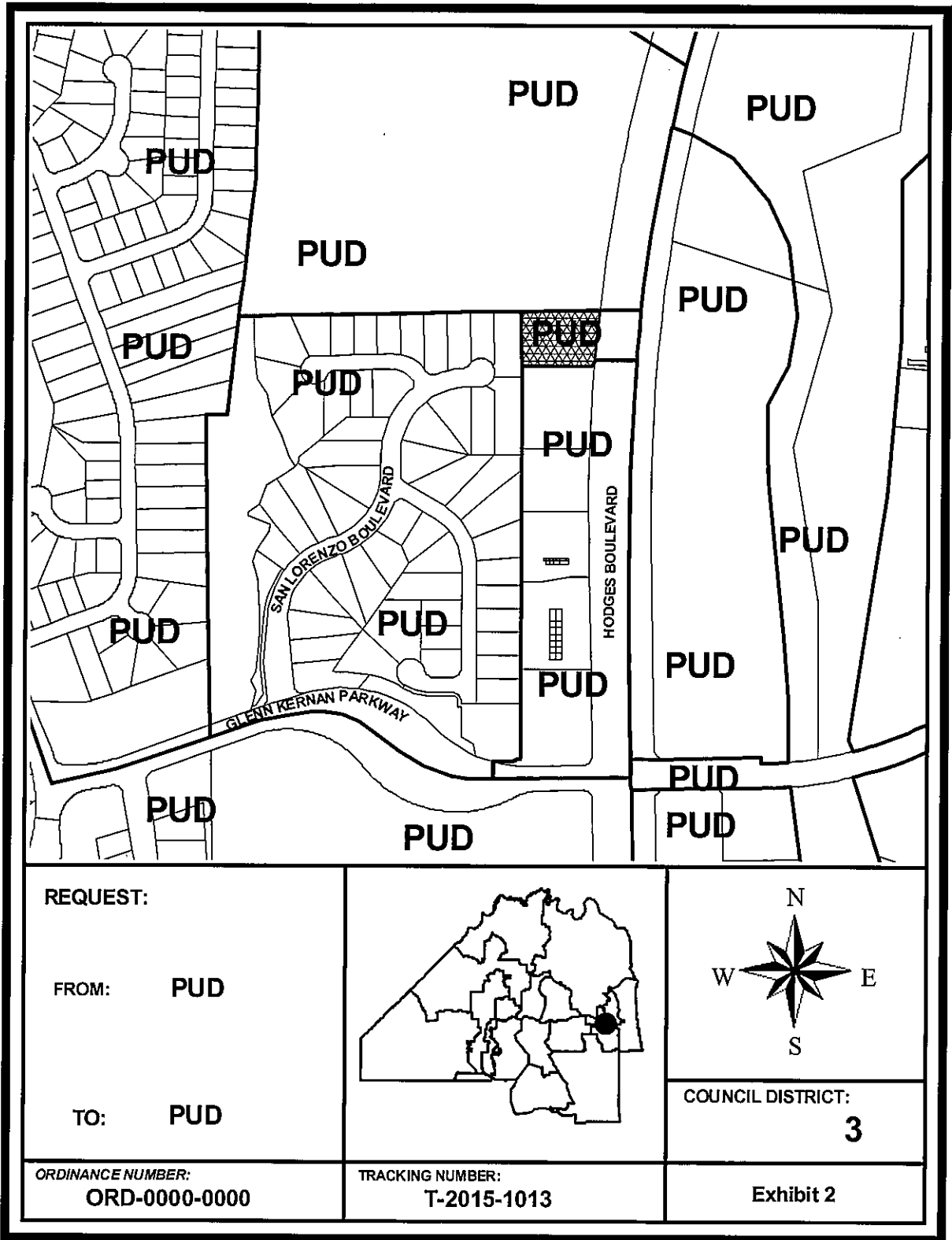


EXHIBIT A

Property Ownership Affidavit

Date: 11-12-2015

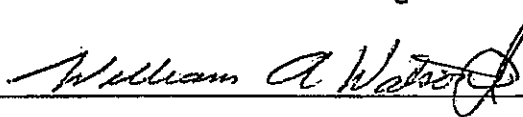
City of Jacksonville

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

Re: Ownership Certification

Gentleman:

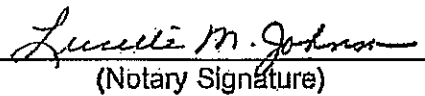
I, William A Watson for Watson Realty Corp. hereby certify that I am the  
Owner of the property described in the attached legal description, **Exhibit 1** in connection with  
filing application(s) for Planned Unit Development (PUD)  
submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 10<sup>th</sup> day of  
November (month), 2015 (year) by WILLIAM A. WATSON, JR.  
who is personally known to me or has produced \_\_\_\_\_  
as identification.



(Notary Signature)



LUCILLE M. JOHNSON  
MY COMMISSION # EE 141838  
EXPIRES: February 19, 2016  
Bonded thru Budget Notary Services

EXHIBIT B

Agent Authorization

Date: 11-12-2015

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

Re: Agent Authorization for the following site location:

4500 Hodges Blvd. Jacksonville, FL

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers L. Charles Mann to act as agent to file application(s) for Planned Unit Development (PUD) for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

William M. Watson, Jr.  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 10<sup>th</sup> day of November (month), 2015 (year) by WILLIAM M. WATSON, JR., who is personally known to me or has produced \_\_\_\_\_ as identification.

Lucille M. Johnson  
(Notary Signature)

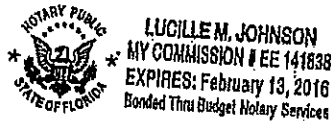


EXHIBIT C

Binding Letter

Date: 11-12-2015

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: Watson Hodges PUD III PUD

Ladies and Gentlemen:

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

Sincerely,

By: William A. Watson  
(Owner's Signature)

Its: CHAIRMAN OF THE BOARD

## EXHIBIT D

### PUD WRITTEN DESCRIPTION

Watson Realty Hodges PUD III  
December 10, 2015

#### 1. PROJECT DESCRIPTION

The Watson Hodges PUD III consists of approximately 1 acre+/- of land located at 4500 Hodges Blvd. lying north of Glen Kernan Parkway and south of Chets Creek Blvd. Currently the site is developed with a one story 10,000 square foot office building. The site is flat without significant variation of elevation or natural features.

The current land use category is Residential, Professional and Institutional (RPI). No change to this land use category is requested. The current zoning is Planned Unit Development (PUD). Ord 2009-250 E rezoned the site from COG PUD. Minor modification MM 10-07 increased the sign height and sign face. Ord 2011-583-E allowed for a more divergent tenant base and additional signage. The only change between the subject PUD and 2011-583-E is a reader board will be added to the sign and the sign face will increase by 21 square feet. The Property Appraiser's Real Estate number for the subject property is 167735-0030.

In addition, Ord 2011-150 rezoned the contiguous property to the south of the subject property for a daycare.

This is a fully developed site at this time. There is no anticipation of future needs of architects, engineers or contractors. The only professional working on this project is L. Charles Mann Real Estate Consultant. The sign contractor, if approved, will be Randy Taylor of Taylor Sign and Design, Inc.

Attached is Exhibit L1 which shows the existing signage and Exhibit L2 which shows the proposed signage.

#### II. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code: It allows for a reader board without intensifying the zoning.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City: All maintenance and up keep of the property will be by Watson Realty Corp. or successors.
- C. Justification for the rezoning:  
The reader board will be used for public announcements.

D. Phase schedule of construction (include initiation dates and completion dates): The property is fully developed except for the proposed sign. The sign construction would commence as soon as the PUD is approved.

### III. USES AND RESTRICTIONS

#### A. Permitted Uses:

1. Medical and dental office or clinics (but not hospitals).
2. Professional and business offices.
3. Schools meeting the performance standards and development criteria set forth in Part 4.
4. Business schools.
5. Libraries, museums and community centers.
6. Banks with drive-through, savings and loan institutions, and similar uses. Drive-thru will be allowed by exception.
7. Art galleries, dance, art, gymnastics, fitness centers, martial arts, music studios, and theaters for stage performances (but not motion picture theaters).
8. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
9. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
10. Employment office (but not a day labor pool.)
11. Accessory uses as per Part 4 of the Zoning Code.
12. All uses permitted by right or permissible by exception in the CRO district not otherwise listed above shall be allowed with the grant of a zoning exception by the Planning Commission.

13. All of the uses within the PUD are limited by the following conditions unless otherwise provided:

- a. Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.
- b. No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds actual scale weight shall be used.

B. Accessory Structures:

1. Accessory uses and structures are allowed as defined in Section 656.403 of the zoning code.

C. Restrictions on Uses:

1. Any request to deviate from these restrictions on the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised Site Plan to evaluate the internal and external compatibility of such proposed uses.

#### IV. DESIGN GUIDELINES

A. Lot Requirements:

1. *Minimum lot area:* 20,000 square feet
2. *Minimum lot width:* 80 feet
3. *Maximum lot coverage:* 50%
4. *Minimum front yard:* 10 feet or as built
5. *Minimum side yard:* 10 feet or as built
6. *Minimum rear yard:* 10 feet or as built
7. *Maximum height of structure:* 35 feet
8. *Additional:* Storm water retention/detention, signs, or similar uses may be allowed in the minimum yards subject to the review and approval of the Planning and Development Department. Existing structures or vehicular use areas encroaching into the required yards are allowed to remain in place, but any replacement must meet the required yards.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirement of Part 6 of the zoning code.

(2) *Vehicular Access.*

- a. Vehicular access to the property shall be by way of Hodges Blvd. substantially as shown in the site plan. However, the location of future access points and driveway connections, due to redevelopment of the site, may vary and the final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, external access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3). *Pedestrian Access:*

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

C. Signs.

- (1) The Property has approximately 150 feet of road frontage, which is located along Hodges Blvd., an arterial roadway. Sufficient signage is essential to maintaining the sustainability of the site, and CCG districts are commonplace along Hodges Blvd.
- (2) The site will be allowed one (1) monument sign, 21 feet in height with double-faced sign containing 105 square feet internally illuminated. The sign face may be divided into three (3) separate faces with one of the faces being a reader board as denoted on Exhibit L2.
- (3) The building currently has one (1) arched façade with a sign face of 140 square feet. Two new arched façade with sign face of 100 square feet each will be allowed. This was previously approved, Ord 2009-250-E.
- (4) All signs may be internally illuminated.
- (5) Directional signs designating tenants will be allowed. Sign will be limited to two (2) square feet.

D. Landscaping.



The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that the required perimeter landscaping may be relocated elsewhere within the Property when ownership or occupancy of the Property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the Property.

E. Recreation and Open Space:

Usable open spaces, plazas, and recreation areas will be constructed as per the Goals and Objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

F. Utilities

Water will be provided by Jacksonville Electric Authority.  
Sanitary sewer will be provided by Jacksonville Electric Authority.  
Electric will be provided by Jacksonville Electric Authority.

G. Wetlands

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

V. **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 Property, and showing the general layout of the overall property.

VI. **PUD REVIEW CRITERIA**

A. *Consistency with Comprehensive Plan.* According to the Future Land Use Map series (FLUMs) of the 2030 Comprehensive Plan, the designated land use category is Residential Professional Institutional (RPI), which allows for the above listed uses. If the PUD is approved, the site will be consistent with the RPI land use category and the Comprehensive Plan.

B. *Consistency with the Concurrency Management System.* The Property Will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number \_\_\_\_\_.

- C. *Allocation of Commercial Land Use.* There is no residential component to this PUD.
- D. *Internal Compatibility/Vehicular Access.* The PUD allows additional uses to ensure the sustainability of the site should the existing occupant downsize or vacate the premises. No changes to the existing building are contemplated. The Property to the south is developed as residential, and the site already contains landscape buffering consistent with Part 12 of the Zoning Code. Given that no exterior changes to the building are contemplated, the PUD will not create any additional adverse impacts upon the surrounding property to the south.
- E. *External Compatibility/Intensity of Development.* This project allows for CRO-type uses in keeping with other development along heavily traveled Hodges Blvd. As designed, the site serves as a buffer between the commercial development along Hodges Blvd. and the residential uses to the south.
- F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* The Property contains less than 50 acres and therefore a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The site will comply With Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.
- J. *Sidewalks, Trails, and bikeways.* Sidewalks will be as they exist.
- K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* JEA will provide all utilities.

## VII. GOALS AND POLICIES

Specifically, the PUD complies with the Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

**POLICIES 3.2:** Continue to promote and sustain the viability of existing and emerging commercial and industrial area in order to achieve an integrated land use fabric which will offer a full range employment, shopping, and leisure opportunities to support the City's residential area.

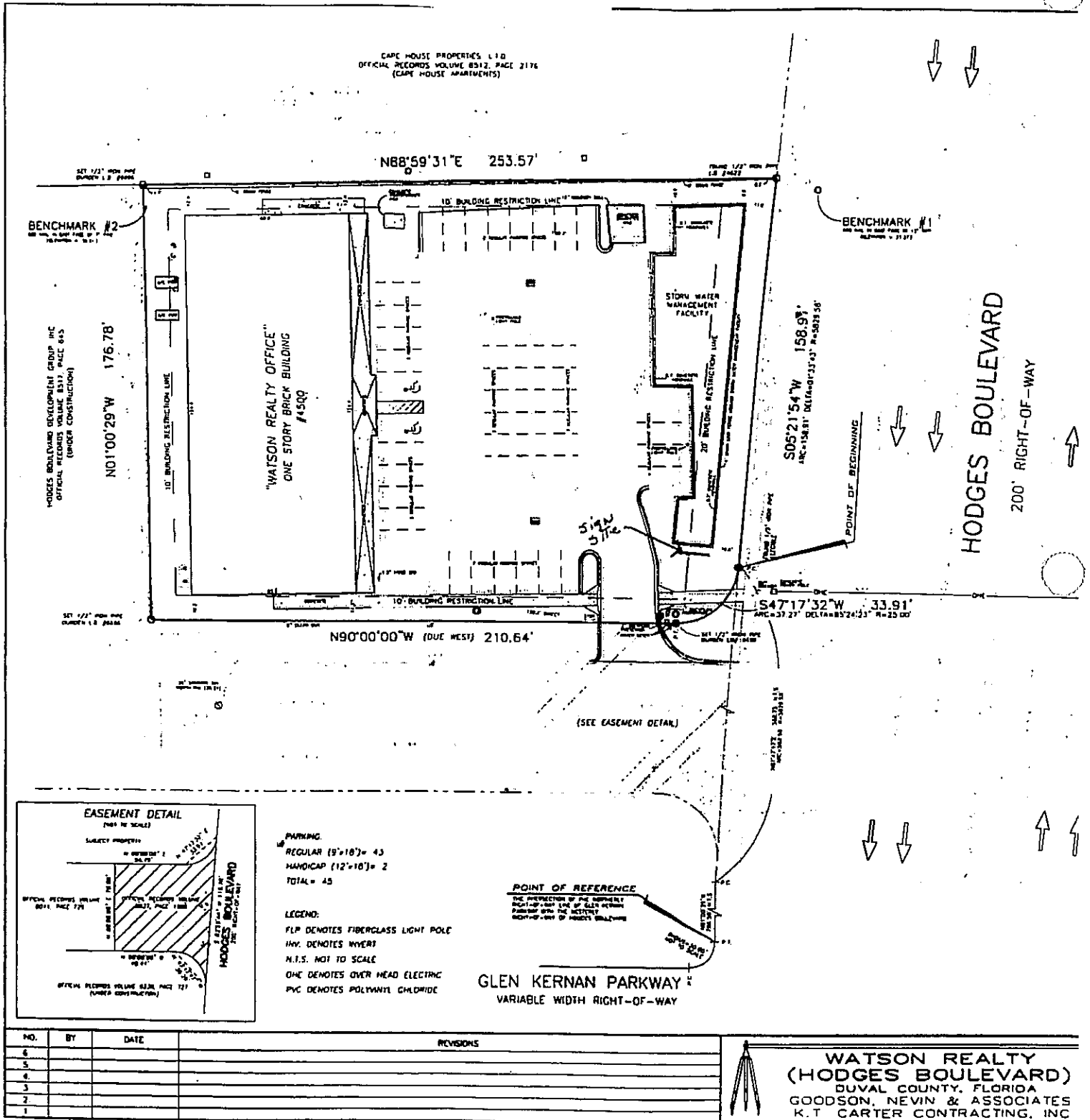
**POLICIES 3.2.2.** – The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The property is located along Hodges Boulevard, an arterial roadway developed primarily with commercial uses. The proposed plan of development will help ensure the continued viability of the site while protecting the integrity of residential area to the south.

# EXHIBIT E

## PUD Site Plan

December 10, 2015



# EXHIBIT F

PUD Name **Watson Realty Hodges PUD III**

Date November 12, 2015

## Land Use Table

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Total gross acreage	<b>1</b>	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial	<b>1</b>	Acres	<b>100</b> %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space, wetlands, pond	<b>0.1</b>	Acres	<b>10</b> %
Public and private right-of-way		Acres	%
Maximum coverage of non-residential buildings and structures	<b>21,000</b>	Sq. Ft.	<b>49</b> %

THIS INSTRUMENT PREPARED BY:  
Kernan R. Hodges  
P. O. Box 16771  
Jacksonville, FL 32245-6771

Book 8020 Pg 2417

RECORD & RETURN TO:  
Melanie W. Harris, Attorney  
WATSON & OSBORNE, P.A.  
6825 Lillian Road  
Jacksonville, FL 32211

TRUSTEE'S WARRANTY DEED

THIS INDENTURE, Made this 17th day of January, A.D.  
1995 BETWEEN Kernan R. Hodges, as Trustee of the George H.  
Hodges, Jr. Trust U/A 1/23-81

, party  
of the first part, and Watson Realty Corp.,  
a Florida corporation

, party  
of the second part, whose mailing address is  
11226-1 San Jose Boulevard, Jacksonville, Florida 32223

WITNESSETH; That the said party of the first  
part, for and in consideration of the sum of TEN(10,00) Dollars,  
to her in hand paid by the said party of the  
second part, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said party of the  
second part, its heirs and assigns forever, the  
following described land situate, lying and being in the County  
of Duval, State of Florida, to wit:

See EXHIBIT "A" attached hereto and by this  
reference made a part hereof

RE PARCEL # 167735-0010

bk: 8020  
Pg: 2417 - 2419  
Doc# 95015420  
Filed & Recorded  
01/24/95  
03:48:29 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 15.00  
DEED \$ 1,524.60

And the said party of the first part does hereby  
fully warrant the title to said land, and will defend the same  
against the lawfull claims of all persons whomsoever, claiming  
by, through or under the said party of the first part,  
but not otherwise.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

*John R. Gathey*  
-----  
John R. Gathey  
*Dawson McQuinn*  
-----  
Dawson McQuinn

*Kernan R. Hodges* SEAL  
-----  
Kernan R. Hodges, as Trustee  
aforesaid  
-----SEAL  
-----SEAL  
-----SEAL

STATE OF FLORIDA )  
COUNTY OF Duval ) ss

Before me personally appeared Kernan R. Hodges

~~xxxx~~ \_\_\_\_\_, to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that she executed the same for the purposes therein expressed. The above person is personally known to me and did not take an oath.

WITNESS my hand and official seal this 17th day of JANUARY, 1995, at JACKSONVILLE, County and State aforesaid.

*John R. Gathey*  
-----  
Notary Public in and for the County and State Aforesaid.

My Commission expires:



LEGAL DESCRIPTION:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF GLEN KERNAN-KERNAN PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT OF RIVERBROOK AT GLEN KERNAN-KERNAN PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT OF RIVERBROOK AT GLEN KERNAN-KERNAN PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT OF RIVERBROOK AT GLEN KERNAN-KERNAN PARKWAY) THE SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTH 01°00'28" WEST, ALONG LAST MENTIONED RIGHT-OF-WAY LINE, 708.50 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN THE SAID WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5829.58 FEET, A CHORD BEARING AND DISTANCE OF NORTH 01°47'17" EAST, 566.75 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 47°17'32" WEST, 33.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80°00'00" WEST, 210.64 FEET; THENCE NORTH 01°00'29" WEST, 176.78 FEET; THENCE NORTH 88°59'31" EAST, 259.57 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD; THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 5829.58 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 05°21'54" WEST, 150.91 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1.00 ACRES, MORE OR LESS.



EXHIBIT H

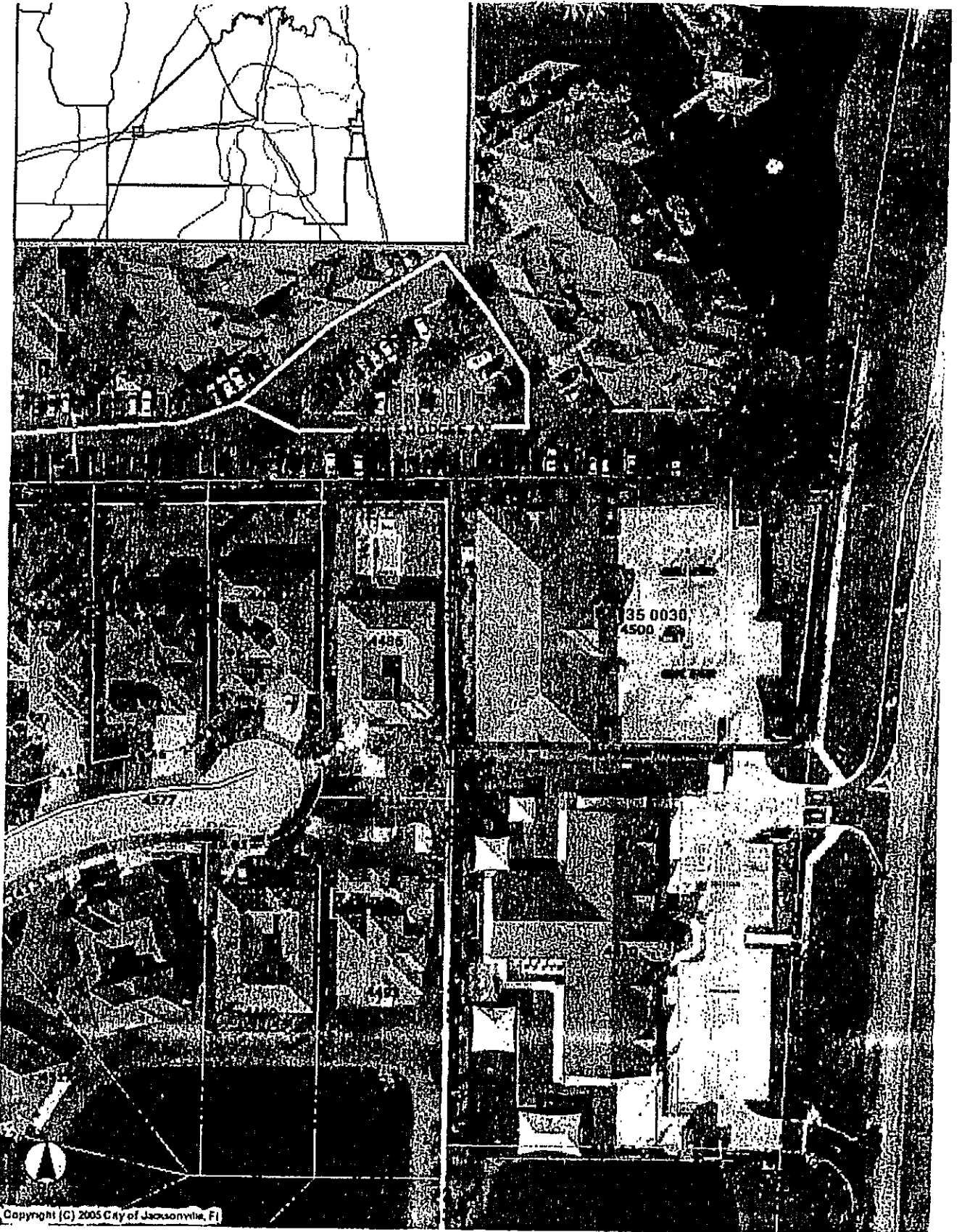
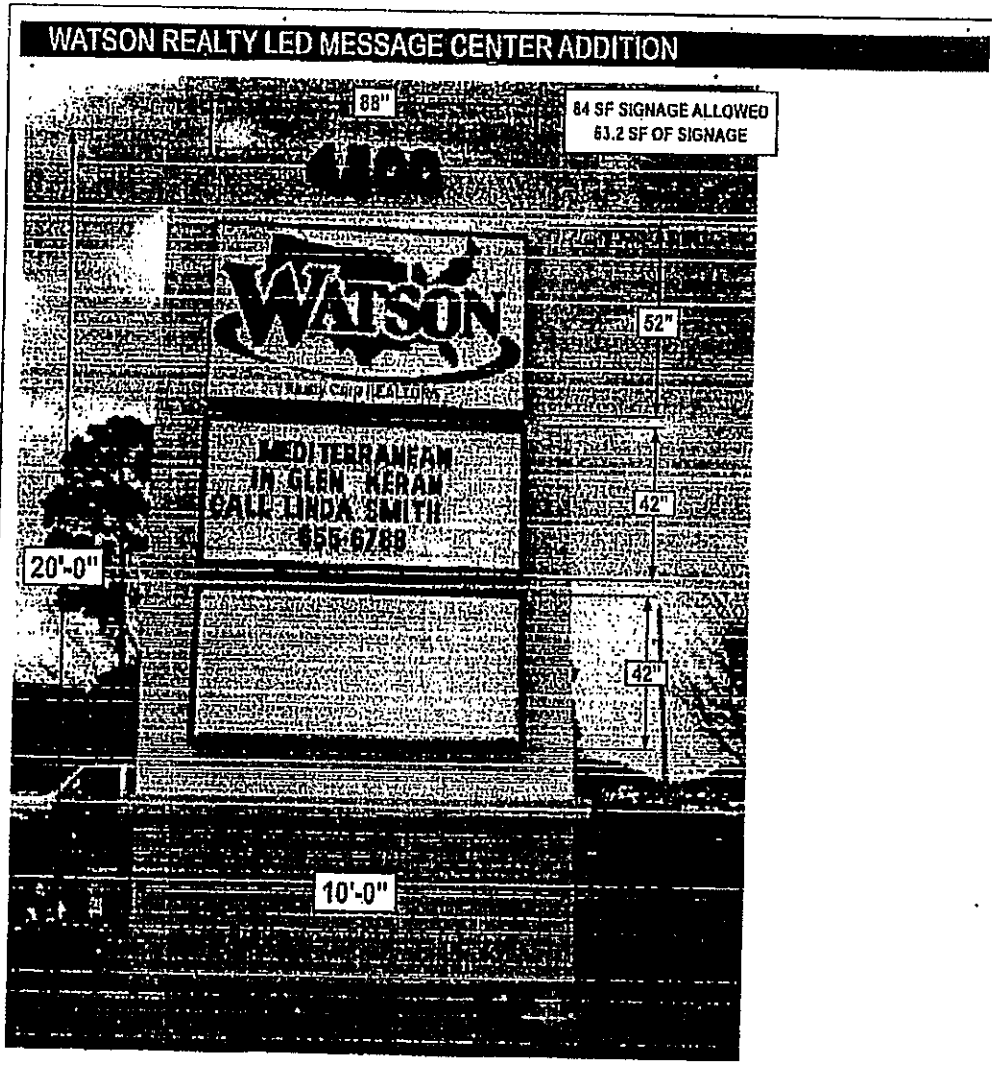


EXHIBIT L-1



1 (TOP CABINET: 88"W x 52"H / 144 = 31.6 + MIDDLE CABINET 88"W x 42"H / 144 = 25.7  
 BOTTOM CABINET: 88"W x 42"H / 144 = 25.7) = 63.2 SF OF SIGNAGE

**TAYLOR**  
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2167 St. Augustine Rd Jacksonville, FL 32267  
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COMPANY:

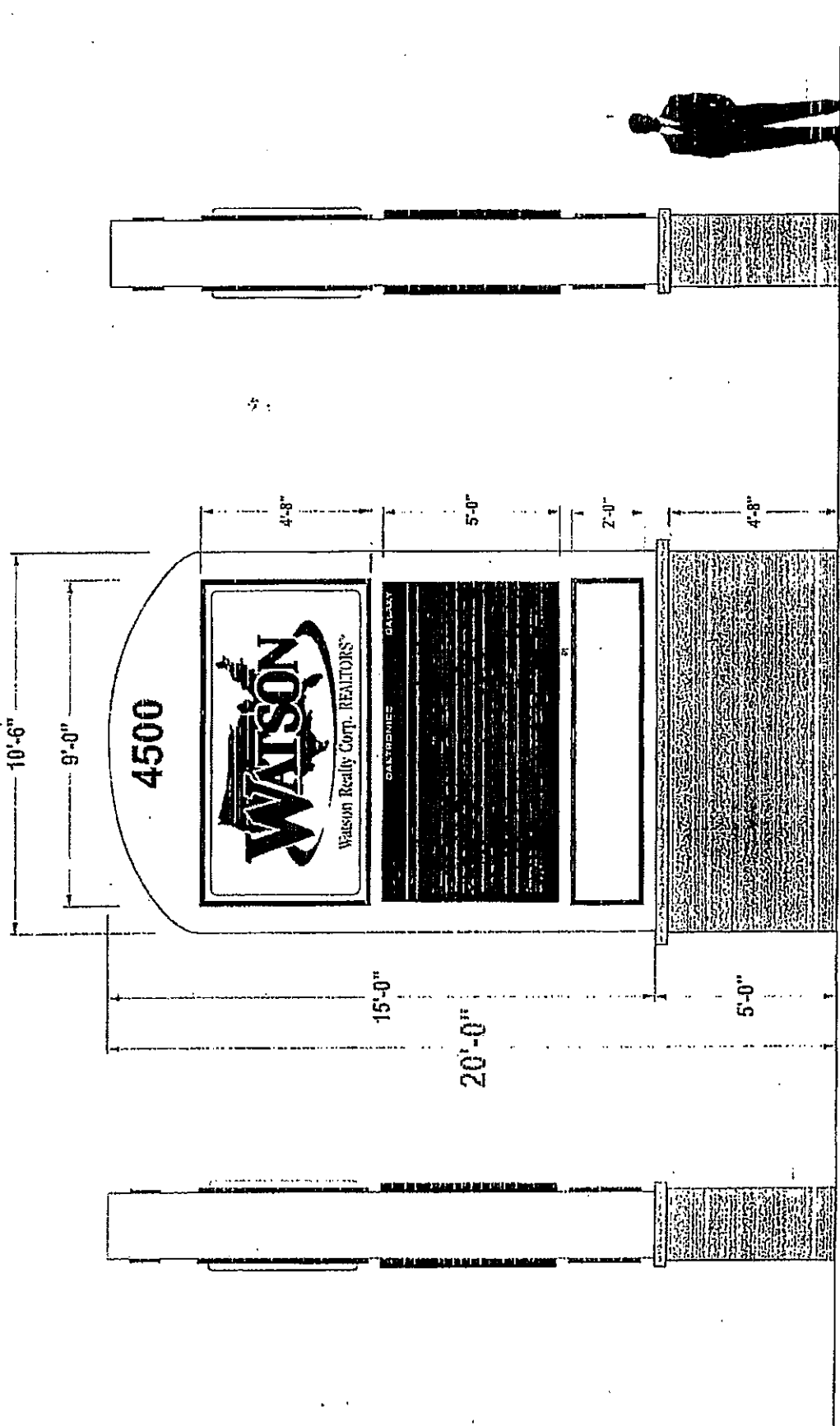


CONTACT: Bill Watson  
 PHONE:  
 FAX:


ADDRESS: 4800 Woodside Blvd  
 Jacksonville, FL 32224

EXHIBIT L-2

WATSON REALTY PROPOSED NEW Pylon SIGN



**TAYLOR**  
**Sign & Design, Inc.**  
 COMMERCIAL SIGN TECHNOLOGIES  
 www.TaylorSignCo.com  
 63 St. Augustine Rd. Jacksonville, FL 32209  
 904.241.1111 • FAX 904.241.1112

**COMPANY:**  **ADDRESS:** 4500 N. 42nd Blvd  
 Jacksonville, FL 32224

**CONTACT:** Bill Watson  
**PHONE:** 904.241.1111  
**FAX:** 904.241.1112

**DATE:** 10/05/2015  
**SALES PERSON:** Randy Taylor  
**DESIGNER:** Rick Smith

**REVISIONS:** R1:  
**DESIGNER:** Rick Smith

**SAVED AS:** Watson Realty 4500 Hodges.CDR

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 This sign must be erected 100 feet from any adjacent property lot per City of Jacksonville Ordinance 2007-10.

**APPROVED BY** \_\_\_\_\_ **DATE** \_\_\_\_\_

# EXHIBIT H

## Aerial Photograph



# EXHIBIT K

## Site Location Map

