



August 4, 2016

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2016-392

Application for: Shad Road / Hood Road PUD

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

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

- Recommendation by JPDD: Approve Approve with Conditions Deny
- Recommendation by PC to LUZ: Approve Approve with Conditions Deny

● This rezoning is subject to the following exhibits:

1. The original legal description dated March 29, 2016
2. The ~~revised~~original written description dated ~~March 29~~July 28, 2016.
3. The ~~revised~~original site plan dated ~~March 29~~July 28, 2016.
4. The Transportation Planning Memo dated April 28, 2016

● Recommended Planning Commission Conditions* to the Ordinance:

1. ~~There shall be no establishments or facilities which include the retail sale or service of liquor for either on premises or off premises consumption or both, as shown in the list of permitted uses in the written description dated March 29, 2016.~~
2. ~~At the time of Verification to Substantial Compliance, final architectural elevations shall be subject to the review and approval of the Planning and Development Department.~~
3. ~~Lighting in the service areas shall be limited to twenty (20) feet in height and shall be installed in a manner which directs the light downward and away from adjoining properties.~~
4. ~~A ten (10) foot wide landscape buffer shall be located along the entire frontage of Hood Court, old Hood Way and between the proposed development and the development on the southern quadrant of Shad Road and Hood Road and the single family residential homes on Ripple Rush Drive North as shown on the Conceptual Site Plan in Exhibit E. The buffer shall contain eight (8) foot high, 100% opaque vinyl fence and one oak tree, 6 feet in height, and a minimum of two~~

~~(2) inch caliper, for every twenty five (25) feet facing Hood Court, Old Hood Way and the single family residences.~~

- 5. ~~The PUD site plan final design approval will be subject to a review by Development Services Division and Transportation Planning Division or as otherwise approved by the Planning and Development Department. The site plan contained in this application is conceptual in nature.~~

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

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

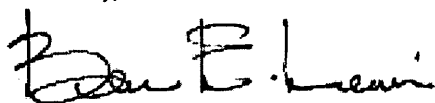
- PC Vote: 5-0

- PC Commentary: The agent presented a revised written description and site plan which was revised pursuant to meetings with adjacent neighborhoods. The written description incorporated the five conditions recommended by the Department. The Planning Commission recommends the approval of the four exhibits and deleting the five conditions.
 Jim Hill, SE CPAC spoke in support of the ordinance. He indicated there is a letter from the CPA against the development, but that was issued prior to negotiations with the agent.
 There were three speakers against the development. Their concerns were traffic from schools. Hood Road cannot handle new traffic. All lanes are 2 lanes.

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

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

Sincerely,



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

Exhibit D

PUD Written Description

Shad/Hood Roads PUD

July 28, 2016

I. PROJECT DESCRIPTION

Current Land Use Category: LDR

Current Zoning District: RR-Acre

Requested Zoning District: PUD

Real Estate Number: 149200-0000, 149200-0050, 149200-0100

The purpose of this rezoning application is to rezone three parcels totaling approximately 6.30 acres within the City of Jacksonville from RR-Acre to Planned Unit Development ("PUD"). The Property is comprised of three parcels located in the western, southern and eastern quadrants of the intersection of Shad Road, Hood Road and Hood Road South as is more particularly described in the legal descriptions attached as **Exhibit "1"** to the application (the "Property"). The Property is located at the intersection of two streets that are classified as collector streets or higher. A site plan is attached at **Exhibit "E"** and a location map is attached at **Exhibit "K."**

The Comprehensive Plan Future Land Use Map designation for the Property is Low Density Residential ("LDR") in the Suburban Development Area. The surrounding land use designations are LDR, Public Building Facility, Business Professional and Light Industrial. The surrounding zoning designations are RR-Acre, PUD, PBF-1, PBF-2, IBP, RLD-80 and RLD-70. The surrounding uses include: single family residential, mobile homes, schools, industrial, retail/commercial and warehouse. The Property is also within the Industrial Situational Compatibility Overlay.

This rezoning proposes to provide for low-intensity retail, office and single family residential uses, designed to be compatible with the surrounding neighborhoods and communities. Landscaping buffers will provide appropriate transitions between the site and adjacent properties.

II. SITE SPECIFICS

The Property is currently developed with a single family residence on one of the parcels. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RLD-80	Single Family Residential, Vacant
East	LDR, BP, LI	RR-Acre, IBP, IL, PBF-2	School, Warehouse/Storage, Industrial, Retail/Commercial, Church, Daycare
North	LDR	RR-Acre, RLD-70, PUD	Single Family Residential, Vacant
West	LDR	RR-Acre, PUD, PBF-1	Single Family Residential, Mobile Homes, Farm Stand, Vacant, School

III. USES AND RESTRICTIONS

As shown on the Site Plan, the PUD proposes development of three parcels. The PUD permits the following uses or combinations thereof: Low Intensity Retail; Office; and Single Family Residential. The parcels are identified solely for the purposes of defining permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property.

A. Parcels – Permitted Uses.

Within **Parcel 1**, Office and Single Family Residential uses as described below are permitted.

Within **Parcel 2**, Office and Single Family Residential uses as described below are permitted.

Within **Parcel 3**, Office and Low Intensity Retail uses as described below are permitted.

Silviculture, wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies, is permitted on all parcels.

B. Single Family Residential (Parcels 1, 2)

1. *Permitted Uses and Structures:*

- a. Single-family dwellings.
- b. Parks, playgrounds, playfields, and recreational and community structures.
- c. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, and associate community/recreational structures.
- d. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

- e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
2. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures:*
- a. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) is:
 - (1) Width—Seventy (70) feet.
 - (2) Area—7,000 square feet.
 - b. *Maximum lot coverage by all buildings.* Fifty (50) percent.
 - c. *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
 - (1) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
 - (2) Side— Five (5) feet.
 - (3) Rear—Ten (10) feet.
 - d. *Maximum height of structure.* Thirty-five (35) feet.
3. *Permissible Uses by Exception:* Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
4. *Permitted Accessory Uses and Structures:* Permitted accessory uses and structures include noncommercial greenhouses and plant nurseries, private garages, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools.

Accessory uses shall not be located in required front or side yards except as follows:

- e. On double frontage lots, through lots and corner lots, accessory uses and structures may be located in a required side yard or in that portion of the property designated as the backyard by the property owner.

- f. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than two feet from a lot line.

C. Office (Parcels 1, 2, 3)

1. Medical, dental or chiropractor offices and clinics (but not hospitals).
2. Professional and business offices.
3. 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.
4. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, and associate community/recreational structures.
5. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
6. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Park 4 of the Zoning Code.
7. Wireless communication towers, broadcast towers, antenna, and similar uses. (Parcels 2 and 3 only.)
8. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures:*
 - a. *Minimum Lot Area.* None.
 - b. *Minimum Lot Width.* None.
 - c. *Maximum Lot Coverage.* Fifty (50) percent.
 - d. *Minimum Yard Requirements:*
 - (i) Front. Twenty (20) feet.
 - (ii) Side. Ten (10) feet.
 - (iii) Rear. Ten (10) feet for Parcel 1, in which the rear yard shall be considered Hood Court and/or Old Hood Way; Ten (10) feet for Parcel 2 and Parcel 3.
 - e. *Maximum Height of Structures:* Thirty-five (35) feet.

9. *Permissible Uses by Exception: None.*

D. Low Intensity Retail (Parcel 3)

1. Neighborhood retail sales and service establishments, including the retail sale of food and drugs, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, and all other similar neighborhood retail uses.
2. Service establishments such as barber or beauty shops, shoe repair shops, interior decorators, reducing salons or gymnasiums, fitness center, self-service laundries or dry cleaner and pickup stations, tailors or dressmakers, travel agencies, and similar uses.
3. Restaurants including the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
4. Banks and financial institutions, including drive-thru tellers.
5. Stand-alone automatic bank teller machines (ATMs).
6. Community centers.
7. Veterinarians (but not animal boarding kennels) meeting the performance standards and development criteria set forth in Part 4.
8. Art galleries, dance, art, gymnastics, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
9. Wireless communication towers, broadcast towers, antenna, and similar uses.
10. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, and associate community/recreational structures.
11. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
13. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures:*
 - a. *Minimum Lot Area.* None.
 - b. *Minimum Lot Width.* None.
 - c. *Maximum Lot Coverage.* Fifty (50) percent.
 - d. *Minimum Yard Requirements:*
 - (i) Front. Twenty (20) feet.
 - (ii) Side. Ten (10) feet.
 - (iii) Rear. Twenty (20) feet.
 - e. *Maximum Height of Structures.* Single-story; twenty-five (25) feet.
14. *Limitations on Permitted Uses.* All of the permitted uses are subject to the following provisions unless otherwise provided for:
 - a. There shall be no establishment or facility which includes the retail sale or service of beer, wine or liquor for either on-premises or off-premises consumption or both.
 - b. Except as to banks and financial institutions, there shall be no drive-through facilities.
 - c. Sale, display, preparation and storage shall be conducted within a completely enclosed building.
 - d. Products shall be sold only at retail.
 - e. Any restaurant, sandwich shop, bakery, or similar establishment selling and serving food shall be limited in seating to sixty (60) seats.

E. Ingress, Egress, Circulation, and Parking.

1. *Vehicular Access:*
 - a. Vehicular ingress and egress shall generally be by way of Shad Road, Hood Road and Hood Road South, as depicted on the Conceptual Site Plans attached as Exhibit "E."

- (i) Parcel 1: If Parcel 1 is developed with Single Family Residential uses, access shall be by way of Hood Court and Old Hood Way only. If Parcel 1 is developed with Office uses, access shall be by way of Hood Road and Old Hood Way.
 - b. Driveways on Hood Road, Hood Road South and Shad Road shall be located as shown on the Site Plan, a minimum of 250' from the signalized intersection of Shad Road and Hood Road, or commensurate with property dimensions, subject to the review and approval of the Planning and Development Department.
 - c. The required off-street parking areas will be marked and designed so that no parking or maneuvering shall be on a street or sidewalk.
 - d. Identification signage and landscaping shall not obstruct horizontal site distance.
- 2. *Parking Requirements:* Off-street parking will be provided in accordance with Part 6 of the City's Zoning Code.
 - 3. *Loading Requirements:* Loading will be provided in accordance with Part 6 of the City's Zoning Code. Any loading zones will be oriented toward the Hood/Shad Roads intersection away from residential uses and shall be screened from view from public streets and from residential uses.
 - 4. *Pedestrian Access/Sidewalks:* The Property shall be designed to function efficiently for both cars and pedestrians, including sufficient internal and external connectivity. Sidewalks shall provide safe linkages between the users and amenities within the Property and will be constructed as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015). Site lighting shall be designed to promote a sense of security in walkways, parking areas, open spaces, entrances, and along streets.

F. Lighting.

- 1. *Parking areas:*
 - a. Maximum height: Twenty (20) feet.
 - b. Light fixtures shall utilize partial and full cut-offs to direct the light downward and away from residential properties so as to prevent glare or excessive light on any residential properties.
- 2. *Buildings:* All display and landscape lighting should be directed toward the focal points and away from pedestrians and residential properties. Any

lighting associated with a canopy should be recessed into the structure or otherwise integrated with the design of the canopy.

3. *Service areas:*
 - a. Maximum height: Twenty (20) feet.
 - b. Light fixtures shall utilize partial and full cut-offs to direct the light downward and away from residential properties so as to prevent glare or excessive light on any residential properties.
4. *Lighting Plan:* The final lighting plan for the Property shall be subject to review and approval of the Planning and Development Department.

G. Signage.

The purpose of these sign standards is to establish a coordinated signage program that provides for the tenants and/or uses identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. Multiple tenants and/or uses may be identified on signs within the PUD. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. The following signs are permitted within the PUD:

1. One (1) freestanding monument style street frontage sign, per parcel, on each roadway frontage of each property not to exceed one-hundred (100) square feet in area and ten (10) feet in height.
2. One (1) temporary development sign advertising the anticipated uses within the Property not to exceed twenty-four (24) square feet in area and ten (10) feet in height.
3. Directional signs shall not exceed four (4) square feet in area and three (3) feet in height and may be internally or externally illuminated.
4. Real estate signs and construction signs otherwise allowed by the Jacksonville Zoning Code, including Sections 656.1306 and 656.1307, Jacksonville Zoning Code (September 2015).
5. Identification signage shall not obstruct horizontal sight distance.
6. Wall signs as permitted under Chapter 656, Part 13, of the Zoning Code (September 2015).
7. Under the canopy signs not exceeding a maximum of eight (8) square feet in area are allowed, provided any square footage used for the sign must be subtracted from the allowable wall sign square footage.

H. Landscaping.

1. Landscaping will be provided consistent with Chapter 656, Part 12, of the Jacksonville Zoning Code and Article 25 of the City of Jacksonville Charter.
2. Parcel 1:
 - a. If developed with Office uses, there shall be a minimum ten (10) foot wide buffer located along the entire frontage of Hood Court and Old Hood Way, which buffer shall include an eight (8) foot high, 100% opaque vinyl fence and one oak tree, 6 feet in height and a minimum two (2) inch caliper, for every twenty-five (25) feet.
 - b. If developed with Single Family Residential uses, an eight (8) foot high, 100% opaque vinyl fence may be located along Hood Road. Restrictive covenants shall be recorded in conjunction with the platting of the lots requiring maintenance of the fence through a homeowners' association.
3. Parcel 2: If developed with Office or Single Family Residential uses, a minimum ten (10) foot wide natural buffer shall be located between any development and the rear property line of the existing homes on Ripple Rush Drive North as shown on the Conceptual Site Plan in Exhibit "E." All trees currently existing within the ten (10) foot natural buffer shall be preserved. Additionally, if developed with Office uses, an eight (8) foot high, 100% opaque vinyl fence shall be installed inside (on the northern side) of the buffer to serve as an additional screen between the Office development and the existing homes. If developed with Single Family Residential uses, (i) a six (6) foot high, 100% opaque vinyl fence shall be installed along the property boundary to serve as an additional screen between the Single Family Residential development and the existing homes, and (ii) restrictive covenants shall be recorded in conjunction with the platting of the lots requiring such preservation of trees and maintenance of the fence through a homeowners' association.

I. Stormwater Retention.

Stormwater retention shall meet the requirements of the Jacksonville Ordinance Code (September 2015) and other applicable local and state regulations, including the SJRWMD.

J. Utilities.

JEA will provide water, sewer and electricity for the site.

K. Wetlands.

No wetlands impacts are anticipated with this project. However, any wetland impacts that occur will be mitigated for in accordance with the rules and regulations of the St. Johns River Water Management District ("SJRWMD").

L. Modifications.

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. Simultaneous with submittal to the Planning and Development Department of any administrative modification, a copy of the application for administrative modification also shall be sent for informational purposes to Greater Hood Road Community Association, Inc., at the address on file with the City.

M. Architectural Review.

At the time of Verification of Substantial Compliance, final architectural elevations shall be submitted and shall be subject to the review and approval of the Planning and Development Department. Simultaneous with submittal to the Planning and Development Department, a copy of the final architectural elevations also shall be sent for informational purposes to Greater Hood Road Community Association, Inc., at the address on file with the City.

N. Pre-application Conference.

A pre-application conference was held regarding this application on December 9, 2015.

O. Justification for the PUD Rezoning.

As described above, the PUD is being requested to permit low-intensity neighborhood retail uses, office uses, and single family residential uses designed to be compatible with and serve the surrounding neighborhoods and communities. The PUD will have a common scheme of development, provides for flexibility in the site design which could not otherwise be accomplished through conventional zoning and provides for restrictions to ensure consistency with the surrounding zoning and existing uses.

P. PUD/Difference from Usual Application of the Zoning Code.

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the Conceptual Site Plans; the proposed use will have a common scheme of development which is internally and externally consistent and compatible; it provides for site-specific access requirements; it provides for site specific buffering; and, it provides for site-specific signage requirements.

Q. Approximate Dates of Phasing.

The project may be developed in phases. Regarding phasing, demolition of the existing facilities and construction of the horizontal improvements shall be initiated in approximately 2016-2020 and be completed within this time frame. Construction of the permitted uses will be initiated within a reasonable time thereafter.

R. Land Use Table.

A Land Use Table is attached hereto as **Exhibit "F."**

S. Name of Development Team

Developer: TBD

Planner: Janet O. Whitmill, R.L.A., Inc.

IV. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance for 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.

V. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The Property is within the LDR – Suburban Area future land use category. The PUD proposes neighborhood commercial uses located at the intersection of two collector roads which is consistent with the secondary zoning district criteria for the LDR land use category. The proposed PUD would specifically advance the following Objectives and Policies:

Future Land Use Element:

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.

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.

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.

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

Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

B. Consistency with the Concurrency Management System.

A Mobility Fee Calculation Certificate and CCAS or CRC will be filed for the proposed development within the PUD.

C. Allocation of Residential Land Use.

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility/Vehicular Access.

The proposed development is internally compatible. The vehicular ingress and egress is as shown on the Conceptual Site Plan attached at Exhibit "E." Pedestrian sidewalks will be installed in accordance with the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015). The access points depicted on the site plan are conceptual and may be adjusted for engineering, geometry and other requirements.

E. External Compatibility / Intensity of Development.

The Property is located at the intersection of two collector roads: Shad Road and Hood Road. There is commercial and industrial development east of the proposed development with residential development west. The proposed low intensity retail, office, and residential uses at this location will serve the surrounding community by providing easily accessible, local retail and office uses. The buffers to be provided along Hood Court, Old Hood Court and between the development and the existing homes on Ripple Rush Drive North will ensure the compatibility of the uses with the adjacent uses as will the lighting and loading zone limitations set forth above.

F. Maintenance of Common Areas and Infrastructure.

All common areas will be maintained by one or more owners or owners' association(s).

G. Open Space.

There is no active recreation space required for this PUD. However, passive open space shall be provided in the form of landscape islands and perimeter landscaping.

H. Impact on Wetlands.

The developer does not intend to impact any wetlands on the Property. However, any wetland impacts that occur will be in accordance with the rules and regulations of the SJRWMD.

I. Listed Species Regulations,

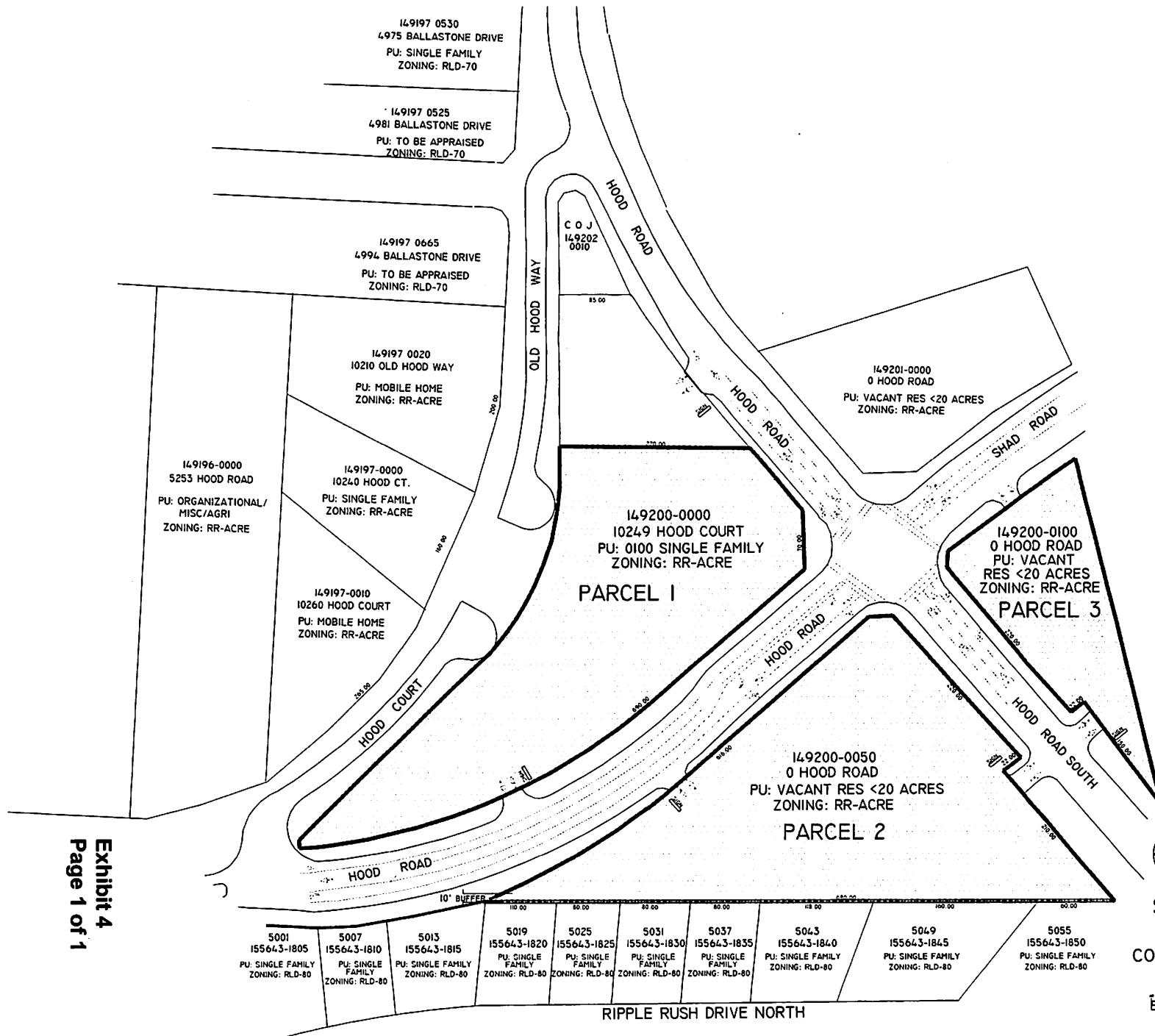
The Property is approximately 6.3 acres and as such a listed species survey is not required.

J. Off-Street Parking & Loading Requirements.

Off-street parking and loading will be provided consistent with the requirements in Chapter 656, Part 6 of the Jacksonville Zoning Code (September 2015).

K. Sidewalks, Trails, and Bikeways.

Sidewalks will be constructed within the Property as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015).



**SHAD & HOOD
DEVELOPMENT
CONCEPTUAL SITE PLAN**
JULY 28, 2016



Exhibit 4
Page 1 of 1