

**LUZ APPEAL TO BE HEARD
OCTOBER 4, 2016**

RESOLUTION 2016-581

A RESOLUTION CONCERNING THE APPEAL FILED BY CHRISTOPHER BRAY OF A FINAL ORDER ISSUED BY THE JACKSONVILLE PLANNING COMMISSION APPROVING WITH CONDITIONS MINOR MODIFICATION MMA-16-14 AS REQUESTED BY DFH OFFICES, INC., ON PROPERTY LOCATED AT 14701 PHILIPS HIGHWAY between INTERSTATE 295 AND NOCATEE PARKWAY (R.E. NO. 168170-0000), PURSUANT TO SECTION 656.140, *ORDINANCE CODE*; ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS OF THE LAND USE AND ZONING COMMITTEE; PROVIDING AN EFFECTIVE DATE.

**Record of the Proceedings Before the
Jacksonville Historic Preservation
Commission**

Prepared by:
The Office of the General Counsel

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1 Introduced by the Land Use and Zoning Committee:
2
3

4 **RESOLUTION 2016-**
5

6 A RESOLUTION CONCERNING THE APPEAL OF A FINAL
7 ORDER ISSUED BY THE JACKSONVILLE PLANNING
8 COMMISSION APPROVING WITH CONDITIONS MINOR
9 MODIFICATION MMA-16-14 AS REQUESTED BY DFH
10 OFFICES, INC., ON PROPERTY LOCATED AT 14701
11 PHILIPS HIGHWAY BETWEEN INTERSTATE 295 AND
12 NOCATEE PARKWAY (R.E. NO. 168170-0000),
13 PURSUANT TO SECTION 656.140, *ORDINANCE CODE*;
14 ADOPTING RECOMMENDED FINDINGS AND CONCLUSIONS
15 OF THE LAND USE AND ZONING COMMITTEE;
16 PROVIDING AN EFFECTIVE DATE.
17

18 **WHEREAS**, DFH Offices, Inc. filed application MMA-16-14 for a
19 Minor Modification, with the Planning Commission, to allow for the
20 modification of sign criteria of the Written Description portion of
21 the Planned Unit Development District (Ordinance 2005-183-E) on
22 property located at 14701 Philips Highway between Interstate 295
23 and Nocatee Parkway (R.E. No(s). 168170-0000); and

24 **WHEREAS**, the Planning Commission approved with conditions
25 application MMA-16-14 by Final Order dated July 21, 2016; and

26 **WHEREAS**, pursuant to Section 656.140, *Ordinance Code*,
27 Christopher Bray, filed a notice of appeal; and

28 **WHEREAS**, such Appeal was timely filed and the appellant has
29 standing to appeal; now therefore

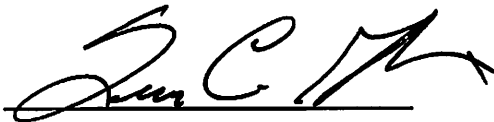
30 **BE IT RESOLVED** by the Council of the City of Jacksonville:

31 **Section 1. Adoption of recommended findings and**
32 **conclusions.** The Council has reviewed the record of proceedings
33 for application for Minor Modification MMA-16-14 to allow for
34 modification of sign criteria of the Written Description portion of

1 the Planned Unit Development District. The record of proceedings
2 is on file in the City Council Legislative Services Division and
3 the Planning and Development Department, and has considered the
4 recommended findings and conclusions of the Land Use and Zoning
5 Committee. The recommended findings and conclusions of the Land
6 Use and Zoning Committee are hereby adopted and shall become
7 effective immediately. This resolution is the final action of the
8 Council.

9 **Section 2. Effective Date.** The adoption of this
10 resolution shall be deemed to constitute a quasi-judicial action of
11 the City Council and shall become effective upon signature by the
12 Council President and Council Secretary.

13
14 Form Approved:

15
16
17 

18 Office of General Counsel

19 Legislation Prepared by: Susan C. Grandin

20 G:\SHARED\LEGIS.CC\2016\Reso\Land Use General\Appeal MM-16-14.doc

DATE AND TIME STAMP

NOTICE OF APPEAL FROM A FINAL ORDER OF THE JACKSONVILLE PLANNING COMMISSION

2016 AUG 11 PM 1:07

I. INSTRUCTIONS

As provided in §656.140, Ordinance Code, any person with standing may appeal a Jacksonville Planning Commission final order with respect to an application for zoning exception, variance, or waiver to the City Council. An appeal must be filed within 21 calendar days after the order granting, granting with conditions, or denying an application is signed by the Commission Chairman. To appeal a Commission final order, complete and submit this form to the Legislative Services Division, Suite 430, City Hall-St. James, 117 W. Duval Street, Jacksonville, Florida 32202 with the supporting documents (see Section III) and appropriate fees (see Section IV). A copy of the order and the list of persons who testified before or wrote to the Commission about the application (see Sec. III (1) and (4)) may be obtained from the Secretary to the Planning Commission at the Planning and Development Department, 3rd Floor, Edward Ball Building, 2814 North Hogan Street, Suite 300, Jacksonville, Florida 32202. For questions regarding the Appeal process, please contact the Secretary to the Planning Commission at (904) 255-7800.

II. NOTICE OF APPEAL

I, Christopher Bray, hereby file this Notice of Appeal from the final order of the City of Jacksonville Planning Commission concerning Exception/Variance/Waiver Number MM-16-14

I am (Please circle one):

- (a) [] The person who filed the application for the zoning exception, variance, or waiver;
(b) [] A person who owns, lives, or operates a business on property within 350 feet of the property which has been granted or denied a zoning exception, variance, or waiver;
(c) [x] A person, other than a member of the City Council, who provided a qualifying written statement or who testified before the Planning Commission. The statement must have been in writing, expressing a position on the merits of the application for zoning exception, variance, or waiver, other than a petition, such as a letter, a memo or an e-mail, containing a reference to the specific application number and the name and mailing address of the person making the statement. The statement must have been specifically addressed to the City's Chief, Current Planning Division, or any member of the Planning Commission (with a copy to the Chief, Comprehensive Planning Division), and which was delivered to and received by the City's Planning and Development Department by hand delivery, mail, facsimile, or e-mail at least two working days before the public hearing at which the Commission took final action on the application, or which is read into the record at the public hearing, or distributed to the Commission at the hearing with a copy to the Commission's staff.

III. SUPPORTING DOCUMENTS

To complete your Notice of Appeal, you must submit the following documents with this form:

- (1) A copy of the Final Order you are appealing.
(2) If you circled II(c) above, you must provide a statement of your interest sufficient to show how you are or will be adversely affected by the Commission's decision. Please provide this statement in the space below:

Please see the attached.
If you need additional space, please attach a separate sheet.

(3) A description of the specific error(s) you believe the Commission committed. Please provide this description in the space below:

Please see the attached.

If you need additional space, please attach a separate sheet.

(4) The list of the persons (names and complete addresses), certified by the Secretary of the Planning Commission, who testified before the Commission about the application, or who provided a qualifying written statement to the Commission about the application. (You must pay a \$7.00 notification fee for each person on the list.)

(5) A list of the persons (names and complete addresses), certified by the Secretary of the Planning Commission, who own real property within three hundred and fifty feet of the boundaries of the land which is the subject of the appeal, and if the appeal concerns an application for a waiver of the minimum distance requirements from a church or school for a liquor license, the list shall include all churches and schools within one thousand five hundred feet identified pursuant to Section 656.804. (You must pay a \$7.00 notification fee for each person on the list.)

IV. FILING AND NOTIFICATION FEES

Section 656.147, Ordinance Code, requires persons appealing Final Orders to pay filing and notification fees. These fees must be paid at the time you file your Notice of Appeal with the Legislative Services Division or your Appeal will not be accepted. You may include the filing and notification fees in one payment. Make checks payable to TAX COLLECTOR.

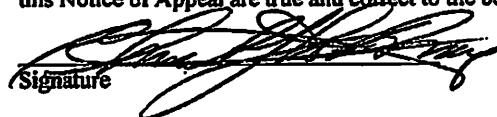
Filing Fee: \$1,073.00
Notification Fee: \$7.00 for each notification.

V. Contact Information

Name (Printed): Christopher Bray
Address: 6116 Alderfor Springs Drive
Jacksonville, FL 32258
Daytime Phone: 904-260-7825
Evening Phone:
E-mail address: chrisbray@aol.com

VI. CERTIFICATION (Please read, sign and date the following statement)

I have read and understand the information contained in this Notice of Appeal. I hereby certify that I have provided all the information required under §656.141, Ordinance Code, and I understand that if this Notice of Appeal is incomplete, my appeal will not be processed until it is complete, and that it may be rejected for incompleteness. I further certify that all my statements in this Notice of Appeal are true and correct to the best of my knowledge.


Signature

8/10/2016
Date

<END OF FORM>

NOTICE OF APPEAL FROM A FINAL ORDER OF THE JACKSONVILLE PLANNING COMMISSION REGARDING MM-16-14

III. SUPPORTING DOCUMENTS

(2) Christopher Bray testified before the Planning Commission on behalf of Bartram Springs Homeowners Association, Inc. ("Association"). The Association is a homeowners association as defined by Chapter 720, Fla. Stat., responsible for the community located to the west of Phillips Highway (US 1) as pictured in the aerial views of the subject site provided with the June 23, 2016 Report of the Planning and Development Department. The members of the community have grave concerns regarding the night time illumination that will result from the signs in question. Concerns regarding the impact of illumination formed a portion of the basis for the Planning and Development Department's recommendation that the application for minor modification be denied, and such concerns were shared by various individuals who testified before the Planning Commission on July 21, 2016.

(3) While the Association appreciates the restrictions that have been placed on the proposed signage in terms of hours during which animation and changing messages are permitted, we do not believe that the limitations go far enough to limit the impact on our community. To address our concerns while still providing a reasonable accommodation to DFH Office, LLC, the Association requests the *Order Approving, with Conditions, Application MM-16-14 for Minor Modification to Approved PUD* be amended to grant the minor modification subject to the conditions that two illuminated, double-faced pylon signs operating as changing message devices be permitted, each of which shall not exceed 400 feet in area on each side and 40 feet in height, and that the hours of operation of the changing message device signs shall be limited to 7:00 a.m. - 7:00 p.m. This accommodation represents a significant increase in the dimensions currently authorized in the Planned Unit Development for Ordinance 2005-183-E and allows for changing messages during peak driving times along US 1.

Bartram Springs HOA, Inc.
1637 Race Track Rd., Sta. 206
St. Johns, FL 32259
904-880-8798

Mutual of Omaha Bank
4950 S 48th St.
Phoenix, AZ 85040

CHECK NO.	CHECK DATE	VENDOR NO.
4	8/11/2016	

CHECK AMOUNT
\$1,227.00

****ONE THOUSAND TWO HUNDRED TWENTY SEVEN DOLLARS AND 00/100****

PAY TO THE ORDER OF DUVAL CO. TAX COLLECTOR
231 E FORSYTH ST
JACKSONVILLE, FL 32202

[Handwritten Signature]
AUTHORIZED SIGNATURE

Memo: Filing Fee Appeal MM-16-14

⑈000004⑈ ⑆104002894⑆ 282524171⑈

THIS PAPER CONTAINS UV FIBERS - HOLD UNDER BLACK LIGHT TO VIEW.

OUR REF. NO.	YOUR INV. NO.	INVOICE DATE	INVOICE AMOUNT	AMOUNT PAID	DISCOUNT TAKEI
	081116	8/11/2016	1,227.00	5130 Legal and Professional	
			1,227.00		

VENDOR: Bartram Springs HOA, Inc.
DUVAL CO. TAX COLLECTOR

CHECK NO. 4

RECEIPT DATE 8/15/16 No. 993370

RECEIVED FROM Bartram Springs HOA, Inc. \$ 1227⁰⁰

twelve hundred twenty seven & 00/100 DOLLARS

FOR RENT
 FOR Appeal of Planning Commission MM-16-14

ACCOUNT		<input checked="" type="radio"/> CASH
PAYMENT	<u>1227⁰⁰</u>	<input checked="" type="radio"/> CHECK
BAL DUE	<u>0</u>	<input type="radio"/> MONEY ORDER
		<input type="radio"/> CREDIT CARD

FROM _____ TO _____

BY J Matthews

Gate Station

CURRENT PLANNING



Notice of Certification

August 8, 2016

RE: Certified 350 ft. Property Owner List

I hereby certify that the attached is a true and accurate copy of the owners of real property within three hundred and fifty feet of the boundaries of the land regarding Application:

MM-16-14 heard on July 21, 2016

Patricia Sales

**Patricia Sales
Executive Secretary, I**

PLANNING AND DEVELOPMENT DEPARTMENT

214 North Hogan Street, 3rd Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

168143 4530
ASIRVATHAM VICTOR
14711 SILVER GLEN DR E
JACKSONVILLE, FL 32258

168143 4460
BARTRAM SPRINGS COMMUNITY
DEVELOPMENT DISTRICT
C/O GMS LLC
475 WEST TOWN PL SUITE 114
ST AUGUSTINE, FL 32092

168143 4550
CARVER ANDREW J ET AL
14743 E SILVER GLEN DR
JACKSONVILLE, FL 32258

168170 0000
DFH OFFICE LLC
360 CORPORATE WAY 100
ORANGE PARK, FL 32073

168143 4525
ENG TROY J
14703 SILVER GLEN DR E
JACKSONVILLE, FL 32258-5160

168177 0100
ESTUARY LLC
PO BOX 19366
JACKSONVILLE, FL 32245-9366

168143 4490
FISHER PATRICK
14647 SILVER GLEN DR E
JACKSONVILLE, FL 32258-5161

168145 2000
FLORIDA EAST COAST RAILROAD COMPANY
1 MALAGA ST
ST AUGUSTINE, FL 32084-3580

168143 4535
GAUGLER DOUGLAS B
14719 E SILVER GLEN DR
JACKSONVILLE, FL 32259

168143 4495
GOODWIN DONALD WADE
14655 SILVER GLEN DR E
JACKSONVILLE, FL 32258

168143 4540
MILLWOOD JACK B
14727 E SILVER GLEN DR
JACKSONVILLE, FL 32258

168143 4545
NELSON NATHAN
14735 SILVER GLEN DR E
JACKSONVILLE, FL 32258-5160

168143 4410
SANDLER AT BARTRAM LAKES LLC
C/O SOUTHSTAR DEVELOPMENT
255 ALHAMBRA CIR SUITE 312
CORAL GABLES, FL 33134-7402

168143 0000
WILLIAMS ANNIE F QTIP TRUST ET AL
C/O JANICE W RICE
3507 HIDDEN LAKE DR W
JACKSONVILLE, FL 32216-6329

Southeast CPAC
5310 Hampton Gable Ct
JACKSONVILLE, FL 32257

No neighborhood assoc.

MM-16-14
PAUL M HARDEN
LAW OFFICE OF PAUL M HARDEN
501 RIVERSIDE AVE, STE 901
JACKSONVILLE, FL 32202

MM-16-14
PATRICK ZALUPSKI
DFH OFFICE, LLC
360 CORPORATE WAY
ORANGE PARK, FL 32073

4 email wlad
3 no allow

CURRENT PLANNING



Notice of Certification

August 8, 2016

RE: Certified Speaker / Provider of Written Statement List

I hereby certify that attached are the complete names and mailing addresses of any and all persons who either provided a written statement to, or testified before, the Commission regarding Application:

MM-16-14 heard on July 21, 2016

Patricia Sales

**Patricia Sales
Executive Secretary, I**

PLANNING AND DEVELOPMENT DEPARTMENT

214 North Hogan Street, 3rd Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

Jacksonville Planning Commission

SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: [Handwritten Name] DATE: [Handwritten Date]

ADDRESS: [Handwritten Address]

PHONE: [Handwritten Phone]

REPRESENTING: [Handwritten Organization]

1. APPLICATION NUMBER: [Handwritten Number] PAGE NUMBER: [Handwritten Page]
15-18 (THE NUMBERS MUST BE 0-9)

I SUPPORT THIS APPLICATION I OPPOSE THIS APPLICATION
(Circle "I Support") (Circle "I Oppose")

2. COMMENTS FROM THE PUBLIC: _____

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER.
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD → → → →

Jacksonville Planning Commission

SPEAKER'S REQUEST TO BE HEARD CARD

Please print and complete item 1 below for Board/Committee Public Hearing or item 2 below for Public Comments Section of Board/Committee Agenda:

NAME: PAUL HADEN DATE: 21 June 11

ADDRESS: 501 RIVERSIDE DR

PHONE: _____

REPRESENTING: STREAM FLOW

1. APPLICATION NUMBER: MM-16-14 PAGE NUMBER: 1
15-18 (THE NUMBERS MUST BE 0-9)

I SUPPORT THIS APPLICATION I OPPOSE THIS APPLICATION
(Circle "I Support") (Circle "I Oppose")

2. COMMENTS FROM THE PUBLIC: _____

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER.
PLEASE READ THE RULES ON THE REVERSE SIDE OF THIS CARD → → → →

CURRENT PLANNING



Notice of Certification

August 8, 2016

RE: Certified Transcript of the Planning Commission July 21, 2016 Meeting

Please find attached:

*** Certified Planning Commission Transcript on MM-16-14**

If there are any further questions, please feel free to contact me at (904) 255-7829

Public Hearing July 21, 2016

Patricia Sales

Patricia Sales
Executive Secretary, I

PLANNING AND DEVELOPMENT DEPARTMENT

214 North Hogan Street, 3rd Floor | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

9

1 Page 2, E-16-27, E-16-29.
 2 Page 3, E-16-38 and WLD-16-09.
 3 Page 4, E-16-41. Page 4, E-16-42.
 4 Page 5, E-16-44 and AD-16-49. Page 5,
 5 E-16-45, V-16-09.
 6 Page 6, V-16-10.
 7 Page 7, 2016-386, 2016-387. That is
 8 actually going to be moved up on the agenda.
 9 We're going to hear that second today on the
 10 agenda.
 11 Page 7, 2016-388, 2016-389.
 12 Page 8, 2016-390, 2016-391. Page 8,
 13 2016-393, 2016-394.
 14 Page 9, Minor Mod 16-14. That item will
 15 be heard first on the agenda today.
 16 Page 9, Minor Mod 16-17, Minor Mod 16-19.
 17 And Page 10, 2016-395.
 18 Are there any issues/conversations that we
 19 need to have before we get started here?
 20 COMMISSION MEMBERS: (No response.)
 21 THE CHAIRMAN: Seeing none, we are going
 22 to start with Minor Mod 16-14.
 23 Staff, if you will give us a summary on
 24 the item?
 25 MR. LEWIS: Thank you, Mr. Chairman.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

10

1 This is application for minor modification
 2 to a planned unit development. MM-16-14 seeks
 3 to modify the sign criteria of the written
 4 description of the subject site.
 5 The property is labeled as Parcel 38 in
 6 the PUD site plan and is designated for office,
 7 commercial, residential, hotel uses. The
 8 allowable signage for the property is one
 9 street frontage sign not exceeding 1 square
 10 foot in area for each linear foot of street
 11 frontage, to a maximum size of 300 square feet.
 12 It does allow for wall signs, under-canopy
 13 signs. And specifically, pole and pylon signs
 14 are prohibited.
 15 The request proposes to revise signage
 16 standards for the property as currently allowed
 17 under the existing written description.
 18 This parcel, with roughly 2,200 linear
 19 feet of frontage on Phillips Highway, may
 20 install a maximum of 7 signs, each measuring up
 21 to 300 square feet in area.
 22 The revisions in this request propose to
 23 reduce the total maximum sign area allowed on
 24 the property from approximately 2,100 square
 25 feet to 1,800 square feet.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

11

1 This application is requesting several
 2 substantive -- substantive deviations from the
 3 sign regulations in the Bartram Park PUD.
 4 The first request is for two electronic
 5 double-facing animated pylon signs which may
 6 operate as changing message devices, each of
 7 which shall not exceed 600 square feet in area
 8 on each side and 65 feet in height.
 9 The largest sign allowed by the Zoning
 10 Code is 300 square feet if there is at least
 11 300 linear feet of road frontage. There is no
 12 justification for the hundred percent square
 13 footage increase over what's allowed in the
 14 code.
 15 There is also a second request for a
 16 maximum sign height of 65 feet and to allow for
 17 pylon and pole signs. The Zoning Code sets the
 18 maximum sign height at 50 feet, unless the sign
 19 is within 660 feet of the centerline of an
 20 interstate highway exit, and then the sign can
 21 go up to 65 feet.
 22 Approval of the larger signs would set a
 23 precedent for future developments along this
 24 area of Phillips Highway, and so the staff is
 25 recommending denial of Minor Modification
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

12

1 2016-14.
 2 THE CHAIRMAN: Thank you, Bruce.
 3 Mr. Harden, if you will come on up and
 4 give us your name and address for the record,
 5 please.
 6 (Mr. Harden approaches the podium.)
 7 MR. HARDEN: May I pass this out before I
 8 start, please?
 9 THE CHAIRMAN: Yes.
 10 Yeah, and while Mr. Harden is passing
 11 those out, let's go ahead and declare any
 12 ex-parte communications we may have.
 13 Commissioner Davis, do you want to start
 14 off? We'll just kind of go down the line.
 15 COMMISSIONER DAVIS: Thank you,
 16 Mr. Chairman.
 17 I spoke with Mr. Harden today concerning
 18 this application.
 19 THE CHAIRMAN: Great.
 20 COMMISSIONER PADGETT: I also spoke to
 21 Mr. Harden yesterday about this application.
 22 COMMISSIONER BLANCHARD: I had a meeting
 23 with Mr. Harden and Mr. Miller, a week or so
 24 back, and also have traded some messages with
 25 the property owner.
 Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

13

1 COMMISSIONER HARDING: I also spoke with
2 Mr. Harden regarding this issue yesterday.
3 THE CHAIRMAN: Okay. And last but not
4 least, I had several conversations with
5 Mr. Harden, never any in person, but we just
6 talked about the application that was presented
7 before us today.
8 Mr. Harden, go ahead.
9 MR. HARDEN: Thank you, Mr. Chairman.
10 Before I filed this application, I vetted
11 it with the Planning Department and got their
12 go ahead to file it. When I got the report, I
13 was told it was a soft denial.
14 The only reason I bring this up is, the
15 65 feet we requested was done at the time I
16 thought they were okay. I would like to amend
17 the application to lower it back to the 50 feet
18 that's allowed under both the Zoning Code and
19 the DRI.
20 Dream Finders, my client, has purchased
21 this property parcel from the Bartram Park DRI.
22 It's the only parcel in the DRI that's east of
23 Philips highway.
24 The report indicates that this application
25 meets the criteria for a minor mod. The
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

14

1 Planning Department confirms that. As noted by
2 the Planning Department's report, my client is
3 allowed 2,200 square feet of signage along this
4 road. So that is what we're entitled to along
5 Philips Highway.
6 The request we're making -- and I want to
7 get the numbers right -- is two 600-foot signs
8 and one 120-foot sign. So we're moving from
9 2,200 square feet of signage to 1,320 square
10 feet of signage, or a 40 percent reduction to
11 which we are currently entitled.
12 And as I said, we are willing to lower it
13 back down to 50 feet now that I understand
14 their objection.
15 Instead of eight signs going all the way
16 across Philips Highway, seven of which would be
17 300 feet in size, we are proposing two 600-foot
18 square -- square foot signs, and then a
19 120-foot entry sign on a major thoroughfare in
20 Northeast Florida.
21 The signs are buffered around their
22 location by wetlands. What I passed around is
23 a packet. It has five pictures in it. The
24 last one I would like for you to look at.
25 This site is only about a third usable.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

15

1 So the rear of the site, or the east of the
2 site is wetlands. And it buffers us from our
3 neighbor. Immediately behind that is a couple
4 thousand acres of wetlands which buffers us
5 from our adjoining neighbors. I'll talk about
6 that in a second. The signs are located 2,000
7 feet, or almost a half a mile apart.
8 The report raises three objections, or
9 Mr. Lewis's comments raise three objections.
10 The first one is no justification for the
11 larger signs.
12 I would respectfully suggest that there is
13 a justification. That justification is a
14 40 percent reduction in the signage to which
15 we're allowed. So we're justifying.
16 And the Zoning Code has similar instances
17 where you're allowed to move signs to different
18 locations by lowering the size. So the
19 justification is, instead of 2,200 square feet
20 of signage, we are going to have 1,320 square
21 feet of signage.
22 (Commissioner Day enters the proceedings.)
23 MR. HARDEN: The second issue is their
24 proposal that would be precedential on future
25 development. Indeed, the precedent that we are
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

16

1 setting here is, I would respectfully suggest,
2 a positive one.
3 Anyone who is willing to give up almost
4 half of their signage in exchange for lowering
5 the number of signs, I would suggest, is a
6 positive precedent. And so I believe that the
7 precedent that we are setting here is a
8 positive one.
9 The third thing is, the effect on
10 surrounding landowners. That's what I would
11 like for you to look at these pictures at --
12 The landowners to the rear of us are
13 buffered by a third of the acreage on our -- or
14 two-thirds of the acreage on our site, which,
15 you can see, is wetlands on the drawing.
16 And then they have a large portion of
17 wetlands. Those lands are owned by Davis
18 Family Land Holdings. I went to them before I
19 filed this. They said they had no objection to
20 our signage. They much prefer two signs at the
21 end locations than the seven signs along the
22 front.
23 As noted by the Planning Department, the
24 nearest development are houses 515 feet away
25 across Philips Highway.
Diane M. Tropa, Inc., P.O. Box 2375, Jacksonville, FL 32203
(904) 821-0300

17

1 Now, I will ask you to review the
 2 photograph that you have in front of you. The
 3 first one is a street view of where the
 4 southerlymost sign would be where you look
 5 across Philips Highway.
 6 The second one is a street view of where
 7 the second sign would be 2000 feet down.
 8 The third is an aerial showing the south
 9 end and the buffer between us and the
 10 single-family homes, and then the north end and
 11 the buffer between the single-family homes.
 12 The nearest home they have identified is
 13 515 feet away. It's actually slightly larger,
 14 longer than that, but between us and them, you
 15 have a four-lane -- actually, at that location,
 16 it's a six-lane highway with a 50-foot median
 17 in the middle.
 18 Then you have a 150-foot tree buffer, then
 19 you have two 4-rail railroad tracks, then you
 20 have another hundred foot buffer of trees, and
 21 then you have a retention pond before you get
 22 to the site.
 23 Now, of course, lowering it to 50 feet --
 24 there's no doubt that the pine trees are higher
 25 than at those locations. So respectfully, I
 Diane M. Tropia, Inc., P.O. Box 2375, Jacksonville, FL 32203
 (904) 821-0300

19

1 residential value on the site.
 2 So with that, I would appreciate your
 3 support.
 4 I'll be happy to answer any questions you
 5 might have.
 6 THE CHAIRMAN: Great. Thank you. Thank
 7 you, Mr. Harden.
 8 I do have one speaker card in opposition,
 9 Mr. Christopher Bray, and then I'll give you an
 10 opportunity to come back up.
 11 MR. HARDEN: Yes, sir.
 12 THE CHAIRMAN: Mr. Bray, before you come
 13 up, I do want to recognize Councilman Becton.
 14 I think this is your district. And did you
 15 want to say any words, or you're just kind of
 16 here to listen?
 17 COUNCIL MEMBER BECTON: (Shakes head.)
 18 THE CHAIRMAN: Just here to listen.
 19 Great.
 20 Mr. Christopher Bray, if you want to come
 21 on up.
 22 (Audience member approaches the podium.)
 23 AUDIENCE MEMBER: Hi. My name is Chris
 24 Bray. I live at 6116 Alderfer Springs Drive in
 25 the Bartram Springs community.
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1 don't believe there's any impact. In fact,
 2 there was a lady who came here earlier who
 3 asked us -- she lived on that street, wanted to
 4 know where the signs were. We showed her on
 5 the map. She said that she had no objection
 6 and left.
 7 I don't know if there are other people
 8 here, I will be happy to answer their
 9 questions, but I think that we are -- we are
 10 clearly buffered from any of our adjoining
 11 landowners.
 12 The ones to the east of us have no
 13 objection. They own about 25,000 acres at that
 14 location. And the folks across the way, I
 15 believe, are adequately buffered as seen by the
 16 aerial.
 17 So again, I believe the proposal is,
 18 lowering of the intensity 40 percent is a good
 19 justification for allowing this, which -- so if
 20 anybody else comes up here and says we want a
 21 bigger sign, so okay, give up 40 percent of
 22 your signage, or almost 50 percent in our case,
 23 and we'll allow you to do it.
 24 We buffered the effect of the property
 25 owners, and we believe it sets a positive
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1 And this is an item that we are just being
 2 made aware of as a community. So there is a
 3 lot more information we would need to kind of
 4 fully understand it.
 5 The reason I was asked by our community to
 6 come speak is just our concern, not so much
 7 that there is a lot of signs, but that there
 8 could be a digital sign impact, and that being
 9 of light exposure at night. We do have other
 10 things that we propose as a school.
 11 Also, the types of signs that were denied
 12 by our community because of the potential
 13 impact of having illumination at night.
 14 So I just wanted to bring that up and try
 15 to understand better for our community, because
 16 I can bring that back to them so they
 17 understand the impact that would occur with the
 18 illumination signs versus a standard
 19 non-illuminated sign.
 20 Thank you.
 21 THE CHAIRMAN: Great. Thank you for your
 22 time. And we may have some questions later for
 23 you.
 24 Is there anybody else in the audience that
 25 wishes to speak on Minor Mod 16-14?
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1 AUDIENCE MEMBERS: (No response.)
 2 THE CHAIRMAN: Seeing none, Mr. Harden, do
 3 you want to come back up and close?
 4 MR. HARDEN: Yes, sir.
 5 (Mr. Harden approaches the podium.)
 6 MR. HARDEN: Let me see if I can answer
 7 Mr. Bray's questions while we stand here, and
 8 then I'll be happy to talk to him.
 9 We will comply with the illumination
 10 requirements of the Zoning Code. And so I
 11 think that limits the activity on the site.
 12 And even at that, as I say, we're 500 feet,
 13 300 feet of pine trees between the nearest
 14 street, not where Mr. Bray lives.
 15 But if there is an issue with time of day,
 16 we would be willing to limit the hours of
 17 operation of the signage so that there is no
 18 impact on anyone.
 19 Obviously, the sign won't go away at
 20 times, but we'll agree not to have the
 21 illumination at times if that is an issue.
 22 We -- respectfully, you know, we could
 23 have digital signs on the 300 feet, too. So if
 24 you have seven 300-foot signs of similar ilk, I
 25 think that would be more impactful, but I

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1 appreciate his comment.
 2 If there is an issue with the time of
 3 day -- I don't know that you condition a Minor
 4 Mod. I would, I guess, orally amend my
 5 application, which I have done on the 300 feet,
 6 consistent with whatever time and hours of
 7 operation that anyone would have on it.
 8 THE CHAIRMAN: Great. Thank you.
 9 Is that all the comments you want to make
 10 for closing?
 11 MR. HARDEN: I think that was the only
 12 question.
 13 THE CHAIRMAN: Okay.
 14 MR. HARDEN: Well, the type of signage.
 15 And let me -- I may not -- I may have not made
 16 this clear to Mr. Bray.
 17 We can't advertise anything on this site.
 18 It's an on-site sign. We can't advertise soft
 19 drinks. We can't advertise clothes. The only
 20 thing that can be advertised is Dream Finders,
 21 who is the on-site user, which is a
 22 homebuilder.
 23 So it will say Dream Finders building in
 24 certain neighborhood, and the type of product
 25 that they sell. So that will be the only thing

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1 that will be -- that legally can be advertised
 2 on an on-site sign.
 3 THE CHAIRMAN: Unlike a digital billboard
 4 or something like that?
 5 MR. HARDEN: Correct.
 6 THE CHAIRMAN: Good. Thank you.
 7 All right. Seeing no other speaker cards
 8 and no one else in the audience, I will close
 9 the public hearing and bring it back to the
 10 Commission.
 11 COMMISSIONER BLANCHARD: Mr. Chairman, I
 12 move denial of Minor Mod 2016-14.
 13 COMMISSIONER FRILEY: Second.
 14 THE CHAIRMAN: I've got a motion and a
 15 second for denial of 20- -- Minor Mod 2016-14.
 16 Discussion from the Commission?
 17 Until I get the queueing thing -- okay.
 18 Commissioner Blanchard, yes. It says you're
 19 Commissioner Davis, but I know who you are.
 20 COMMISSIONER BLANCHARD: Thank you,
 21 Mr. Chairman.
 22 This is in my planning district. And I
 23 have made it aware that I have some concerns
 24 about this proposed minor modification. And I
 25 think -- and I want to share a couple of

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1 thoughts with the Commission, and then,
 2 perhaps, ask some questions to staff quickly,
 3 if I may.
 4 And from -- there's really two concerns;
 5 one is the practical standpoint, the other is
 6 the technical, but from a practical standpoint,
 7 billboards -- essentially, new billboards are
 8 not permitted in Duval County. If you have
 9 billboards, you have to consolidate billboards
 10 to move. You can't just go out and build a new
 11 billboard. And essentially, that's what we're
 12 doing here.
 13 And the way around it is that it's on-site
 14 advertising as opposed to third-party
 15 advertising. And sometimes -- I'm certainly
 16 not saying that Dream Finders -- they have
 17 been, you know, a great part of the
 18 Jacksonville community, but in the event that
 19 they wanted to use it more like a billboard,
 20 the abuse comes when they have different units
 21 for lease on site.
 22 They could lease a room or an office, or
 23 something, to Coca-Cola, then they can go put
 24 Coca-Cola advertising on that sign. And so
 25 those types of abuses have happened in the

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1 past. So essentially, this is a billboard,
 2 although they are limited to on-site
 3 advertising for the users or tenants there.
 4 This is just past the county line. So
 5 it's right when you come off of Racetrack Road.
 6 This is really the first development or first
 7 building that you will see when you come from
 8 St. Johns County into Duval would be these two
 9 very large electronic signs, and that certainly
 10 gives me some pause.
 11 And when you look at the original DRI, it
 12 says, without question, that the largest sign
 13 should be a maximum of 300 linear feet --
 14 excuse me -- 300 square feet in area and no
 15 pole signs. And we're going against both of
 16 those, you know, in the exact opposite way.
 17 So those are just my general thoughts and
 18 feelings.
 19 From a technical standpoint, through the
 20 Chair, to staff, if I may, the current PUD says
 21 one sign per lot, a maximum of 300 square feet.
 22 So help me understand the argument that the
 23 applicant has made, that he has the right to do
 24 seven or eight signs, because from my
 25 perspective, if he broke it up into seven
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1 outparcels and there were seven different
 2 stores there, each one of those stores, or
 3 businesses, could have a 300-square-foot sign,
 4 but essentially, there's one owner. Maybe
 5 multiple buildings.
 6 So I don't know how that would be true,
 7 that he would have the right to do seven or
 8 eight signs when essentially, now, there's only
 9 one lot.
 10 MR. HUXFORD: Through the Chair to
 11 Commissioner Blanchard, you're exactly right.
 12 Unless the property is busted up into multiple
 13 lots, you can only have one sign at a maximum
 14 of 300 square feet on this overall parcel.
 15 COMMISSIONER BLANCHARD: So through the
 16 Chair to staff, with that being said, I
 17 wouldn't agree with the argument that we're
 18 reducing the signage from 2,000-some feet to
 19 something 40 percent less than that, or
 20 60 percent less, or whatever the reduction was.
 21 I think you have the right to do a
 22 300-square-foot sign. And we're increasing
 23 that to 2,600-square-foot illuminated signs on
 24 now 50-foot poles. I mean, it couldn't be more
 25 opposite of the intent.
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1 And so for that reason, I can't support
 2 this. You know, great company, great people.
 3 I think it's a bad idea, and I think it's an
 4 incredible reach to try to say that, you know,
 5 we're going to go from a 300-foot sign to two
 6 giant, illuminated, double-sided billboards is
 7 a phenomenal reach.
 8 And last question, through the Chair to
 9 counsel, is, if what Folks said is true, that
 10 there's only -- they only have the right to do
 11 one sign currently, then why is this a Minor
 12 Mod?
 13 If this is an intensification of use, this
 14 should be a rezoning. So why are we hearing
 15 this as a Minor Mod?
 16 Do we have the purview -- if that's true,
 17 and this is an intensification of use, why
 18 are -- why are we hearing this?
 19 MS. JOHNSTON: Through the Chair to
 20 Commissioner Blanchard, I am not sure why you
 21 are considering it as a minor modification.
 22 Generally, the applicant will have an
 23 application process with the Planning
 24 Department. And it sounded as though
 25 Mr. Harden said that they were advised, they
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1 could proceed under the minor modification.
 2 Again, I wasn't aware of the language that
 3 you have indicated about the individual lots
 4 and this being one lot versus what the
 5 applicant had mentioned.
 6 COMMISSIONER BLANCHARD: And through the
 7 Chair to staff, you know, obviously, I think
 8 this is a bad idea. I'm concerned about --
 9 we're taking the rules and twisting them into
 10 giving billboards, which is a very, very
 11 dangerous precedent that we're doing.
 12 I'm all for the business, signage is
 13 great, go get them, but two giant billboards on
 14 the corridor into Duval is extremely
 15 questionable.
 16 But again, if we're intensifying the use,
 17 if he truly does not have the right to do eight
 18 signs today, that is an intensification of use,
 19 and it should not be a minor modification. And
 20 I don't think that we have the purview to vote
 21 on this today.
 22 THE CHAIRMAN: Well, you know, I'm going
 23 to take my personal privilege to look at the
 24 applicant.
 25 And tell us, you know --
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1 MR. HARDEN: Let me start. Do you have
 2 the Planning Department's report up there?
 3 THE CHAIRMAN: Yes.
 4 MR. HARDEN: If you will look on Page 2,
 5 Paragraph 2, this request proposes sign
 6 standards from the property. This is a quote
 7 from the Planning Department's report:
 8 As currently allowed under the existing
 9 written description and Part 13 of the Zoning
 10 Code, with roughly 2,200 square feet of
 11 frontage on Phillips Highway, this property may
 12 install seven signs measuring up to 300 square
 13 feet in area.
 14 That's what they say, but let me just --
 15 if you will look also at the site plan, you can
 16 see that we are dividing the parcel up into
 17 eight lots. Because of the wetland area of the
 18 thing, that we have one -- you know, one
 19 building on one end, two other buildings and
 20 then some open space. And we'll -- we're
 21 dividing those into additional lots.
 22 So, you know, I asked the Planning -- you
 23 know, I -- before I filed this, I went to them
 24 and explained what we were doing. And then as
 25 you can see in the report, they have
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1 But in response to Mr. Huxford and
 2 Mr. Blanchard, I would ask you to read
 3 Paragraph 2 of the Planning Department's
 4 report. I don't think it can be any clearer.
 5 THE CHAIRMAN: All right. Hang on. To
 6 staff, is this -- is this -- can y'all hear me
 7 okay?
 8 Is this something we can put into the
 9 application, Mr. Harden's comments, to limit it
 10 to just Dream Finders home advertising on the
 11 sign that we can put into the application?
 12 MR. HUXFORD: We would probably want to
 13 check with OGC to make sure that we're not
 14 regulating content, but as a general rule,
 15 under Part 13, unless you're an authorized
 16 billboard sign -- which they are not -- you can
 17 only advertise for products or services offered
 18 on site. So it's already automatically
 19 self-limiting.
 20 THE CHAIRMAN: Okay. Just so I'm not
 21 taking words out of your mouth, Mr. Harden, you
 22 said that it would only be Dream Finders or it
 23 would only be tenants on site, or is that kind
 24 of the same thing?
 25 MR. HARDEN: It will not be any tenants on
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1 represented the same exact -- exact same thing
 2 to you.
 3 I promise you that there is a way that we
 4 can divide these into lots, and I have
 5 discussed that with my client. And if you will
 6 see how the design is made.
 7 Mr. Chairman, may I respond to two other
 8 questions from Mr. Blanchard?
 9 THE CHAIRMAN: Please do.
 10 MR. HARDEN: The fact that we put a
 11 Coca-Cola machine in our building doesn't mean
 12 that Coca-Cola can be used in there. I don't
 13 know who has abused that, but shame on them for
 14 doing that.
 15 I will agree to language in the Minor Mod
 16 that nothing will be advertised there except
 17 Dream Finders home products and Dream Finders
 18 home activity. So by definition, an on-site
 19 sign only allows the use there at that
 20 location. This is not a billboard. It's, by
 21 definition, an on-site sign.
 22 And to the extent anyone thinks there
 23 would be an abuse, I'm agreeable to language
 24 which limits that because I think the Zoning
 25 Code does that anyway.
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1 the site. We don't have any tenants.
 2 THE CHAIRMAN: Dream Finders is the only
 3 tenant. So --
 4 MR. HARDEN: Dream Finders is the owner of
 5 it. And I will put in language, whatever would
 6 be helpful, that it will only be Dream Finders
 7 and Dream Finders products, yes.
 8 THE CHAIRMAN: Okay.
 9 MR. HARDEN: That is our intention. We
 10 won't use it for anything else.
 11 THE CHAIRMAN: Great. I think that works.
 12 So anybody -- oh, it's going to work. Comments
 13 from the Commissioners?
 14 Okay. Commissioner Friley, do you have
 15 comments?
 16 COMMISSIONER FRILEY: Thank you,
 17 Mr. Chair.
 18 I'm just hearing some of the comments. I
 19 do want to -- a couple of clarifications, one
 20 from Mr. Harden. If you don't mind coming up.
 21 (Mr. Harden approaches the podium.)
 22 COMMISSIONER FRILEY: I was looking
 23 through the application. You mentioned
 24 something referencing the parcels being broken
 25 up into eight lots. Is that a part of the
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1 application you submitted?
 2 MR. HARDEN: We have eight lots on the
 3 site. No, we don't -- we haven't -- if you --
 4 you can -- look at the last page of the handout
 5 I gave to you.
 6 You can see that because of the way the
 7 property -- the land is -- we have to break it
 8 up into parcels that are usable on things. So
 9 if you start from the north, you can see,
 10 there's four lots with the buildings
 11 separately, and then there's three lots where
 12 the wetlands are fronted on there. I will
 13 represent to you that we have eight lots on
 14 that site. We actually have room for about 20
 15 lots, but we don't need but eight to resolve
 16 our issue.
 17 COMMISSIONER FRILEY: Okay. Thank you.
 18 So that last sheet is your representation
 19 of that?
 20 MR. HARDEN: Yes, sir.
 21 COMMISSIONER FRILEY: Okay. Thank you.
 22 And my second comment is over to staff.
 23 It seems like we have a conflict in the
 24 testimony and the actual report. I would like
 25 clarification on the record as to what the
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1 staff is interpreting as the correct
 2 information for this application.
 3 MR. HUXFORD: The staff assessment
 4 regarding the amount of square footage, based
 5 on the linear frontage they have on Phillips
 6 Highway, is correct, but it should have gone
 7 further and mentioned that within the written
 8 description of the existing PUD, there's a
 9 limitation of one sign per lot. And it just
 10 failed to catch that.
 11 So yes, if the property were divided into
 12 seven lots, or however many, he could have
 13 several 300-square-foot signs, but he would
 14 have to break them up to do that. If he left
 15 it as one master parcel, he's just limited to
 16 one sign.
 17 THE CHAIRMAN: Other comments from the
 18 Commissioners?
 19 Commissioner Padgett, are you ready? Go
 20 ahead.
 21 COMMISSIONER PADGETT: Through the Chair
 22 to Mr. Harden -- actually, I don't really know
 23 if I have a question for you other than, I'm
 24 very familiar with this site. Our old office
 25 building was right around the corner. And we
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1 built (inaudible) in Nocatee, which I drove
 2 past this many, many days, weeks, months,
 3 years.
 4 And I think everyone knows how I feel
 5 about signage and digital signs. And that
 6 area, I can't -- I can't see any negative
 7 impact for the -- for what he's asking for.
 8 When you look at the aerial on the map, I mean,
 9 there's -- it's just there's nothing.
 10 And I think that we may need to -- that
 11 may be a whole other conversation, so I'll keep
 12 that for later, but I don't see an issue with
 13 this sign to me.
 14 MR. HARDEN: The answer to that question,
 15 yes.
 16 THE CHAIRMAN: Commissioner Davis, your
 17 comments?
 18 COMMISSIONER DAVIS: No.
 19 THE CHAIRMAN: Commissioner Harding?
 20 COMMISSIONER HARDING: Kind of echoing
 21 what Commissioner Padgett said, I certainly
 22 appreciate the words from Commissioner
 23 Blanchard. I appreciate the work of staff. I
 24 cannot -- I don't see these as billboards.
 25 Despite -- despite that verbiage being used, I
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1 see this as on-site.
 2 And as someone who runs a business, who
 3 uses on-site signage, that's how I see this.
 4 And obviously, Dream Finders is a Jacksonville
 5 company, a very successful Jacksonville
 6 company, and this is their headquarters.
 7 I see this as them, as the company, just
 8 trying to advertise their -- their products and
 9 services. I don't see it as a billboard. I
 10 see it as them trying to mark where their
 11 headquarters is.
 12 So, as such, I would -- and I am a little,
 13 I guess, troubled by the fact that I -- you
 14 know, we're supposed to make our decision based
 15 on that application, what the application says.
 16 And I'm reading the staff report, and it
 17 clearly -- you know, in the staff report, it
 18 says that they would be entitled for up to
 19 2,200 square foot of signage. And so you've
 20 got an applicant coming and asking to reduce
 21 that by -- reduce it by, roughly, 40 percent,
 22 down to 1,320 square feet. I think that's a
 23 reasonable ask.
 24 THE CHAIRMAN: Commissioner Padgett.
 25 COMMISSIONER PADGETT: Through the Chair,
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1 I also just wanted to go on record and remind
2 everyone, my fellow commissioners, that times
3 are changing, especially with digital signs in
4 big cities. And these digital signs, they come
5 in all different grades. And some of them are
6 better than others.

7 And I don't know, it would be very helpful
8 when we have a sign -- when signs come in front
9 of us, if we knew what kind of signage was the
10 brand, the model, because those things -- yeah,
11 and pixels -- would be very helpful to be able
12 to understand if there would be consequences
13 from the signage.

14 And working with developers, I know that
15 Jacksonville is a little bit, they consider,
16 behind. With all these new developments going
17 in, the signage that they're requiring, they
18 have kind of backed off from developing here
19 because of such things just like this. So I
20 would -- I am for this.

21 THE CHAIRMAN: Commissioner Davis.

22 COMMISSIONER DAVIS: Thank you,
23 Mr. Chairman.

24 Through the Chair to staff, so currently,
25 they could have one 50-foot-tall,

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1 the maximum up in the one sign.

2 Does that answer your question?

3 COMMISSIONER DAVIS: Yes. Thank you.

4 And I guess, kind of a follow-up, so by
5 approving this application, we're effectively
6 eliminating that whole possibility and going to
7 basically two signs; is that correct?

8 MR. LEWIS: Correct. Yes.

9 COMMISSIONER DAVIS: Okay. Thank you.

10 THE CHAIRMAN: Okay. Before I let

11 Mr. Blanchard go again -- Commissioner

12 Blanchard, I apologize -- I've got a few
13 comments to put on the record.

14 You know, I kind of -- I really agree with
15 what Commissioner Padgett is saying. We are --
16 this is a time that we are evolving into new
17 digital signs. It's kind of the way that
18 businesses are marketing right now, so -- but I
19 am -- you know, I am cautious to neighbors and
20 making sure that they are not -- that, you
21 know, they're not -- the light from the signs
22 are not blinding through their house.

23 I notice -- I mean, it's clear to me that
24 it's going down 40 percent, because it could be
25 2,200 square feet of signs, and now it's going

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1 300-square-foot monument sign?

2 MR. HUXFORD: Yes, sir.

3 COMMISSIONER DAVIS: Okay. And that's --
4 they could have one just because it's one --
5 it's one lot currently.

6 So based on this PUD as it exists, down
7 the road, if they split it up into eight
8 different lots -- is that what we've said --
9 they could have seven 50-foot tall illuminated,
10 300-square-foot signs, and then a smaller sign
11 to make up the difference?

12 MR. HUXFORD: Yes.

13 COMMISSIONER DAVIS: Okay.

14 THE CHAIRMAN: No?

15 COMMISSIONER DAVIS: Thank you.

16 MR. HUXFORD: Hold on a second.

17 THE CHAIRMAN: Sorry. One moment.
18 (Brief Pause.)

19 MR. LEWIS: So if they divided -- to
20 Commissioner Davis, if they divided the
21 property into parcels and each parcel was
22 300 feet, linear feet of frontage, on Philips
23 Highway, they could have one sign 300 square
24 feet in area. They would not be allowed any
25 other street sign within that because they used

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1 down to what, 1,400 square feet of signs. So
2 there's your automatic reduction right there.

3 I did -- I think -- well, you know, my
4 concern very early on when reviewing this
5 application is, you know, what goes in there,
6 what gets to advertise, what's going to be on
7 sign, and that's been cleared up for me right
8 there.

9 We are now reducing the height of the
10 signs, from 65 to 50, which is what he's
11 allowed to do anyway. So there's a lot of
12 things, there's a lot of compromises that the
13 applicant is coming forward with. And I think
14 that this is --

15 You know, I've always wanted to promote
16 businesses. I'm not trying to -- you know,
17 Dream Finders is a great home. I believe their
18 headquarters are actually located in Clay
19 County, and now they're moving it to Duval
20 County, which is great. It's great for the
21 city of Jacksonville. So a lot of good things
22 are coming of this, but you need to be really
23 careful about how you look at these things.

24 And I think that everything that's been
25 presented before us, right now, is something

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1 that I can really support just because we've
 2 taken care of all the major issues that I kind
 3 of, you know, want to check those boxes when it
 4 comes in front of us. So, you know, the way I
 5 look at it now, this is something I could
 6 really support.

7 And, actually, I'm really excited about
 8 the new things that are going to come up on
 9 Phillips Highway, all the transition that's
 10 happening over there, and this is just one
 11 step. So I commend the applicant on his
 12 application and look forward to a great
 13 product.

14 So I will open it up for second timers.
 15 Commissioner Blanchard.

16 COMMISSIONER BLANCHARD: So I think
 17 everybody agrees with me; is that -- is that
 18 true? No?

19 A final couple of quick thoughts. I still
 20 think it's an intensification if, today, he
 21 only has the right to do 300 feet. I don't
 22 know how -- how it could be eight lots. Right
 23 now it's one. It's only three buildings. I
 24 don't know how three buildings could be eight
 25 lots. So I think that, by right, we have

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1 overstated the rights that they currently have.

2 And, you know, outside of that, I mean,
 3 billboards are prohibited. There's nobody else
 4 that can build a billboard up and down this
 5 road, you know, unless they had some ability to
 6 combine parcels like this and get this created,
 7 but this DRI and this PUD kind of get in the
 8 way of that.

9 So -- and the comment about the Coke
 10 machine, that wasn't my comment. Typically, if
 11 you have a tenant in there and you are leasing
 12 an office to them, they would have rights to
 13 that billboard.

14 So if you're leasing an office in there to
 15 Chris Hagan, then Chris Hagan could have
 16 some -- potentially some rights to the signage.
 17 And there's opportunity for abuse. I'm not
 18 saying that they would.

19 But based on what appears to be
 20 overwhelming support, I still stand opposed to
 21 this. I think it's an intensification. I
 22 think it's a bad idea. And I just think it's
 23 just way, way too much.

24 So no further questions or comments, Mr.
 25 Chairman.

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1 THE CHAIRMAN: Commissioner Padgett.
 2 COMMISSIONER PADGETT: Through the Chair,
 3 I think that these signs is better than it --
 4 what's there now, which is absolutely nothing.
 5 We need to have a little bit of growth,
 6 especially in that area. And these signs,
 7 there's no direct -- I don't think there is any
 8 direct -- it doesn't affect any -- is there
 9 neighbors? Is there -- Bartram Park, it's --

10 THE CHAIRMAN: I think the testimony was
 11 5- -- over 500 feet away.

12 COMMISSIONER PADGETT: Yeah.

13 THE CHAIRMAN: Almost 600 feet.

14 COMMISSIONER PADGETT: And I know that it
 15 doesn't -- it's -- hold on one second.
 16 (Brief pause.)

17 COMMISSIONER PADGETT: Right here.

18 Okay. Dream Finders, I'm very familiar
 19 with Dream Finders as well. And any new
 20 development that is going on Phillips Highway,
 21 especially in that area of Phillips Highway, I
 22 think is a great thing for Jacksonville, and
 23 that it's going to make Phillips Highway a lot
 24 better than what it currently is right now.

25 THE CHAIRMAN: All right. I've got no
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1 other speakers.

2 Oh, Mr. Friley.

3 Hey, we've got a new system here, man.
 4 Would you use it?

5 COMMISSIONER FRILEY: My apologies,
 6 Mr. Chairman.

7 THE CHAIRMAN: Commissioner Friley.

8 COMMISSIONER FRILEY: I just want to touch
 9 on this one more time with staff and with
 10 General Counsel. We have a report, an
 11 application, that does not have the correct
 12 information in it. These reports are sent out
 13 to the public because we have these -- we have
 14 these public hearings.

15 Are we in any kind of posture where we
 16 can't make a decision because we have a report
 17 that was inaccurate with the information? I
 18 just want to make sure before we move forward.
 19 If staff can weigh in?

20 MR. HUXFORD: Through the Chair to
 21 Commissioner Friley, the application is in good
 22 standing. The public notices that we sent out
 23 and all of the advertising were done correctly.
 24 The staff report is supplemental information
 25 for you to consider at your public hearing

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1 here, but the fact that the staff report didn't
 2 go on to elaborate about the limitation of one
 3 sign per lot doesn't put it in any posture
 4 where you would have to defer or readvertise or
 5 anything.
 6 COMMISSIONER FRILEY: All right. Thanks
 7 for that clarification.
 8 Respectfully, I disagree that it doesn't
 9 have an effect on the application. One sign
 10 versus seven signs, I think, is a pretty big
 11 impact on the property, but I just wanted to
 12 clear that up.
 13 Thank you.
 14 THE CHAIRMAN: All right. I've got no
 15 other speaker on the queue. I've got a motion
 16 and a second for denial of the application.
 17 All those in favor of the denial, state by
 18 saying aye.
 19 COMMISSIONER FRILEY: Aye.
 20 COMMISSIONER BLANCHARD: Aye.
 21 THE CHAIRMAN: Oppose the denial, state by
 22 saying aye.
 23 Aye.
 24 COMMISSIONER HARDING: Aye.
 25 COMMISSIONER PADGETT: Aye.
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1 representations on the record, I will get with
 2 Ms. Johnston, on language, to put those in the
 3 modification.
 4 COMMISSIONER HARDING: Thank you.
 5 THE CHAIRMAN: Okay. So I've got a motion
 6 and a second -- I've got a motion. I need a
 7 second for that.
 8 COMMISSIONER PADGETT: Second.
 9 THE CHAIRMAN: Okay. I've got a motion
 10 and a second.
 11 I've got Commissioner Padgett on the
 12 queue.
 13 COMMISSIONER PADGETT: I believe we should
 14 add a condition that only Dream Finders can
 15 advertise on the signage, if it hasn't already.
 16 THE CHAIRMAN: Ms. Johnston, why don't you
 17 chime in here.
 18 MS. JOHNSTON: Through the Chair, rather
 19 than limit it to the current property owner, if
 20 we maybe just say that they have to comply with
 21 the on-site sign requirements for advertising,
 22 I can work on that language, but essentially,
 23 it would be the property owner would be able to
 24 advertise on property, and that would be all.
 25 THE CHAIRMAN: Only the property owner.
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1 COMMISSIONER DAVIS: Aye.
 2 THE CHAIRMAN: I think it was Friley and
 3 Blanchard in favor of the denial. So that
 4 motion dies. So I'm looking for another
 5 motion.
 6 COMMISSIONER HARDING: Mr. Chairman,
 7 motion to approve Minor Mod 2016-14 as
 8 requested with the modification that the height
 9 is limited to 50 feet. I believe that the
 10 applicant made that.
 11 And also, I wanted to see if the applicant
 12 would be amenable to limiting the hours of the
 13 signage between 7:00 a.m. and 9 o'clock p.m.
 14 MR. HARDEN: Let me clarify. Yes, but let
 15 me clarify. The sign won't go away, it just
 16 won't be digital after that time. So it
 17 will -- it will have --
 18 COMMISSIONER HARDING: Correct.
 19 MR. HARDEN: -- a -- a --
 20 THE CHAIRMAN: Stationary logo?
 21 MR. HARDEN: Yeah. If Mr. Hagan's office
 22 is in there, it will have his picture on there
 23 for ten hours at night, but yeah, it will be a
 24 stationary sign after that, correct. Okay.
 25 And I will -- I will -- I make those
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1 MS. JOHNSTON: Only the prop- --
 2 THE CHAIRMAN: Not the tenant?
 3 COMMISSIONER PADGETT: No.
 4 MS. JOHNSTON: They have indicated that
 5 they are not having any tenants, but again,
 6 they -- as long as they would comply with the
 7 on-site sign requirements, I think that would
 8 meet your intent, but let Folks respond to
 9 that.
 10 MR. HUXFORD: Or you could just -- you
 11 could just say advertising shall be limited to
 12 products and services, activities rendered on
 13 site, something like that.
 14 COMMISSIONER PADGETT: Yes.
 15 THE CHAIRMAN: Okay. Are we looking at
 16 that as an amendment, Paige, or -- it's not
 17 really a condition.
 18 MS. JOHNSTON: Through the Chair, it
 19 sounds like she is offering a friendly
 20 amendment, if he will accept. If not, she
 21 would take it up as a separate amendment.
 22 COMMISSIONER HARDING: I accept.
 23 THE CHAIRMAN: Okay. Great.
 24 I've got Mr. Lewis on the queue.
 25 MR. LEWIS: Thank you, Mr. Chairman.
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1 I would just like to see if you would
2 consider adding a condition on there that the
3 sign would meet the "changing message device"
4 definition in the Zoning Code.
5 That's the definition that we use for the
6 billboards where they have to remain static for
7 eight seconds, then they have a one second
8 change, and they cannot be animated.
9 Mr. Harden's application does include the
10 word "animation" in it, and I just wanted to
11 bring that to you.
12 MR. HARDEN: I have no objection to that.
13 And I think for -- at least for clarification
14 purposes, maybe Ms. Padgett's motion just
15 reference back the Zoning Code as well, because
16 there are specific definitions of on-site signs
17 and specific definitions that Bruce indicated,
18 and we are happy to comply with those.
19 THE CHAIRMAN: Commissioner Harding, do
20 you accept that as a friendly amendment as
21 well?
22 COMMISSIONER HARDING: I do.
23 THE CHAIRMAN: Great.
24 Commissioner Blanchard.
25 You've got to turn it on.
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1 COMMISSIONER BLANCHARD: Thank you,
2 Mr. Chairman.
3 Just, I was asking for -- I would like to
4 ask for some clarification. I think it was
5 Commissioner Harding that proposed the
6 limitation on hours; is that correct?
7 COMMISSIONER HARDING: Yes.
8 COMMISSIONER BLANCHARD: Okay. And the
9 applicant said something that confused me, that
10 it would still be -- it would still be there,
11 but not be changing. And so is the -- was the
12 intent of the limitation to say that it will
13 not be illuminated after those hours or that it
14 won't be changing after those hours? Because
15 those -- those are two different things. I
16 think we got lost in the middle of that, and
17 I'm not sure where we were intending to go.
18 COMMISSIONER HARDING: My intent, that it
19 would not be changing after those hours. I
20 viewed it as -- like a streetlight that is
21 shining.
22 THE CHAIRMAN: All right. Commissioner
23 Blanchard's done.
24 Anybody else on the queue?
25 Commissioner Davis.
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1 COMMISSIONER DAVIS: Sure. Through the
2 Chair to Commissioner Harding, are you saying
3 that the message would stop changing at
4 9 o'clock and then it would just go to a static
5 sign? So it wouldn't go dark, it would still
6 be lit?
7 COMMISSIONER HARDING: That was my intent.
8 If you wish -- if someone wishes to modify it,
9 I'd be willing to listen.
10 COMMISSIONER DAVIS: So to the staff,
11 currently, is that how it works with the Zoning
12 Code for the digital signs, they go dark
13 after -- or they just stay static? So it's
14 illuminated now like a billboard as opposed to
15 a changing message?
16 MR. HUXFORD: Yeah, the Zoning Code allows
17 24 hours. Unless you have a PUD that
18 specifically limits the time, you can go 24/7.
19 You're just limited to the eight-second rule.
20 And, of course, a lot of signs violate that. I
21 live on the Westside. I can tell you, lots of
22 Normandy Boulevard does, but it's supposed to
23 be -- you have to leave the sign static for
24 eight seconds, and then you have up to a second
25 to change to your next message and then keep it
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1 static again for eight seconds and so forth.
2 COMMISSIONER DAVIS: Thank you.
3 THE CHAIRMAN: Commissioner Padgett.
4 COMMISSIONER PADGETT: I just think we
5 all -- to my fellow commissioners, that we also
6 need to be reminded of the technology
7 improvement in the last few years on signage.
8 And the -- the -- it's not going to be a
9 distraction as much as -- when the original
10 digital signs came out versus what they are
11 today, it's -- it's -- you can't even compare
12 the two.
13 So going forward, it would be extremely
14 helpful to have the signage information, the
15 actual sign, the model, the -- everything that
16 has to do with it, because it would make a huge
17 impact, and it would make a huge difference for
18 me on whether it -- I would oppose it based on,
19 if they went out and got a sign that was ten
20 years old or they went out and got one that was
21 in 2015 or '16. And because it can cause --
22 the old ones will cause distractions, but the
23 new ones will absolutely not.
24 THE CHAIRMAN: Great.
25 Any other comments or questions? I have
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1 no one on the queue.
 2 Ms. Johnston, yes. We have blue buttons
 3 now, Ms. Johnston.
 4 MS. JOHNSTON: Thank you, Chair. I'll use
 5 my blue button in the future.
 6 I just wanted to make sure I'm clear on
 7 the conditions before you before you vote.
 8 I'll work with Mr. Harden on clarifying the
 9 exact language, but I do want to make sure what
 10 you all have before you on your motion is to --
 11 includes his reduction in height to 50 feet.
 12 And then I think he modified the signs to two
 13 600-foot signs, and then one 100-foot sign.
 14 And those are illuminated and double-sided.
 15 And I'll have him come up and clarify.
 16 Then I have the hours of operation, as to
 17 the changing nature of the sign, would be
 18 7:00 a.m. to 9:00 p.m.
 19 And then we are going to have provisions
 20 regarding the on-site signage requirements to
 21 limit outside third-party signage.
 22 And then also, a provision regarding the
 23 changing message device requirements per the
 24 code.
 25 Does that encompass everything that you
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1 intended in your motion?
 2 COMMISSIONER HARDING: Yes.
 3 THE CHAIRMAN: Okay. And then I'll have
 4 him clarify if I have missed something.
 5 MR. HARDEN: May I, Mr. Chairman?
 6 THE CHAIRMAN: Please.
 7 MR. HARDEN: You're exactly right. The
 8 ones -- the hundred-foot sign, it's actually a
 9 120 feet. And it will remain a monument sign.
 10 So that will be an identifying sign in the
 11 middle.
 12 MS. JOHNSTON: Thank you.
 13 THE CHAIRMAN: All right. Everybody clear
 14 on what we're voting on now?
 15 I've got a motion and second for approval
 16 of Minor Mod 2016-14 as amended by this -- by
 17 this body.
 18 All those in favor?
 19 Aye.
 20 COMMISSIONER HARDING: Aye.
 21 COMMISSIONER PADGETT: Aye.
 22 COMMISSIONER DAVIS: Aye.
 23 THE CHAIRMAN: Opposed?
 24 COMMISSIONER FRILEY: Aye.
 25 COMMISSIONER BLANCHARD: Aye.
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1 THE CHAIRMAN: Blanchard and Friley in
 2 opposition. So that motion passes.
 3 Great conversation, guys. Thank you.
 4 All right. For everybody that's new in
 5 this, these don't all take that long.
 6 All right. Page 7, 2016-386 and -387.
 7 Staff, if you will give us a brief summary
 8 on this.
 9 MR. HUXFORD: Thank you, Mr. Chairman.
 10 Ms. Reed had to step away for another
 11 meeting. So I'm going to do my best at an
 12 imitation. So just close your eyes and
 13 imagine.
 14 All right. Ordinance 2016-386 is for a
 15 1.68-acre site located at 1341 Pearl Street in
 16 the Springfield Historic District, and it's
 17 also in the urban priority development area.
 18 The request is to amend the land use from
 19 MDR to RPI, along with the companion rezoning
 20 to PUD to permit a mixed-use development
 21 containing 78 multifamily dwelling units and
 22 approximately 8,000 square feet of commercial
 23 and office uses.
 24 The RPI land use category, in the urban
 25 priority area, allows up to 40 units per acre
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1 for mixed-use development while the MDR land
 2 use category in the urban priority area permits
 3 up to 20 units per dwelling unit, 20 units, 20
 4 dwelling units per acre, along with limited
 5 opportunities for nonresidential development.
 6 The applicant has begun initial
 7 discussions with the Historic Preservation
 8 Commission via a preliminary review under the
 9 Opinion of Appropriateness process. And they
 10 will be going through that with our historic
 11 folks, as this is in Springfield.
 12 The property is a combination of
 13 undeveloped land and contributing and
 14 noncontributing historic structures. The area
 15 is surrounded -- the area surrounding the site
 16 is fully developed and characterized with
 17 single-family and multifamily uses to the north
 18 and east and the Henry Klutho Park to the
 19 south.
 20 The Department hosted a citizens
 21 information meeting on June 20th, 2016. Two
 22 residents of the area attended and expressed
 23 concerns about the proposed height of the
 24 structures, traffic, as well as security
 25 measures.
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CURRENT PLANNING



Notice of Certification

August 8, 2016

RE: Certified Copy of Final Order

I hereby certify that the attached is a true and accurate copy of the Final Order of MM-16-14:

MM-16-14 heard on July 21, 2016

Patricia Sales
Patricia Sales
Executive Secretary, I

BEFORE THE PLANNING COMMISSION
OF THE CITY OF JACKSONVILLE

APPLICATION NO: MM-16-14

IN RE: The Minor Modification Application of

DFH OFFICE, LLC

**ORDER APPROVING, WITH CONDITIONS, APPLICATION MM-16-14
FOR MINOR MODIFICATION TO APPROVED PUD**

This matter came to be heard upon the Application for Minor Modification to a Planned Unit Development for Ordinance 2005-183-E, filed by DFH Office, LLC, the owner of that certain real property located at 14701 Philips Highway, RE #168170-0000, seeking to modify the sign criteria of the Written Description for a portion of the Planned Unit Development zoning district, in Land Use Category MU. /

Having duly considered both the testimonial and documentary evidence, presented at the public hearing on July 21, 2016, including the Report of the Planning and Development Department for Application for Minor Modification to a Planned Unit Development for Ordinance 2005-183-E, dated March 22, 2005, and all attachments thereto ("Staff Report"), a copy of which is attached hereto as Exhibit "A," the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and

FINDS AND DETERMINES:

1. That the applicant has complied with all requirements set forth in Section 656.341(f)(2), Zoning Code; and
2. That substantial competent evidence indicates that the application meets all applicable criteria to be granted a minor modification.

NOW THEREFORE, it is ORDERED by the Planning Commission:

1. That a minor modification be granted to revise the signage criteria of the Written Description for a portion of the Planned Unit Development zoning district site plan as set forth in the Application for Minor Modification to a Planned Unit Development MM-16-14, to allow a modification to PUD Ordinance 2006-908-E, a copy of which PUD Ordinance is attached to the Staff Report.
2. The minor modification granted hereby is subject to the following conditions:
 1. Two (2) illuminated, double-faced pylon signs operating as changing message devices are permitted, each of which shall not exceed 600 feet in area on each side and 50 feet in height.
 2. One (1) illuminated, double-faced monument sign for identification is permitted, not to exceed 120 feet in area on each side and 50 feet in height.
 3. The hours of operation of the changing message device signs shall be limited to 7:00 a.m.- 9:00 p.m.; the sign may remain on 24 hours a day but after these hours of


operation the message shall stay static and shall not be permitted to change message except during the hours of operation.


4. All signage shall comply with the definition of "on-site signage" as described in Section 656.1301(m), Zoning Code.
5. All signage shall comply with the definition of "changing message device" as described in in Section 656.1301(c) of the Zoning Code.
3. The Minor Modification granted herein shall not be construed as an exemption from any other applicable local, state or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this Minor Modification is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this Minor Modification does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.
4. The approval granted herein shall not interfere with or abrogate or annul any easement, covenant or other agreement between any parties. In the event that the provisions of this Order impose a greater restriction upon the use, structures or development of the property than are imposed or required by other ordinances, rules, regulations, or by easements, covenants or agreements, the provisions of this Order shall control.

Executed this 21st day of July, 2016.


Chris Hagan
Chairman, Planning Commission

FORM APPROVED:


Paige Hobbs Johnston
Assistant General Counsel


Abel Harding
Secretary, Planning Commission

Copies to:

DFH Office, LLC
360 Corporate Way
Orange Park, FL 32073
Owner

Paul M. Harden, Esquire
Law Offices of Paul Harden
501 Riverside Avenue, Suite 901
Jacksonville, FL 32202
Agent

NOTICE: This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in the Zoning Code. Any work commenced during this appeal period is done at the risk of the applicant, and a building permit will only be issued after an Acknowledgement of the appeal period has been obtained from the Zoning Counter and returned to same executed properly by the applicant(s) or their agent(s).

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MM-2016-014
AWH

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR MINOR MODIFICATION TO A
PLANNED UNIT DEVELOPMENT FOR ORDINANCE 2005-0183-E

JUNE 23, 2016

The Planning and Development Department hereby forwards to the Planning Commission its comments and recommendation regarding Application for Minor Modification to a Planned Unit Development MM-2016-014.

Location: 14701 Phillips Highway; on the east side of Phillips Highway between I-295 and Nocatee Parkway

Real Estate Number(s): 168170-0000

Modification Requested: Propose new Signage Plan.

Current Zoning District: Planned Unit Development (PUD 2005-0183-E)

Current Land Use Category: Multi-Use (MU)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Danny Becton, District 11

Applicant/Agent: Paul M. Harden, Esq.
Law Offices of Paul Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: DFH Office, LLC
360 Corporate Way
Orange Park, Florida 320723

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Minor Modification to a Planned Unit Development (PUD) MM-2016-014 seeks to modify the sign criteria of the written description for the subject site, located at 14701 Phillips Highway; on the east side of Phillips Highway between I-295 and Nocatee Parkway. The property is labeled as Parcel 38 on the PUD site plan and is designated for

EXHIBIT A

Office/Commercial/Residential/Hotel uses. Allowable signage for the property is as follows:

1. One (1) street frontage sign per lot not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof is permitted, provided they are located no closer than two hundred (200) feet apart.
2. Wall signs are permitted.
3. One (1) under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
4. Pole/Pylon signs are prohibited.

This request proposes revised sign standards for the property. As currently allowed under the existing written description and Part 13 of the Zoning Code, with roughly 2,200 feet of frontage on Phillips Highway, this property may install seven (7) signs each measuring up to three-hundred (300) square feet in area. The revisions in this request propose to reduce the total maximum sign area allowed on the property from approximately two-thousand one-hundred (2,100) square feet to one-thousand eight-hundred (1,800) square feet.

This application is requesting several substantive deviations from the sign regulations in the Bartram Park PUD written description and the Zoning Code. The first is the request for two (2) electronic double-facing animated pylon signs which may operate as changing message devices; each of which shall not exceed six hundred (600) square feet in area on each side and sixty-five (65) feet in height. The largest sign allowed by the Zoning Code is 300 square feet, if there is at least 300 linear feet of road frontage. There is approximately 2,100 linear feet of frontage along Phillips Highway (US 1), but there is no justification for the 100% square footage increase over what is allowed in the written description or Zoning Code. There is also a request for a maximum sign height of 65 feet and to allow for pylon/pole signs.

The Zoning Code sets the maximum sign height at 50 feet, unless the sign is within 660 feet of the centerline of an interstate highway exit and then the maximum height is 65 feet. Staff recommends the maximum sign area of 300 square feet per sign face and 50 feet in height. The written description universally prohibits pylon/pole signs. Approval of the larger signs and or pylon or pole type signs would set a precedent for future developments in the area to apply for a PUD to allow for a larger sign or sign types.

While the subject property is currently surrounded by undeveloped land, future uses would expect a minimum level of lighting and glare which will come from signage. Allowing changing message devices at the proposed 600 square foot size dramatically increases the intensity of the proposed signage. While the nearest commercial use is approximately 3,800 feet to the north, this increased intensity will create objectionable and excessive lighting and glare for the nearby residential uses; the closest of which is 515 feet to the west in the Bartram Springs residential community across Phillips Highway.

Proposed changes to the Written Description sign criteria for this property include:

- Two (2) electronic double-facing animated pylon signs which may operate as changing message devices; each of which shall not exceed six hundred (600) feet in area on each side and sixty-five (65) feet in height.
- The allowance of pylon/pole signs.
- Restricting the remaining total signage area for the property to six-hundred (600) square feet total for all monument signs, with each being no more than twenty (20) feet in height and at least two-hundred feet apart.

A revised Site Plan is proposed.

- The current site plan shows an area for proposed development. The updated site plan shows three buildings with associated parking areas and the locations of the proposed 600 square foot pylon signs at the northern and southern portions of the site's Phillips Highway frontage.

COMMENTS

Staff reviewed the application for the minor modification and for compliance with the following criteria:

- (1) *That there is no change in the approved land use(s), including the amount and general location thereof, no increase in the number of dwelling units or amount of non-residential floor area, or any associated characteristics of any use.*

The application is not proposing any increase in the non-residential floor area or any new uses not contemplated in the current PUD. The existing PUD contains sign regulations in keeping with Part 13 of the Zoning Code, and staff has concerns about the requests to substantially exceed the maximum allowances of the sign code and the possibility of future developments using this PUD as a precedent for larger sign requests.

- (2) *Driveways and/or streets do not significantly alter the general distribution of traffic or modify the public or private rights therein.*

The Bartram Park site plan does not show proposed driveways or access points. As such, the general distribution of traffic has not been altered. Phillips Highway is an FDOT maintained roadway.

- (3) *There is no change to any condition(s) set forth by the City Council in the ordinance, which approved the Planned Unit Development district.*

There is no change to any condition in the Ordinance.

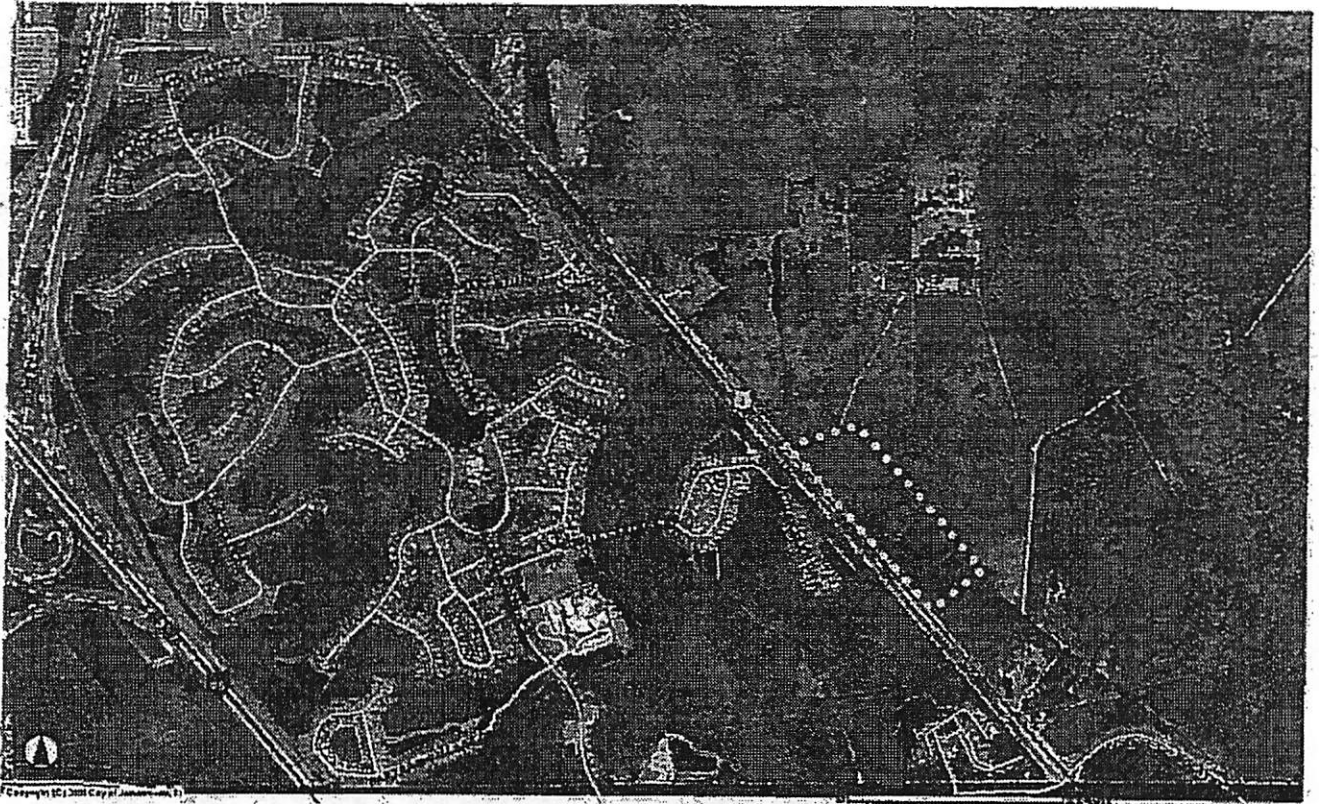
SUPPLEMENTARY INFORMATION

It should be noted that upon visual inspection of the subject property on May 31, 2016, the required Notice of Public Hearing sign was posted.

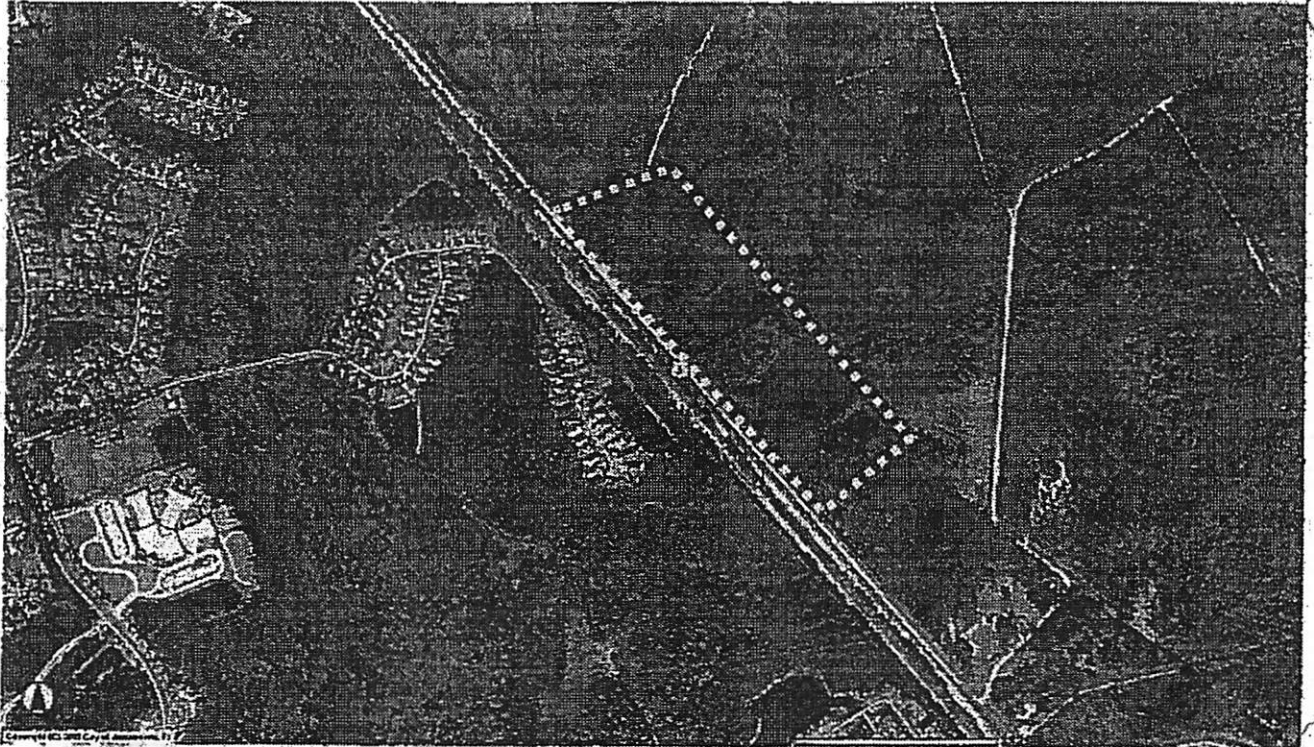


RECOMMENDATION

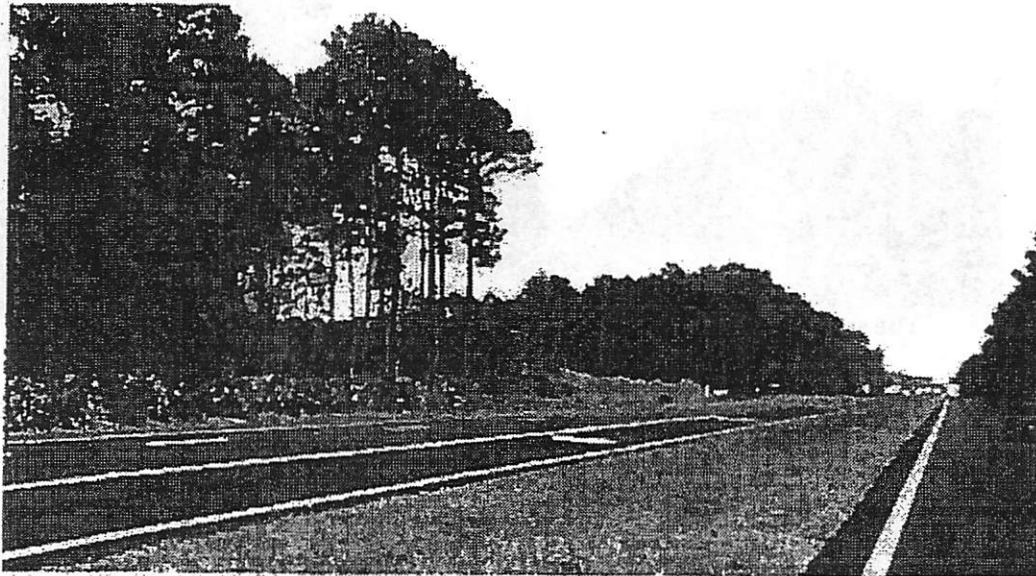
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Minor Modification to a Planned Unit Development MM-2016-014 be **DENIED.**



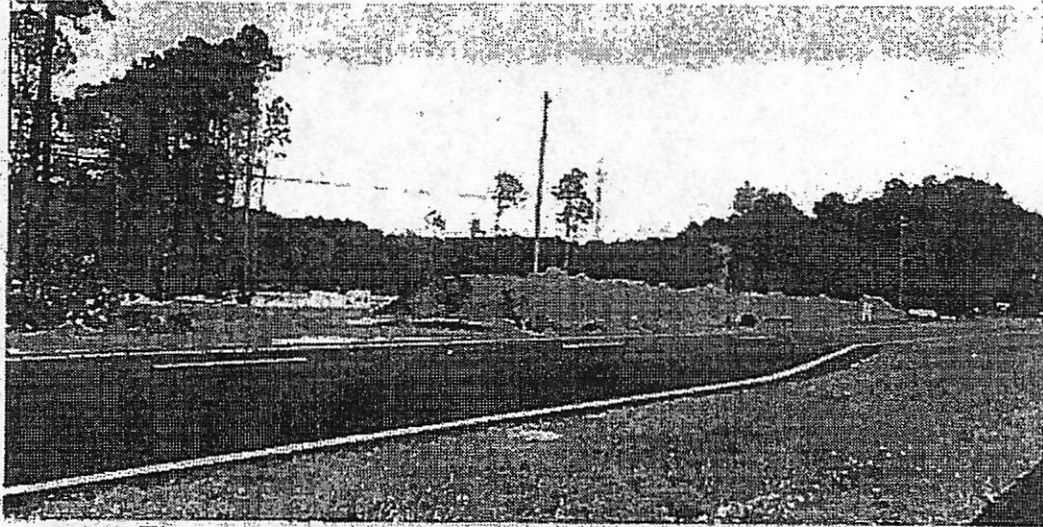
Aerial view of the subject site facing north



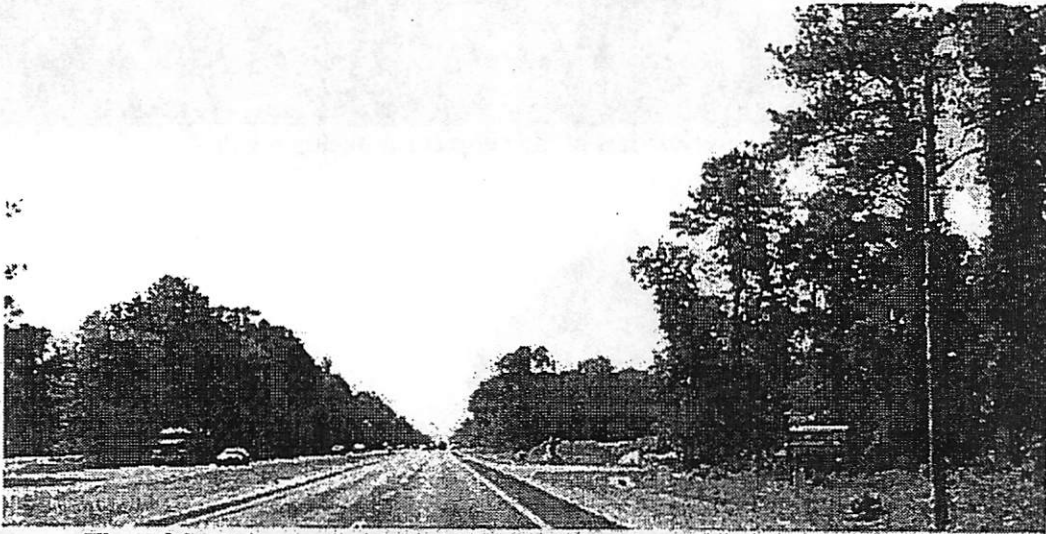
Aerial view of the subject site facing north



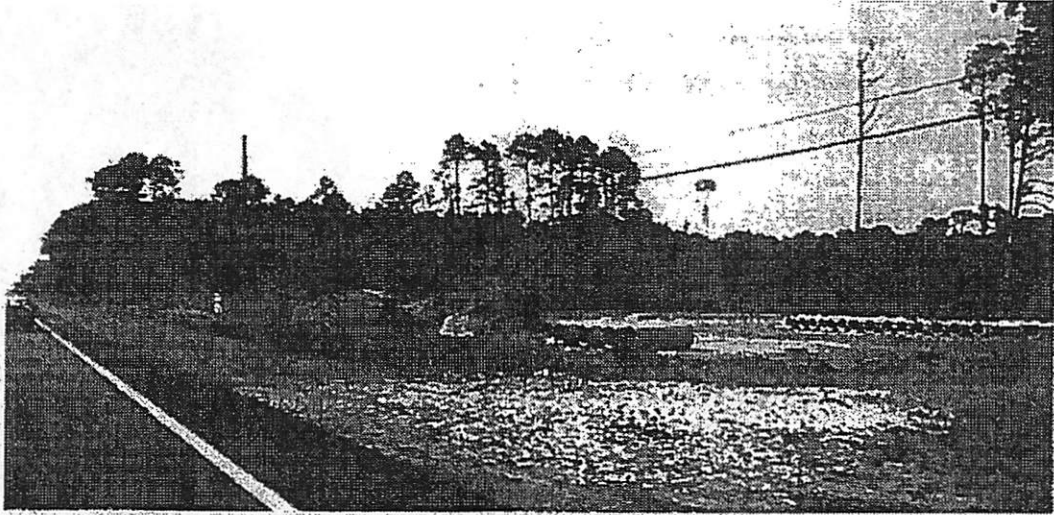
The subject site on the left facing south along Phillips Highway (US 1)



The subject site facing southeast from Phillips Highway (US 1)



The subject site on the right facing north along Phillips Highway (US 1)



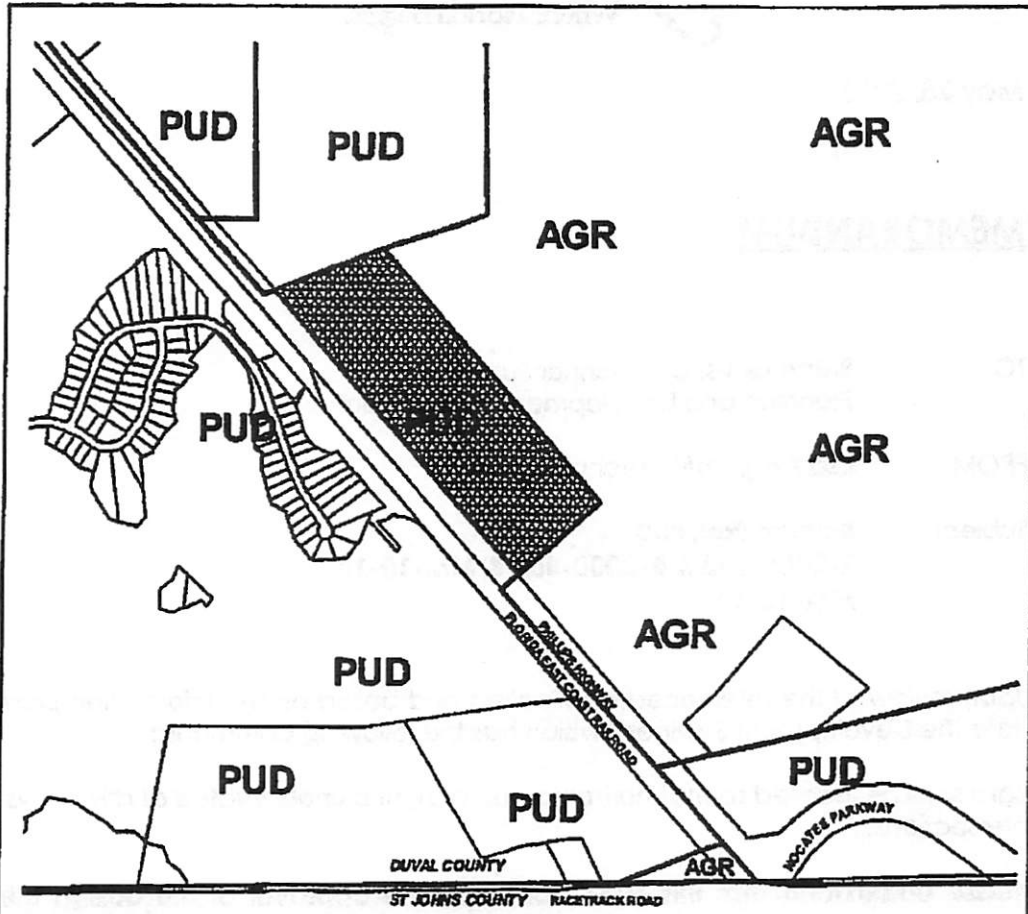
The subject site facing northeast from Phillips Highway (US 1)



The subject site facing northeast from Phillips Highway (US 1)



The subject site facing northeast from Phillips Highway (US 1)



REQUEST SOUGHT: MINOR MODIFICATION TO A PUD 2005-0183-E		
		100 Feet
APPLICATION NUMBER: MM-2016-0014		COUNCIL DISTRICT: 11
		Exhibit 2

DEVELOPMENT SERVICES



May 25, 2016

MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King, Traffic Technician Senior

Subject: Bartram Park PUD
R-2005-183 & R-2000-452 & MM-10-14
MM-16-14

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

Signs shall be located so that horizontal line of sight is unobstructed at driveways and/or intersections.

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

2016-05-25 10:14 AM Bartram PUD R-2005-183 R-2000-452 MM-10-14

PLANNING AND DEVELOPMENT

214 N. Hogan Street Suite 2100 Jacksonville, FL 32202 Phone: 904 255 8310 Fax: 904 255 8311 www.coj.net

Application For Minor Modification To A PUD

Planning and Development Department Info

Application Number MM-16-14 Staff Sign-Off/Date AH / 05/16/2016
Current Land Use Category MU
Planning Commission Hearing Date 06/09/2016
Neighborhood Association N/A

Application Info

PUD# To Modify 2005-0183-E
Tracking # 1126 Application Status PAID
Date Started 05/03/2016 Date Submitted 05/03/2016

General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.
Company Name		
LAW OFFICE OF PAUL M. HARDEN		
Mailing Address		
501 RIVERSIDE AVENUE, SUITE 901		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ZALUPSKI	PATRICK	
Company/Trust Name		
DFH OFFICE, LLC		
Mailing Address		
360 CORPORATE WAY		
City	State	Zip Code
ORANGE PARK	FL	32073
Phone	Fax	Email

Property Information

Previous Application For Minor Modification Filed Concerning The PUD?

If Yes, State Application No(s) MM-10-14

Map	RE#	Council District	Planning District
Map	168170 0000	11	3

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

Minor Modification Requested

PROPOSED REVISIONS TO THE SIGN STANDARDS FOR PROPERTY FRONTING PHILIPS HWY. THE TOTAL SIGN AREA UNDER THE PROPOSED SIGN STANDARDS IS LESS THAN THE TOTAL SIGN AREA CURRENTLY ALLOWED PURSUANT TO THE CURRENT PUD.

Location Of Property

General Location

EAST SIDE OF PHILIPS HWY., NORTH OF NOCATEE PKWY.

House #	Street Name, Type and Direction	Zip Code
14701	PHILLIPS HY	32256

Between Streets

I-295 and NOCATEE PKWY.

Required Attachments

The following items must be attached to application. All pages of the application must be on 8 1/2" X 11" paper.

- Letter of authorization for agent to make application (required if request from someone other than owner).
- Legal description, including real estate number(s) of the subject property. May either be lot and block or metes and bounds.
- Adopted ordinance from original PUD Application.
- Written description indicating the reason for the modification request, the changes in the PUD application, and supporting data.
- Original and revised site plans.

Other Attachments

Criteria

Pursuant to Section 656.341 (f)(2) Zoning Code, the City Council may approve changes in the plans which comply with the following criteria:

(I) That there is no change in the approved land use(s), including the amount and general location thereof, no increase in the number of dwelling units or amount of non-residential floor area, or any associated characteristics of any use.

(II) Driveways and /or streets do not significantly alter the general distribution of traffic or modify the public or private rights therein.

(III) There is no change to any condition(s) set forth by the City Council in the ordinance which approved the Planned Unit Development district.

Public Hearings

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 Newman 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 HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge. I HEREBY APPLY FOR A MINOR MODIFICATION TO A PLANNED UNIT DEVELOPMENT, AS REQUESTED.

Agreed to and submitted

Filing Fee Information

1) Base Fees	\$1,338.00
2) Plus Notification Costs Per Addressee	
14 Notifications @ \$7.00/each:	\$98.00
3) Total Application Cost:	\$1,436.00

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 3/17/18

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

Re: Agent Authorization for the following site location: 14701 Phillips Highway

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 Paul M. Harden, Esq. to act as agent to file application(s) for minor modification 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: DEFI OFFICE, LLC
By P. Jal.
Print Name: PATRICK ZALUPSKI
Its: MANAGER

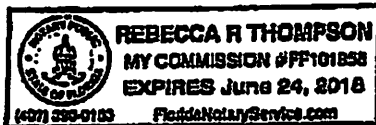
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner. This may be shown through corporate resolution, power of attorney, printout from scribe.org, etc.

STATE OF FLORIDA
COUNTY OF DUAL Clay Rt

Sworn to and subscribed and acknowledged before me this 17th day of March 2018 by Patrick Zalupski, who is personally known to me or who has produced _____ as identification and who took an oath.

(Signature of NOTARY PUBLIC)

Rebecca R Thompson
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: _____

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

DFH OFFICE, LLC

Filing Information

Document Number	L14000117036
FEI/EIN Number	32-0445254
Date Filed	07/25/2014
State	FL
Status	ACTIVE

Principal Address

360 CORPORATE WAY
ORANGE PARK, FL 32073

Mailing Address

360 CORPORATE WAY
ORANGE PARK, FL 32073

Registered Agent Name & Address

Corporate Creations Network Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens, FL 33410

Name Changed: 04/23/2015

Address Changed: 04/23/2015

Authorized Person(s) Detail

Name & Address

Title MGR

DREAM FINDERS HOMES, LLC
360 CORPORATE WAY
ORANGE PARK, FL 32073

Annual Reports

Report Year	Filed Date
2015	04/23/2015

Document Images

04/23/2015 – ANNUAL REPORT

[View image in PDF format](#)

07/25/2014 – Florida Limited Liability

[View image in PDF format](#)

Copyright © and Privacy Policies
State of Florida, Department of State

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Limited Liability Company

DREAM FINDERS HOMES LLC

Filing Information

Document Number	L09000034275
FEI/EIN Number	27-0528991
Date Filed	04/08/2009
Effective Date	04/01/2009
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/16/2013
Event Effective Date	NONE

Principal Address

360 Corporate Way
100
Orange Park, FL 32073

Changed: 02/05/2013

Mailing Address

360 Corporate Way
100
Orange Park, FL 32073

Changed: 02/05/2013

Registered Agent Name & Address

Corporate Creations Network Inc.
11380 Prosperity Farms Road #221E
Palm Beach Gardens, FL 33410

Name Changed: 04/23/2015

Address Changed: 04/23/2015

Authorized Person(s) Detail

Name & Address

Title MGR

ZALUPSKI, PATRICK
1031 First Street South
#307
JACKSONVILLE BEACH, FL 32250

Annual Reports

Report Year	Filed Date
2013	02/05/2013
2014	03/13/2014
2015	04/23/2015

Document Images

<u>04/23/2015 - ANNUAL REPORT</u>	View Image in PDF format
<u>03/13/2014 - ANNUAL REPORT</u>	View Image in PDF format
<u>09/16/2013 - LC Amendment</u>	View Image in PDF format
<u>02/05/2013 - ANNUAL REPORT</u>	View Image in PDF format
<u>01/09/2012 - ANNUAL REPORT</u>	View Image in PDF format
<u>01/31/2011 - ANNUAL REPORT</u>	View Image in PDF format
<u>02/15/2010 - ANNUAL REPORT</u>	View Image in PDF format
<u>04/20/2009 - CORLCMMRES</u>	View Image in PDF format
<u>04/08/2009 - Florida Limited Liability</u>	View Image in PDF format

Exhibit A

The Land

TRACT 25

AS DESCRIBED IN OFFICIAL RECORDS VOLUME 7810, PAGE 1736 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA PART OF THE CHRISTOPHER MINCHEN GRANT, SECTION FORTY-EIGHT (48), TOWNSHIP FOUR (4) SOUTH, RANGE TWENTY-EIGHT (28), EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION FORTY-EIGHT (48), TOWNSHIP FOUR (4) SOUTH, RANGE TWENTY-EIGHT (28) EAST, WITH THE COUNTY LINE DIVIDING COUNTY OF DUVAL AND ST. JOHNS, STATE OF FLORIDA, FOR A POINT OF REFERENCE, AND FROM SAID POINT OF REFERENCE, RUN THENCE EASTERLY ALONG SAID COUNTY LINE ELEVEN AND TWENTY-SEVEN HUNDREDTHS (11.27) CHAINS, MORE OR LESS, TO THE INTERSECTION OF SAID COUNTY LINE WITH THE SOUTHERLY LINE OF SAID SECTION FORTY-EIGHT (48), THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERLY LINE OF THE SAID SECTION FORTY-EIGHT (48), TO ITS INTERSECTION WITH THE CENTER LINE OF THE RIGHT OF WAY OF U. S. HIGHWAY NO.1, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO.1, TWENTY-NINE AND SEVENTY-TWO HUNDREDTHS (29.72) CHAINS RUN THENCE NORTHEASTERLY AND AT RIGHT ANGLE TO CENTER LINE OF SAID HIGHWAY, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT IN THE EASTERLY LINE OF THE RIGHT OF WAY OF SAID HIGHWAY FOR A POINT OF BEGINNING AND FROM SAID POINT OF BEGINNING, RUN THENCE CONTINUING AT A RIGHT ANGLE TO THE CENTER LINE OF SAID HIGHWAY 10 CHAINS, RUN THENCE NORTHWESTERLY AND PARALLEL WITH AND AT ALL POINTS TEN (10) CHAINS DISTANCE FROM THE EASTERLY LINE OF THE RIGHT OF WAY OF SAID U. S. HIGHWAY NO. 1 TO THE NORTHERLY LINE OF SAID SECTION FORTY-EIGHT (48), RUN THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID SECTION FORTY-EIGHT (48), TO THE NORTHWESTERLY CORNER OF SAID SECTION FORTY-EIGHT (48), RUN THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID SECTION FORTY-EIGHT (48) TO THE INTERSECTION OF SAID LINE WITH THE EASTERLY RIGHT OF WAY LINE OF SAID U. S. HIGHWAY NO. 1 AND RUN THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF U. S. HIGHWAY NO.1, TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

A PORTION OF THE CHRISTOPHER MINCHEN GRANT, SECTION 48, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 48, WITH THE COUNTY LINE DIVIDING COUNTY OF DUVAL AND ST. JOHNS, SAID LINE ALSO BEING THE SOUTHERLY LINE OF TOWNSHIP 4 SOUTH AND THE NORTHERLY LINE OF TOWNSHIP 3 SOUTH, RANGE 28 EAST, STATE OF FLORIDA, THENCE NORTH 88°33'32" EAST ALONG LAST SAID LINE, ALSO BEING THE SOUTH

(1274324)

A-1

LINE OF SAID SECTION 48, AND THE NORTH LINE OF SECTION 47, TOWNSHIP 5 SOUTH, RANGE 28 EAST, 713.72 FEET TO THE SOUTHEASTERLY LINE OF SAID SECTION 48; THENCE NORTH 70°27'06" EAST, ALONG LAST SAID LINE, ALSO BEING THE NORTHWESTERLY LINE OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 28 EAST, 809.72 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1, STATE ROAD NO.5 (A VARIABLE WIDTH RIGHT-OF-WAY PER STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 7207-112 DATED MARCH 18, 1935; THENCE NORTHWESTERLY ALONG LAST SAID LINE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO.1: NORTH 41°55'00" WEST, 457.00 FEET; COURSE NO.2: NORTH 41°19'44" WEST 1541.18 FEET TO THE SOUTHEASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7810, PAGE 1736 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG THE SOUTHEASTERLY, NORTHEASTERLY, AND NORTHWESTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 7810, PAGE 1736, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO.1: NORTH 48°32'31" EAST, 636.34 FEET; COURSE NO.2: NORTH 41°19'44" WEST, 884.51 FEET; COURSE NO.3: NORTH 41°01'35" WEST, 1067.30 FEET TO THE NORTHERLY LINE OF SAID SECTION 48; COURSE NO.4: SOUTH 69°07'44" WEST, ALONG SAID NORTHERLY LINE OF SECTION 48, A DISTANCE OF 677.21 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1; THENCE SOUTHEASTERLY ALONG LAST SAID LINE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 41°00'03" EAST, 1302.18 FEET; COURSE NO. 2: SOUTH 41°19'44" EAST, 887.71 FEET TO THE POINT OF BEGINNING.

(23474296.5)

A-2

EXHIBIT D

AMENDED PUD WRITTEN DESCRIPTION

MINOR MODIFICATION

Bartram Park PUD

May 4, 2016

Owner's Name: DFH Office, LLC

Owner's Mailing Address: 360 Corporate Way, Orange Park, Florida 32073

Agent: Paul M. Harden, Esq.

Agent Address: 501 Riverside Avenue, Suite 901, Jacksonville, Florida 32202

Agent Phone Number: 904-396-5731

Agent Email: paul_harden@bellsouth.net; zach_miller@bellsouth.net;
Jennifer.cherry@bellsouth.net

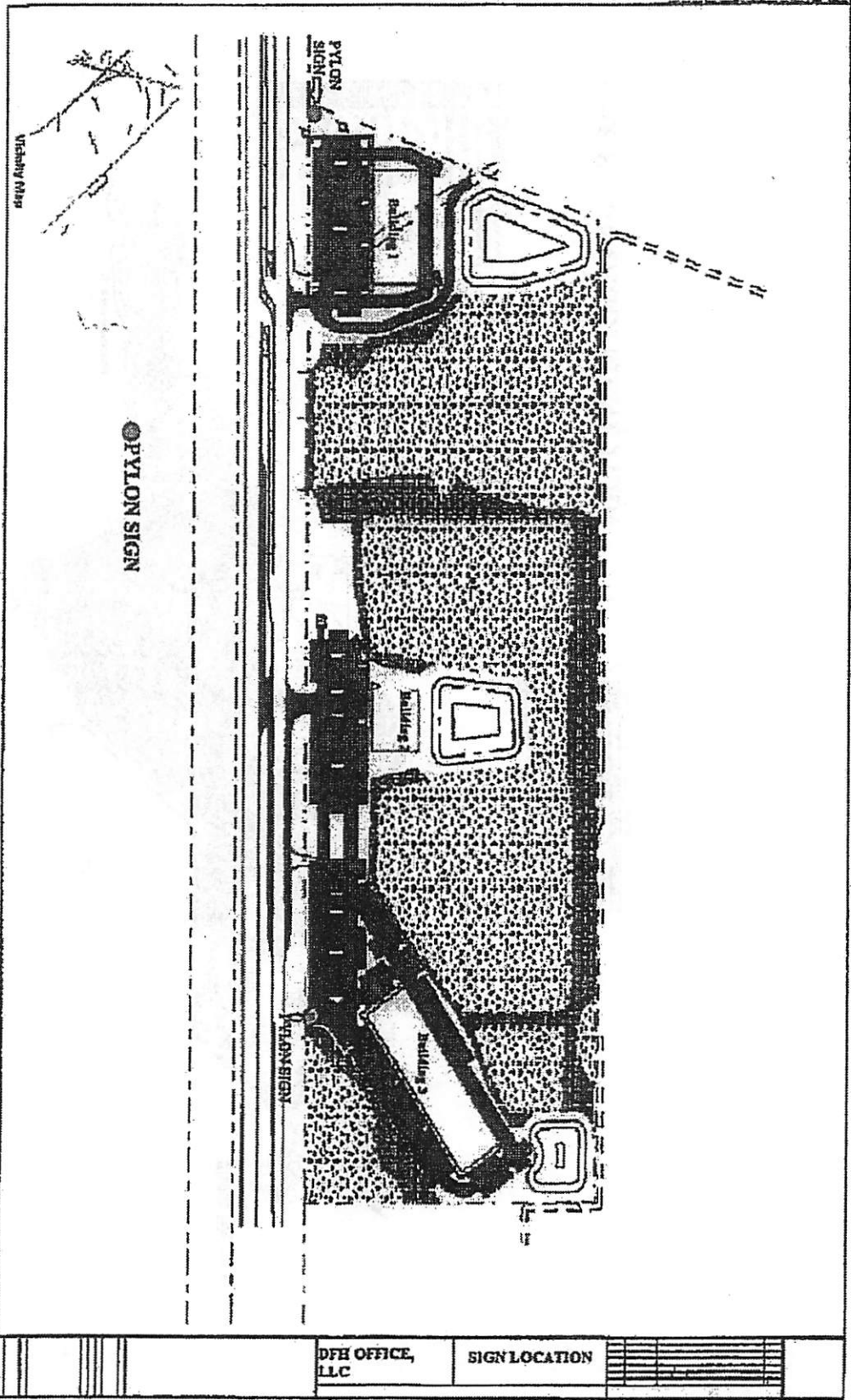
Changes to PUD: This amended written description reflects changes to the existing PUD which constitute a minor modification. The additions contained herein set forth revised sign standards for property designated RE# 168170 0000, which is highlighted on the attached site plan, and is subject to the Bartram Park PUD (Original approved by Ordinance 2000-452-E, Amended by Ordinance 2005-153-E). As currently allowed under the existing written description and Part 13 of the Zoning Code, this property may install seven (7) signs each measuring up to three-hundred (300) square feet in area. The revisions contained herein shall reduce the total maximum sign area allowed on the property from approximately two-thousand one-hundred (2,100) square feet to one-thousand nine-hundred and forty-four (1,800) square feet.

The site plan and written description of the PUD approved by Ordinance 2000-452-E and amended by Ordinance 2005-183-E remain unchanged except as follows:

For the property which fronts on Philips Highway and has direct access to Philips Highway and is shown on the attached site plan and sign location map (the "Philips Highway Parcel") the following signage shall be permitted: and shall be allowed:

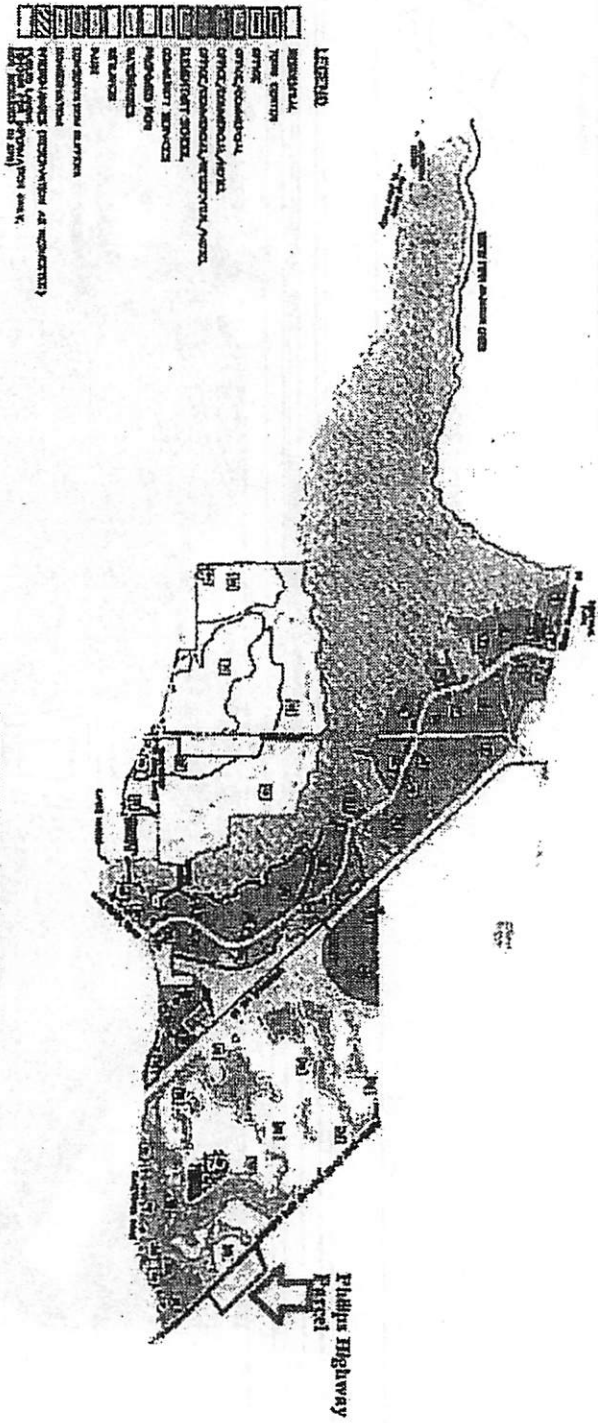
- a. Two (2) electronic double-facing animated pylon signs which may operate as changing message devices; each of which shall not exceed six hundred (600) feet in area on each side and sixty-five (65) feet in height.

- b. **Monument signs are permitted, however, the total signage area of all the monument signs shall not exceed six-hundred (600) square feet in area, each monument sign shall be no more than twenty (20) feet in height and there shall be at-least two-hundred feet between monument signs.**
- c. **Wall and banner signs are permitted.**
- d. **One (1) under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.**



BARTRAM PARK

MINOR MODIFICATION



MAP H - DEVELOPMENT PLAN

NO.	DATE	BY	REVISION
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1 Introduced by the Urban Affairs and Planning Committee:
2

3 · ORDINANCE 2000-452-E
4

5 AN ORDINANCE REZONING CERTAIN REAL PROPERTY OWNED
6 BY WARREN A. WEISS, TRUSTEE; DESCRIBED HEREIN,
7 FROM "AGR" AND "RR" DISTRICT TO "PUD" DISTRICT, AS
8 DEFINED BY ITS WRITTEN DESCRIPTION AND SITE PLAN
9 FOR THE BARTRAM PARK PUD, PURSUANT TO ADOPTED
10 FUTURE LAND USE MAP SERIES (FLUMS) DEVELOPMENT OF
11 REGIONAL IMPACT-RELATED LAND USE AMENDMENT
12 (APPLICATION NUMBER 1999F-001); PROVIDING AN
13 EFFECTIVE DATE.
14

15 WHEREAS, the City of Jacksonville adopted a Development of
16 Regional Impact (DRI)-Related land use amendment to the 2010
17 Comprehensive Plan for the purpose of revising portions of the Future
18 Land Use Map series (FLUMs) in order to ensure the accuracy and internal
19 consistency of the plan, pursuant to Ordinance 2000-450; and

20 WHEREAS, in order to ensure consistency of zoning district(s) with
21 the 2010 Comprehensive Plan and the companion adopted DRI-related land
22 use amendment 1999F-001, an application to rezone and reclassify from
23 Agriculture (AGR) and Residential Rural (RR) District to Planned Unit
24 Development (PUD) District was filed by Steven Diebenow, Esquire, on
25 behalf of Warren A. Weiss, Trustee, the owner(s) of certain real
26 property located within the city, as more particularly described herein
27 and set forth in Exhibit "A"; and

28 WHEREAS, the Planning and Development Department, in order to
29 ensure consistency of this rezoning with the 2010 Comprehensive Plan and
30 the companion DRI-related land use amendment application number 1999F-
31 001, has considered the rezoning and has rendered an advisory opinion;
32 and

33 WHEREAS, the Planning Commission has considered the application

1 and has rendered an advisory opinion; and

2 WHEREAS, the Urban Affairs and Planning Committee after due notice
3 held a public hearing and made its recommendation to the Council; and

4 WHEREAS, the City Council after due notice, held a public hearing;
5 and

6 WHEREAS, taking into consideration all oral and written comments
7 received during public hearings and the above recommendations, the
8 Council finds that such rezoning is consistent with the 2010
9 Comprehensive Plan adopted under the comprehensive planning ordinance
10 for future development of the City of Jacksonville; and

11 WHEREAS, the Council finds that the proposed PUD does not affect
12 adversely the orderly development of the City as embodied in the Zoning
13 Code; will not affect adversely the health and safety of residents in
14 the area; will not be detrimental to the natural environment or to the
15 use or development of the adjacent properties in the general
16 neighborhood; and the proposed PUD will accomplish the objectives and
17 meet the standards of Section 656.340 (Planned Unit Development) of the
18 Zoning Code of the City of Jacksonville; now, therefore

19 BE IT ORDAINED by the Council of the City of Jacksonville:

20 Section 1. Owner. The real property that is the subject of
21 this ordinance, pursuant to adopted companion DRI-related land use
22 amendment application number 1999F-001 is owned by Warren A. Weiss,
23 Trustee, and is described in Exhibit "A" attached hereto and
24 incorporated herein by this reference.

25 Section 2. Property. Rezoned Subject to Condition. The real
26 property described in Exhibit "A" is rezoned and reclassified from
27 Agriculture (AGR) and Residential Rural (RR) District to Planned Unit
28 Development (PUD) District, as shown and described in the written
29 description and site plan for the Bartram Park PUD which are on file
30 with the Legislative Services Division. This rezoning is approved
31 subject to, and the real property described herein shall be developed
32 in accordance with, the condition that the single-family
33 residential (SFR) shall be limited to 7 dwelling units per gross acre.

1 Section 3. Contingency. This ordinance shall not become
2 effective unless and until the Department of Community Affairs issues
3 a Notice of Intent finding the correlating amendment to the 2010
4 Comprehensive Plan in compliance with Chapter 163, Part II, Florida
5 Statutes.

6 Section 4. Effective Date. The adoption of this ordinance
7 shall be deemed to constitute a quasi-judicial action of the City
8 Council and shall become effective upon signature by the Council
9 President and the Deputy Administrator of Legislative Services;
10 provided, however, the adoption of this ordinance may be deemed to
11 constitute legislative action of the City Council where the Council
12 makes a determination that it is acting in a legislative capacity in the
13 consideration and adoption of this ordinance, based upon one or more
14 findings which support such a determination, and if such a determination
15 is made by City Council, then this ordinance shall become effective upon
16 signature by the Mayor or upon becoming effective without the Mayor's
17 signature upon adjournment of the next regular City Council meeting
18 following the adoption of this ordinance. If the correlating DRI-
19 related land use amendment is challenged by the state land planning
20 agency, this rezoning shall not become effective until the state land
21 planning or the Administration Commission issues a Notice of Intent
22 finding the correlating DRI-related land amendment to the 2010
23 Comprehensive Plan in compliance with Chapter 163, F.S.

24 Form Approved:

25
26 

27 Office of General Counsel

28 Legislation Prepared by: Robert K. Riley

29 J:\3181\02 LEGIS\2000LEG\ORDS\2000-452-E.doc

ORDINANCE 2000-452-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

July 25, 2000

Alberta Hipps

ALBERTA HIPPS
COUNCIL PRESIDENT

ATTEST:

Kathleen A. Roberts

KATHLEEN A. ROBERTS
ACTING DEPUTY ADMINISTRATOR



BARTRAM PARK

PLANNED UNIT DEVELOPMENT

WRITTEN DESCRIPTION

CITY OF JACKSONVILLE

PREPARED BY:

**CANN ASSOCIATES, INC.
ROGERS, TOWERS, BAILEY, JONES & GAY, P.A.
ROBINSON ENGINEERING GROUP, INC.
ENVIRONMENTAL SERVICES, INC.**

APRIL 2000

TABLE OF CONTENTS

Part I	Planned Unit Development
	A. Purpose and Intent of Bartram Park PUD District
	B. Ownership of Property
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PART I - PLANNED UNIT DEVELOPMENT**A. The Purpose and Intent of the Bartram Park PUD District**

To provide for planned residential communities, containing a variety of residential structures and diversity of building arrangements, with complementary and compatible commercial or industrial uses or both; planned commercial centers with complementary and compatible residential uses or both; and public and quasi-public facilities developed in accordance with an approved development plan to:

1. Allow diversification of uses, structures, and open spaces in a manner compatible with existing and permitted land uses on abutting properties;
2. Reduce improvement and energy costs through a more efficient use of land design and smaller networks of utilities and streets than is possible through application of conventional zoning districts and subdivision requirements;
3. Ensure that development will occur according to limitations of use, design, density, coverage and phasing stipulated on an approved development plan;
4. Preserve the natural amenities and environmental assets of the land by encouraging the preservation and improvement of scenic and functional open areas;
5. Encourage an increase in the amount and use of open space areas by permitting a more economical and concentrated use of building areas than would be possible through conventional zoning districts;
6. Provide maximum opportunity for application of innovative concepts of site planning in the creation of aesthetically pleasing living, shopping and working environments on properties of adequate size, shape and location; and
7. Provide a flexible zoning district which maintains an appropriate balance between the intensity of development and the ability to provide adequate capacity within the support services and facilities.

B. Ownership of Property

Bartram Park is currently owned by two separate landholders as shown in the PUD application. Upon approval of the Development of Regional Impact, PUD FLUM changes and Development Agreement in both Duval and St. Johns County, fee simple title will be transferred to Bartram Park, LTD.

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C. Site Characteristics

Topography

Bartram Park is divided into two separate geographical areas by the existing alignment of I-95. The eastern portion of the site is relatively flat with an average elevation of 15' to 20' MSL. The western portion of the property slopes from a high point of 25' to 30' MSL to a low point of 5' to 10' MSL where the property abuts lands being transferred to the State of Florida, St. Johns River Water Management District (SJRWMD) and the City of Jacksonville. A copy of Map C - Topographic Map from the Bartram Park ADA/DRI application is included in Appendix G of this document.

Existing Land Use and Cover

The property has historically been used for silviculture operations and consists primarily of planted pine trees. Overall, eleven distinct ecological communities occur on the Bartram Park property. These communities have been categorized according to Florida Land Use, Cover, and Forms Classification System and have been identified and shown in the Bartram Park DRI/ADA.

100-Year Flood Plain

The majority of the project site lies outside of the 100-year flood plain as shown in Map C.

Existing Improvements

There are currently no existing structures or improvements on the project site.

Surrounding Land Uses

Low-density residential uses have been developed to the northwest of the project site along St. Augustine Road. Vacant agricultural land exists to the south and west and the City of Jacksonville's new regional park facility is located to the north. The Gran Central Office Park is located to the north and east of the project site.

D. Existing Zoning

The property is currently zoned AGR, Agriculture and RR, Rural Residential. Historically, the property has been used for silviculture activities which is a permitted use in the AGR and RR zoning districts. Silviculture activities shall be permitted to continue on the Bartram Park property and be considered exempt from any contrary requirements imposed by local ordinances. However, after submission for final construction plan approval for each portion of the site, for that portion of the site which is the subject of the final construction plan, land clearing shall not be considered a permitted silvicultural activity.

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E. Consistency with Comprehensive Plan

Applications to amend the City's Comprehensive Plan Future Land Use Element and Future Land Use Map were submitted in the Fall of 1999. These amendment applications were transmitted to the Department of Community Affairs in December 1999 and are being reviewed concurrent with the PUD application.

Once the City amends its Future Land Use Map, the underlying designation will be Multi-Use. The Multi-Use future land use designation will allow the following existing future land use designations: Water, Low Density Residential, Medium Density Residential, Public Buildings and Facilities, Business Park, Conservation, Community/General Commercial, Residential/Professional/Institutional, Recreation and Open Space, Neighborhood Commercial, Wetlands and Light Industrial. All of the uses included in the Bartram Park PUD are consistent with these designations.

F. DRI Status

The Bartram Park Development of Regional Impact/Application for Development Approval was submitted to the Northeast Florida Regional Planning Council in September 1999. The 1st Response for Additional Information was submitted in December 1999 and the 2nd Response for Additional Information was submitted in February 2000. It is anticipated that final approval of the DRI/ADA with its associated Development Order will coincide with the adoption of these PUD regulations.

G. Traffic Study

A comprehensive traffic study was conducted by the applicant for regional roads serving the project. This study was submitted as part of the DRI/ADA/RAI process and identifies traffic impacts and required road improvements. This analysis is being reviewed by appropriate agencies concurrent with the PUD application.

H. Land Use

The Bartram Park DRI involves the development of approximately 2,530 acres along the southern boundary of the City of Jacksonville. It is bounded on the west by Julington and Durbin Creeks, tributaries of the St. Johns River, and on the east by the 55,000-acre Dee Dot Ranch. I-95 divides the property into two segments with an intersection at St. Augustine Road on the northern boundary and a planned intersection at Racetrack Road on the southern boundary. Between these two intersections an interchange will connect the planned S.R. 9B beltway connector and I-95. A copy of Map A - Vicinity Map from the Bartram Park ADA/DRI application is included in Appendix G of this document.

The Applicant intends to set-aside approximately 591 acres of the site for environmental reasons, with the remaining 1,939 acres of developable used for commercial, office and residential development. Land that is not used for physical development will be devoted towards recreation and

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open space, education, public safety, civic uses, lakes, collector roads, and an extensive linear park system.

The developer of Bartram Park has entered into an agreement with the State of Florida, SJRWMD and City of Jacksonville to provide approximately 2,058 acres of land on the Julington and Durbin Creek peninsula for public recreation and open space purposes. This public land area, when combined with the project's linear park system and the City's regional park to the north, will provide numerous recreational opportunities for residents and tenants of the project.

The Bartram Park PUD includes five (5) specific types of land uses. These are residential, hotel, commercial, office and community services. The following table provides a breakdown of the land uses within the PUD.

Land Use		Acres	Intensity	% of Project
Residential	Single Family	884	1,660 DU	35%
	Multi-Family		3,598 DU	
Hotel		31	850 Rms	1%
Commercial		129	732,344 SF	5%
Office		465	4,054,991 SF	19%
Community Services		29	—	1%
Active Recreation and/or Open Space		20	—	1%
Passive Open Space		672	—	27%
Right-of-Way		286	—	11%
Maximum Building Coverage ^u		—	—	—
Totals		2,516	—	100%

^u Maximum building coverage varies by individual districts.

In developing the PUD development program, these land uses have been combined into land use designations that provide the necessary flexibility to ensure that the project will be able to respond to the regional marketplace. These designations are further defined in Parts II and III of this document.

I. Exchange Table

The development of Bartram Park is predicated on certain needs assumptions for the specific types and amounts of land uses approved in the DRI/ADA. However, as the project builds out, a limited exchange of land uses within the land use classifications approved in the PUD and identically, in the DRI, is included to provide flexibility in design, location and marketing. Accordingly the DRI Development Order provides for such an exchange based on traffic generation as set forth in a Land Use Exchange Table (see Appendix "C"). In order to preserve the project as a mixed-use project, exchanges will be limited by minimum and maximum amounts for each land use as reflected in the DRI Development Order.

J. Community Development District

The Applicant may elect to establish a Community Development District for the purpose of regulating the development and financing infrastructure improvements.

PART II - SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL DEVELOPMENTS**A. General Provisions**

1. Residential development will be categorized as either single family or multifamily residential.
 - (a) Single Family Residential (SFR) shall refer to residential development of twelve (12) dwelling units per gross acre or less. The SFR designation is generally compatible with the City of Jacksonville's Low Density Residential Category contained in the 2010 Comprehensive Plan for the City of Jacksonville.
 - (b) Multi-family Residential (MFR) shall refer to residential development of thirty (30) dwelling units per gross acre or less. The MFR designation is generally compatible with the City of Jacksonville's High Density Residential Category contained in the 2010 Comprehensive Plan for the City of Jacksonville.

B. Site Development Criteria for SFR:

1. Permitted uses and structures in the SFR land use category include:
 - (a) Single family dwellings.
 - (b) Townhouse developments meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
 - (c) Zero side yard developments meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
 - (d) Accessory dwelling units meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
 - (e) Essential Services, including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric.
 - (f) Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
 - (g) Home occupations meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
 - (h) Parks, playgrounds, playfields and recreational and community structures.

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- (i) Schools meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
- (j) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
- (k) Child and adult day care centers meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
- (l) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.

2. Permitted Accessory Uses and Structures shall be consistent with Part II.D.2. of these PUD regulations.

3. Minimum lot requirements (width and area):

- (a) Width 50 feet
- (b) Area 5,000 square feet

4. Maximum building coverage shall not exceed forty-five percent (45%) of the individual building lot.

5. Minimum yard requirements:

- | | | | |
|-----|-----|-------------|---------|
| (a) | SFR | Front | 20 feet |
| | | Rear | 10 feet |
| | | Side | 5 feet |
| | | Side Street | 10 feet |

The required front yard may be reduced to fifteen (15) feet if the garage is located to the rear of the dwelling unit

- | | | | |
|-----|---------------|-------------|---------|
| (b) | Zero Lot Line | Front | 20 feet |
| | | Rear | 10 feet |
| | | Side | 0 feet |
| | | Side Street | 10 feet |

A minimum building separation between a dwelling unit on one lot and any structure on an adjacent parcel shall be ten (10) feet. The required front yard may be reduced to fifteen (15) feet if the garage is located to the rear of the dwelling unit.

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(c) Townhouse	Front	20 feet
	Rear	10 feet
	Side	0 feet
	Side Street	10 feet

A minimum building separation of ten (10) feet shall be maintained between structures. The required front yard may be reduced to fifteen (15) feet if the garage is located to the rear of the dwelling unit.

6. **Maximum height of structures shall not exceed thirty-five (35) feet except as follows:**

(a) **The thirty-five (35) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenance usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the SFR district, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:**

- (1) **Five hundred (500) feet.**
- (2) **The height zones established for airport zones and airspace height limitations.**
- (3) **Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure.**

C. **Site Development Criteria for MFR:**

1. **Permitted Uses and Structures in the MFR land use category include:**

- (a) **Multiple family dwellings.**
- (b) **Townhouse developments meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.**
- (c) **Essential Services, including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric.**
- (d) **Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.**

- (e) Home occupations meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
 - (f) Parks, playgrounds, playfields and recreational and community structures.
 - (g) Schools meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
 - (h) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
 - (i) Child and adult day care centers meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
 - (j) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part II.D.3. of these PUD regulations.
2. Permitted Accessory Uses and Structures shall be consistent with Part II.D.2, of these PUD regulations.
 3. Minimum lot requirements (width and area) are not applicable.
 4. Maximum building coverage shall not exceed forty-five percent (45%) of the development parcel.
 5. Minimum yard requirements:
 - (a) MFR

Front	20 feet
Rear	20 feet
Side	10 feet
Side Street	10 feet
 - (b) Townhouse
 Shall be consistent with the requirements for Townhouse development listed in Part II.B.5.(c) of these PUD regulations (see page 8).
 6. Maximum height of structures shall not exceed fifty (50) feet except as follows:
 - (a) The fifty (50) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the MFR district, no structure (including appurtenances and structures normally

erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- (1) Five hundred (500) feet.
- (2) The height zones established for airport zones and airspace height limitations.
- (3) Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure.

D. General Site Development Regulations for SFR and MFR Development

1. Recreation Facilities.

- (a) Recreation areas in the form of usable land shall be provided to serve the variety of needs for age groups included in the resident populations of each residential development in the Bartram Park PUD.
- (b) Both active and passive recreation areas shall be provided at a ratio of two and one-half (2 1/2) acres per one thousand (1,000) projected population. Population shall be calculated on the basis of three and one-tenth (3.1) persons per single-family unit and two and one-tenth (2.1) per multifamily unit. The following guidelines should be considered in designing these areas:
 - (1) Active recreation. Typical facilities would include playgrounds, athletic fields, various types of courts (tennis, basketball, racquetball), swimming pools, exercise trails, clubhouses, neighborhood parks, etc.
 - (2) Passive recreation. Typical facilities would include picnic areas, benches, trails and water features.
- (c) Recreation areas should be easily accessible for the residents of Bartram Park PUD to be served by the areas and should include, where appropriate, sidewalk/bike path facilities, as well as parking areas for both autos and bicycles. Attention should be given to screening and buffering light and noise from adjacent residents.
- (d) All land shown on the site plan as common open space, private recreational areas and facilities shall be subject to covenants and restrictions which ensure the payment of future taxes and the maintenance of areas and facilities for a safe, healthful and attractive living environment.

2. Accessory Uses and Structures.

(a) Accessory Uses and Structures are permitted in the residential categories if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Where a building or portion thereof is attached to a building or structure containing the principal use, the building or portion shall be considered as a part of the principal building, and not as an accessory building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

(1) Accessory uses shall not be located in required front or side yards in a residential district except as follows:

a. On double frontage lots, through lots and corner lots, Accessory Uses and Structures may be located only in a required side yard except where a double frontage lot has frontage on a navigable waterway.

b. Accessory structures for the housing of persons, such as guesthouses or servant's quarters, shall not be located in a required yard.

c. Detached accessory structures such as private garages which are separated from the main structure by not less than five (5) feet may be located in a required side or rear yard but not less than three (3) feet from a lot line.

d. Air conditioning compressors or other equipment (i.e. pool equipment) designed to serve the main structure may be located in a required yard but not less than three and one-half (3½) feet from a lot line.

(2) Household pets are a permitted accessory use in all residential districts, provided these pets do not become a public nuisance or health hazard.

(3) Accessory Uses and Structures in a residential district shall include noncommercial greenhouses and plant nurseries, servant's quarters and guesthouses, private garages and private boathouses or shelters (if boathouses or shelters do not exceed nine hundred square feet in area), tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which:

- a. Do not involve the conduct of business of any kind.
 - b. Are of a nature not likely to attract visitors in larger number than normally be expected in a residential neighborhood.
 - c. Do not involve operations or structures not in keeping with the character of a residential neighborhood.
- (4) The maximum height of an accessory structure shall not exceed the height of the principal structure.
- (5) Land clearing and processing of land clearing debris shall be considered an accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.
3. Additional performance standards for those uses identified shall be as follows:
- (a) Cellular telephone towers and radio towers shall be allowed subject to the following conditions:
- (1) An application to locate a cellular telephone tower or radio tower shall satisfy all requirements relating to the location of cellular telephone towers and radio towers pursuant to Part 15 of the City of Jacksonville Zoning Code attached in Appendix D.
- (b) Home occupations shall be allowed subject to the following conditions:
- (1) No person shall be engaged in the occupation unless such person resides on the premises and that the premises shall be the primary residence of each of the persons engaged in the occupation.
 - (2) The use of the premises for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.
 - (3) There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation, including the allowable sign pursuant to the City of Jacksonville's sign code as it may be amended by these PUD regulations.

- (4) No one shall call upon the premises in connection with the home occupation for such purposes as retail or wholesale sales, services negotiations, contractual agreements, etc.; no home occupation shall cause or encourage vehicular or pedestrian traffic which is unusual or out of the ordinary based on the characteristics of the residential area in which the home occupation is conducted.
 - (5) There shall be no flammable or hazardous material stored on premises.
 - (6) There shall be no equipment or process used in the home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot.
 - (7) In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
 - (8) No home occupation shall be conducted in an accessory building or structure which is not attached to and part of the principal structure or an open porch or carport.
 - (9) No home occupation shall occupy more than two hundred fifty (250) square feet or ten percent (10%) of the gross floor area of the dwelling unit, exclusive of the area of an open porch or attached garage or similar space not suited or intended for occupancy as living quarters.
 - (10) Any supplies stored on the premises shall be for the purpose of maintaining and operating the home occupation.
 - (11) The address of the home occupation shall not be advertised.
 - (12) No person shall begin a home occupation under the preceding paragraph without first executing a disclosure statement which shall contain a place for the applicant to certify that the applicant has received a copy of, understands, and will comply with the requirements of the preceding paragraphs.
- (c) Bed and breakfast establishments shall be allowed subject to the following conditions:
- (1) One (1) off-street parking space for each bedroom used as a guestroom and one (1) off-street parking space for the operator or owner thereof shall be provided.

- (2) No cooking facilities shall be allowed in a guestroom.
 - (3) The structure shall be compatible with the character of the neighborhood and any modifications thereto shall also comply with such character.
 - (4) No long-term rental of guest rooms shall be allowed.
- (d) Child or adult care centers/day care centers shall be allowed subject to the following conditions:
- (1) Child or adult care centers/day care centers with between one (1) and fourteen (14) children or adults shall meet the minimum lot requirements for the district in which it is located.
 - (2) Child or adult care centers/day care centers shall be limited to a maximum of fifty (50) children or adults. Centers with between fifteen (15) and fifty (50) children or adults shall be located on a site not less than two acres in size and be contiguous to a street classified as a collector street or higher classification, as designated on the Functional Highway Classification Map of the Comprehensive Plan unless the center is located within a church sanctuary or elementary school, with no access from local residential streets.
 - (3) Child or adult care centers/day care centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
 - (4) Where a center is contiguous to a residential zoned property, a six-foot visual barrier, not less than ninety-five percent (95%) opaque, shall be provided along the property line, excluding any required front yards.
 - (5) Child or adult care centers/day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency (HRS) and which shall be located in the rear or side yards of the subject property.
 - (6) Day care centers shall have unlimited hours of operation.
 - (7) Child or adult care centers/day care centers shall be allowed in a single family development area where shown on the PUD Land Use Plan.

- (e) Churches shall be allowed subject to the following conditions:
- (1) The maximum lot size shall be no greater than three (3) acres.
 - (2) The site shall be located on a street classified as a collector street or a higher classification.
 - (3) There shall be no direct vehicular access to the church site from any local street within a residential district.
 - (4) Child or adult care centers/day care centers shall be considered an accessory use to a church provided that its maximum student capacity does not exceed seventy-five (75) children.
- (f) Townhouse developments shall be allowed subject to the following conditions:
- (1) The townhouse project shall be in single ownership at the time the application is presented.
 - (2) The minimum yard requirements of the SF residential district may not apply to each individual lot within the townhouse project. For the purpose of interpretation, the minimum yard requirements shall apply to the perimeter of the tract on which the townhouse project is located.
 - (3) Off-street parking shall be provided at the rate of two (2) spaces per townhouse unit.
 - (4) Each townhouse building shall contain not less than two (2) nor more than eight (8) dwelling units.
 - (5) Each townhouse unit shall be self-contained with respect to utilities, heating and air conditioning. Each unit shall have independent entrances, and common stairwells shall be prohibited.
 - (6) Swimming pools, tennis courts, playgrounds and other recreational uses may be permitted within townhouse projects, provided such uses are located in areas retained in common ownership. Adequate provisions shall be made to eliminate problems of noise and lights with respect to dwelling units within the project and with respect to adjacent property. All land within townhouse projects shall be developed and maintained in a neat and orderly condition.

- (7) Deed covenants shall be developed to ensure the maintenance and upkeep of areas and facilities retained in common ownership in order to provide a safe, healthful and attractive living environment within townhouse projects and to prevent the occurrence of blight and deterioration of the individual townhouse units.
- (g) Zero side yard developments, where the side building setback line is on the side lot line, of one (1) side of each single-family lot, shall be allowed subject to the following conditions:
- (1) Zero side yard developments shall be developed on a multi-parcel basis. The zero side yard concept may be utilized with new subdivisions provided that such request is made during the preliminary subdivision plan stage and the zero side yard lots are clearly identified. The subdivision shall be designed so that the exterior side yard of all lots located at the periphery of the subdivision shall comply with the established minimum side yard setbacks.
 - (2) A five (5) foot maintenance easement shall be recorded on the adjacent lot or parcel along the length of the zero side yard lot line and shall assure ready access to the lot line wall at reasonable periods of the day for normal maintenance.
 - (3) The wall of any dwelling unit located on a zero side yard shall be constructed without doors.
 - (4) No portion of the dwelling unit shall project over any property line except for the eaves of the roof, window sills and similar minor appurtenances, with a maximum encroachment of two (2) feet.
 - (5) Gutters shall be designed so as to not flow onto the adjacent zero side yard lot or parcel.
- (h) Accessory dwelling units, where the unit is clearly subordinate to the primary dwelling unit, shall be allowed subject to the following conditions:
- (1) The primary dwelling unit and accessory dwelling unit shall be under single ownership at all times.
 - (2) An accessory dwelling unit shall be located only on the rear or side of the primary dwelling unit.
 - (3) One (1) additional off-street parking space shall be provided for an accessory dwelling unit.

- (4) No additional capital charges shall be levied against the construction of an accessory unit if services are provided from the same meter that serves the primary dwelling unit.
- (5) An accessory dwelling unit shall not be counted as a separate dwelling unit for purposes of density calculations.

4. Utility Systems

- (a) Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
- (b) Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.
- (c) Stormwater management facilities shall be constructed in a manner that enhances its visual appeal.

5. Landscape, Open Space and Tree Protection.**(a) Landscape**

- (1) **Landscape.** The submission of construction plans for development in Bartram Park shall include landscape plans identifying at a minimum existing and/or proposed structures; paved areas; other features relating to the development of the site; landscaped areas, location, name, size, quantity and spacing of all plant materials and an irrigation system. Existing trees shall be shown on all construction plans for residential development that are eighteen (18) inches or more in diameter and for non-residential development that are twenty-four (24) inches or more in diameter.
- (2) **Natural vegetation.** All existing trees identified pursuant to item (1) above, shall be identified on the landscape plan and incorporated, where possible, into the overall landscape concept. Those trees which are proposed for removal should be identified. Preference shall be given to the preservation of existing trees over the strict interpretation of the minimum standards set forth herein, provided the proposed design will produce a more unique or aesthetically pleasing design. Credit for the use of trees larger than the minimum size will be calculated as indicated in Table 1 of the City's Landscape and Tree Protection Code.
- (3) **Perimeter landscaping.** Landscaping shall be provided between vehicular use areas and the perimeter of the project as follows:

- a. A minimum ten (10) foot wide landscape strip shall be provided adjacent to any public right-of-way.
- b. A minimum five (5) foot wide landscape strip shall be provided adjacent to other properties.
- c. The type and size of landscape material shall conform with the plant material specifications contained in this section and established landscape industry standards.

(4) Shade trees shall be a species having an average mature crown spread of no less than thirty (30) feet; provided, trees having an average mature crown spread of less than thirty (30) feet may be grouped so as to create a total average mature crown spread of no less than thirty (30) feet and used in lieu of a shade tree. Shade trees shall be a minimum of two (2) inch caliper and ten (10) feet high. Shade trees shall be planted in no less than one hundred fifty square feet of planting area, with a minimum dimension on any side of eight (8) feet. Shade trees shall not be planted closer than four (4) feet from any pavement edge or right-of-way line, as measured from center of trunk. Those species of trees whose roots are known to cause damage to pavement shall not be planted closer than six (6) feet to such pavement unless those trees are encased in a barrier which prevents its roots from growing under such pavement.

- a. In order to provide a cooling effect on paved areas, a minimum of fifty percent (50%) of the required trees adjacent to the right-of-way and within parking areas shall be of a shade tree type. No more than twenty-five percent (25%) of the required trees may be palms.
- b. Trees shall be provided along abutting public rights-of-way at a frequency of one (1) tree for every forty (40) feet of road frontage or fraction thereof. Trees shall be provided along side and rear lot lines not abutting rights-of-way, at a ratio of one (1) tree for each fifty (50) linear feet or fraction thereof. Existing trees will be counted to meet this requirement.
- c. The application of the perimeter landscaping criteria shall be flexible with preference being given to aesthetically pleasing landscape design over a rigid interpretation of the tree spacing standard; however, no more than seventy-five (75) contiguous feet along the perimeter of the property shall be void of trees.

- (5) Screen hedges/berms. All paved areas used for parking and loading purposes shall be screened from the public right-of-way by a continuous hedge or berm, or combination of both. The use of plant materials to provide a continuous hedge shall conform to the plant material specifications provided herein provided they are a minimum of thirty (30) inches in height at the time of planting. Berms shall be supplemented with landscaping in order to provide a minimum thirty-six (36) inch high screen.
- a. Berms may be utilized to provide screening of paved areas or stormwater retention facilities provided they do not exceed a 4:1 slope.
 - b. Berms constructed adjacent to the public right-of-way shall not exceed seventy-five (75) feet in length without a landscape break. Overlapping berms may be utilized in lieu of landscape breaks.
 - c. Driveways adjacent to side or rear property lines shall be screened from abutting properties by hedging or berms equaling twenty-five percent (25%) of the paved frontage. No more than fifty (50) continuous feet along the property line shall be void of screening. Additional landscaping shall be provided to screen any on-site uses having a negative impact on adjacent property.
 - d. Where the adjacent property is used for a similar use only the provisions of Section 5 above, shall apply.
- (6) Interior landscaping. Landscaping shall be provided in scattered locations throughout the Vehicular Use Area (VUA) in an amount equal to ten percent (10%) of the total paved area. Flexibility in the application of this standard shall be given to parking areas serving more than five hundred (500) cars, provided that the proposed design produces an acceptable alternative.
- a. Each landscaped area shall be a minimum of one hundred fifty (150) square feet.
 - b. All landscaped areas shall be protected from vehicle encroachment by curbing or wheel stops.
 - c. Each row of on-site parking spaces shall be terminated by a landscape island with inside dimensions of not less than five (5) feet wide and seventeen (17) feet long, or thirty-five feet long if it is adjacent to a double row of parking.

- d. One (1) tree shall be provided in each separate interior landscape area. A minimum of fifty percent (50%) of the required trees provided within the interior landscaped area shall be of a shade tree variety.
 - e. Where a VUA is used for storage areas for new, used or rental vehicles and boats, bus terminals, motor vehicle service facilities, and other transportation, warehousing and truck operations generally not accessible to the public, only five percent (5%) of the VUA shall be required to be landscaped.
 - f. Trees shall be distributed in a VUA so that all portions of the VUA are within a fifty-five (55) foot radius of any tree.
- (7) **General landscape requirements.** All landscaped areas shall be irrigated by an automated sprinkler system in order to provide for the continued life of the landscaping and to ensure it will serve its intended purpose.
- a. All areas not covered by buildings, paving or special landscaped features shall be sodded.
 - b. The design choice and placement of landscape materials shall not obstruct the cross-visibility of street traffic, on-site traffic, or pedestrian areas.
 - c. The cross-visibility area is that area created by measuring from the intersecting point of any two (2) travelways a distance of twenty-five (25) feet along the right-of-way and the driveway with a connecting point between the terminal points, thereby creating a triangular shaped cross-visibility area. The landscape material shall not obstruct visibility in the area between three (3) feet and eight (8) feet from the ground.
 - d. Irrigation system plans shall be prepared by a registered landscape architect or a licensed irrigation contractor.
- (8) **Plant material specifications.** The following specifications shall be utilized for all landscape materials on the project site:
- a. The quality of plant materials used shall meet or exceed "Florida Number One" as defined in the most current edition of the Grades and Standards for Nursery Plants, Part I and II, published by the Florida Department of Agriculture and Consumer Services.

- b. In the event that adequate supplies of "Florida Number One" plant materials are not available, "Florida Number Two" material may be substituted. Landscape plans which use "Florida Number Two" shall be accompanied by a statement from the landscape contractor which addresses the lack of availability of "Florida Number One" material.
- c. All plant materials must be suitable to northeast Florida climate and soil conditions.

(9) Hedges. Plant materials utilized to provide a continuous screen must be a minimum of thirty (30) inches high upon planting, with a maximum spacing of three (3) feet on center. All plant materials must be capable of attaining at least seventy-five percent (75%) opacity within twelve (12) months.

(10) Single family lots shall not be required to comply with the above criteria. At a minimum, one (1) tree shall be planted and/or preserved for every four thousand five hundred (4,500) square feet of lot area, or portion thereof. Where Accessory Uses or Structures are developed that require the provision of site improvements such as parking, loading, stormwater management facilities, etc., the above requirements shall be met where applicable.

(b) Open space

(1) Open space areas shall be provided within all areas of Bartram Park in order to enhance the living and working environment. Open space areas are defined as areas serving any one (1) of the following four (4) basic functions:

- a. Shapes urban patterns. Areas which define and delineate urban concentration on a large scale. They can be used to separate or consolidate development and prevent development in undesirable locations.
- b. Production. Lands which are utilized for the production of products which contribute to the county's economy. This includes croplands (vegetable and citrus), pasture, commercial forests and plant nurseries.
- c. Recreation. Lands which support a specified recreation pursuit, whether it is an active or passive form of recreation.

- d. Conservation. Areas with unique natural qualities or physical benefits which need protection or preservation from man-built developments.
- (2) Open space shall be provided within the Bartram Park PUD at a ratio of ten percent (10%) of the gross land area of an individual development parcel.
 - (3) Open space in the form of greenbelts or buffers provided within the legal description portion of the proposed phase or project may be included to meet the minimum open space criteria. Excess open space committed in prior phases of development adjacent to a proposed development phase may be considered to meet up to seventy-five percent (75%) of the open space criteria.
 - (4) Category A open space. All of the uses listed below shall count one hundred percent (100%) towards meeting the total open space required:
 - a. Buffer zones and greenbelts.
 - b. Recreational areas (active and passive).
 - c. Landscaped areas.
 - d. All other permanently undeveloped uplands.
 - (5) Category B open space. All of the uses listed below may be credited towards meeting the minimum open space requirements if the performance standards are met but shall not account for more than fifty percent (50%) of the total open space required.
 - a. Wet-bottom stormwater management ponds.
 - b. Easements, plazas/hardscapes and natural lakes that are accessible for public use, provide seating areas, incorporate landscape elements and features and are designed to enhance the existing environment.
 - (6) Category C open space. Areas within a project, phase, or tract, which are classified as conservation areas (including mitigation areas), shall be identified at the time of plan submission and shall qualify for open space credit. Conservation areas shall qualify as open space. However, to insure that conservation areas or mitigation areas which comprise a high percentage of a project or tract do not constitute the only open space for the project, the amount of open space credit shall be limited to no more than fifty percent (50%) of the total open space required.

- (7) Open space categories "B" and "C" cannot count more than seventy-five percent (75%) of the total open space required for the project, phase or tract.
- (c) **Tree Protection**
 - (1) Protected trees shall be preserved and maintained in accordance with Part 12 of the City of Jacksonville's Zoning Code attached in Appendix E.
- 6. **Off-Street Parking and Loading.**
 - (a) Off-street parking and loading facilities shall be provided for in all developments within Bartram Park pursuant to the City of Jacksonville's Zoning Code, as amended from time to time.
- 7. **Design Standards**
 - (a) Sidewalks shall be required along all rights-of-way (other than limited access highways) to provide for and encourage pedestrian movement. The following criteria shall be utilized for the installation of sidewalk facilities:
 - (1) A minimum five feet wide public sidewalk shall be constructed along one (1) side of all collector roadways and higher in the Bartram Park PUD.
 - (2) All sidewalk facilities shall be designed to provide access to the handicapped.
 - (b) Street trees shall be provided in all single family residential development areas. These trees shall meet all of the standards contained within Part 11.D.5. of these PUD regulations. At a minimum street trees shall be:
 - (1) Provided at a rate of one (1) tree per one hundred (100) lineal feet of right-of-way;

PART III - SITE DEVELOPMENT STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT**A. General Provisions**

1. For the purposes of this section, non-residential development will be primarily categorized as Town Center, Office, Office/Commercial/Hotel, Office/Commercial/Multi-Family or Community Services.

- (a) Town Center (TC) shall refer to development that offers a full range of shopping, goods, offices, entertainment, residential dwellings up to thirty (30) units per acre, and services. Town Center development shall encourage a pedestrian-oriented environment through building orientation, street pattern, build to lines, setback and other development criteria. A combination of uses shall be permitted that allows for a complete vertical integration of uses. Such integration will allow for residential uses above commercial uses and office uses above commercial uses.
- (c) Office (O) shall refer to development that offers a full range of office uses for medical, professional and corporate users and limited amounts and types of commercial activities.
- (d) Office/Commercial/Hotel (OCH) shall refer to development that offers a full range of office uses for medical, professional and corporate users; limited amounts and types of commercial activities and various types of lodging facilities.
- (e) Office/Commercial/Multi-Family (OCMF) shall refer to development that provides a full range of office uses, limited amounts and types of commercial activities and residential dwelling units at a density of up to thirty (30) dwelling units per acre.
- (f) Community Services (CS) shall refer to those facilities that are developed for use by a public government agency.

B. Site Development Criteria for Town Center (TC):

1. Permitted uses and structures in the TC land use category include:

- (a) Retail outlets for sale of food and drugs, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, home furnishings and appliances, office equipment or furniture, hardware, antiques, and similar retail uses.
- (b) Retail plant nurseries.

- (c) Personal service establishments such as barber and beauty shops, shoe repair, restaurants, interior decorators, health clubs and gymnasiums, self-service laundries, laundries and dry-cleaners, tailors, dry cleaning pickup, home equipment rental, and similar uses.
- (d) Travel agencies.
- (e) Libraries, museums, and community centers.
- (f) Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off-premises consumption or both meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (g) Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (h) Automobile service stations, including petroleum sales, service garages for repairs and car washes.
- (i) Convenience stores, with petroleum sales meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (j) Restaurants with on-premises consumption of beer, wine and alcohol meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (k) Restaurants with the outside sale and service of food, including drive-through and drive-up facilities.
- (l) Parks, playgrounds, playfields and recreational and community structures meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (m) Public buildings and facilities.
- (n) Banks, savings and loan, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- (o) Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas and theaters.
- (p) Express or parcel delivery offices, telephone exchanges.

- (q) Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (r) Personal property storage establishments meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (s) Hotels and motels.
- (t) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (u) Off-street parking lots meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (v) Hospitals.
- (w) Medical, dental and chiropractic offices.
- (x) Business and professional offices.
- (y) Business centers.
- (z) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and other property.
- (aa) Child or adult day care centers meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (bb) Churches including a rectory and day school.
- (cc) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.
- (dd) Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
- (ee) New and used automobile sales.
- (ff) Automobile parts and accessories.

- (gg) Blueprinting and job printing.
 - (hh) Appliance repair shops.
 - (ii) Multiple family dwellings, up to 30 units per acre, which may include second story residential units, above non-residential uses.
 - (jj) Other similar and compatible uses
2. Permitted Accessory Uses and Structures shall be consistent with Part III.H.1. of these PUD regulations.
3. Minimum lot requirements (width and area):
- (a) None, except as otherwise required for certain uses.
4. Maximum building coverage:
- (a) None, except as otherwise required for certain uses.
5. Minimum yard requirements:
- (a) Front 15 feet
 - (b) Rear 0 feet
 - (c) Side 0 feet
6. Maximum height of structures shall not exceed one hundred (100) feet except as follows:
- (a) The one hundred (100) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the TC district, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:
 - (1) Five hundred (500) feet.
 - (2) The height zones established for airport zones and airspace height limitations.
 - (3) Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure.

C. Site Development Criteria for Office (O):**1. Permitted uses and structures in the O land use category include:**

- (a) Radio and television broadcasting offices and studios, including antenna or transmitting facilities.
- (b) Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (c) Funeral homes and mortuaries.
- (d) Travel agencies.
- (e) Libraries, museums, and community centers.
- (f) Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off-premises consumption or both meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (g) Private clubs, lodges and fraternities.
- (h) Automobile service stations, including petroleum sales, service garages for repairs and car washes.
- (i) Convenience stores, with petroleum sales meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (j) Building trades contractors, including outdoor storage of equipment.
- (k) Restaurants with on-premises consumption of beer, wine and alcohol meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (l) Restaurants with the outside sale and service of food, including drive-through and drive-up facilities.
- (m) Parks, playgrounds, playfields and recreational and community structures meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (n) Public buildings and facilities.

- (o) Banks, savings and loan, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- (p) Express or parcel delivery offices, telephone exchanges.
- (q) Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (r) Off-street parking lots meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (s) Hospitals.
- (t) Medical, dental and chiropractic offices.
- (u) Business and professional offices.
- (v) Business centers.
- (w) Medical and dental laboratories.
- (x) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and other property.
- (y) Accessory uses such as dining and recreational facilities as a convenience to the employees and customers.
- (z) Child or adult day care centers meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (aa) Churches including a rectory and day school.
- (bb) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.
- (cc) Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
- (dd) Vocational, trade or business schools.

- (ee) Hospice facilities.
 - (ff) Homes for the aged or orphans and similar uses.
 - (gg) Nursing homes.
 - (hh) Other similar and compatible uses
2. Permitted Accessory Uses and Structures shall be consistent with Part III.H.1. of these PUD regulations.
3. Minimum lot requirements (width and area):
- (a) Width 80 feet
 - (b) Area 8,000 square feet
4. Maximum building coverage:
- (a) None, except as otherwise required for certain uses.
5. Minimum yard requirements:
- (a) Front 15 feet
 - (b) Rear 0 feet
 - (c) Side 0 feet
- The minimum side and rear yard requirement for buildings in excess of three (3) stories shall be fifty (50) feet when adjacent to residential uses.
6. Maximum height of structures shall not exceed one hundred twenty (120) feet except as follows:
- (a) The one hundred twenty (120) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the Ordinance, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:
 - (1) Five hundred (500) feet.
 - (2) The height zones established for airport zones and airspace height limitations

- (3) Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure.

D. Site Development Criteria for Office/Commercial/Hotel (OCH):

1. Permitted uses and structures in the OCH land use category include:

- (a) Retail outlets for sale of food and drugs, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, home furnishings and appliances, office equipment or furniture, hardware, antiques, and similar retail uses.
- (b) New and used automobile sales.
- (c) Automobile parts and accessories.
- (d) Trucks and tractors sales and service.
- (e) Heavy machinery and equipment sales and service.
- (f) Retail plant nurseries.
- (g) Personal service establishments such as barber and beauty shops, shoe repair, restaurants, interior decorators, health clubs and gymnasiums, self-service laundries, laundries and dry-cleaners, tailors, dry cleaning pickup, home equipment rental, and similar uses.
- (h) Radio and television broadcasting offices and studios, including antenna or transmitting facilities.
- (i) Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (j) Funeral homes and mortuaries.
- (k) Appliance repair shops.
- (l) Travel agencies.
- (m) Libraries, museums, and community centers.

- (n) Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off-premises consumption or both meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (o) Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (p) Automobile service stations, including petroleum sales, service garages for repairs and car washes.
- (q) Convenience stores, with petroleum sales meeting the performance standards and development criteria set forth in Part III.G.2.
- (r) Building trades contractors, including outdoor storage of equipment.
- (s) Restaurants with on-premises consumption of beer, wine and alcohol meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (t) Restaurants with the outside sale and service of food, including drive-through and drive-up facilities.
- (u) Parks, playgrounds, playfields and recreational and community structures meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (v) Public buildings and facilities.
- (w) Banks, savings and loan, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- (x) Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas and theaters.
- (y) Express or parcel delivery offices, telephone exchanges.
- (z) Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (aa) Personal property storage establishments meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.

- (bb) Hotels and motels.
- (cc) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (dd) Off-street parking lots meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (ee) Hospitals.
- (ff) Medical, dental and chiropractic offices.
- (gg) Business and professional offices.
- (hh) Business centers.
- (ii) Medical and dental laboratories.
- (jj) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and other property.
- (kk) Accessory uses such as dining and recreational facilities as a convenience to the employees and customers.
- (ll) Child or adult day care centers meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (mm) Churches including a rectory and day school.
- (nn) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.
- (oo) Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
- (pp) Vocational, trade or business schools.
- (qq) Hospice facilities.

- (rr) Homes for the aged or orphans and similar uses.
 - (ss) Nursing homes, and
 - (tt) Other similar and compatible uses
2. Permitted Accessory Uses and Structures shall be consistent with Part III.H.1. of these PUD regulations.
3. Minimum lot requirements (width and area):
- (a) Width 80 feet
 - (b) Area 8,000 square feet
4. Maximum building coverage:
- (a) None, except as otherwise required for certain uses.
5. Minimum yard requirements:
- (a) Front 15 feet
 - (b) Rear 0 feet
 - (c) Side 0 feet
- The minimum side and rear yard requirement for buildings in excess of three (3) stories shall be fifty (50) feet when adjacent to residential uses.
6. Maximum height of structures shall not exceed one hundred twenty (120) feet except as follows:
- (a) The one hundred twenty (120) foot height limit does not apply to spires, helices, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the OCH district, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:
 - (1) Five hundred (500) feet.
 - (2) The height zones established for airport zones and airspace height limitations.

- (3) Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure.

E. Site Development Criteria for Office/Commercial/Multi-family (OCMF):

1. Permitted uses and structures in the OCMF land use category include:

- (a) Retail outlets for sale of food and drugs, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, home furnishings and appliances, office equipment or furniture, hardware, antiques, and similar retail uses.
- (b) New and used automobile sales.
- (c) Automobile parts and accessories.
- (d) Retail plant nurseries.
- (e) Personal service establishments such as barber and beauty shops, shoe repair, restaurants, interior decorators, health clubs and gymnasiums, self-service laundries, laundries and dry-cleaners, tailors, dry cleaning pickup, home equipment rental, and similar uses.
- (f) Radio and television broadcasting offices and studios, including antenna or transmitting facilities.
- (g) Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (h) Appliance repair shops.
- (i) Travel agencies.
- (j) Libraries, museums, and community centers.
- (k) Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off-premises consumption or both meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.

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- (l) Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (m) Automobile service stations, including petroleum sales, service garages for repairs and car washes meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (n) Convenience stores, with petroleum sales.
- (o) Restaurants with on-premises consumption of beer, wine and alcohol meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (p) Restaurants with the outside sale and service of food, including drive-through and drive-up facilities.
- (q) Parks, playgrounds, playfields and recreational and community meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (r) Public buildings and facilities.
- (s) Banks, savings and loan, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- (t) Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas and theaters.
- (u) Express or parcel delivery offices, telephone exchanges.
- (v) Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (w) Personal property storage establishments meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (x) Hotels and motels.
- (y) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (z) Off-street parking lots meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.

- (aa) Hospitals.
- (bb) Medical, dental and chiropractic offices.
- (cc) Business and professional offices.
- (dd) Business centers.
- (ee) Medical and dental laboratories.
- (ff) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and other property.
- (gg) Accessory uses such as dining and recreational facilities as a convenience to the employees and customers.
- (hh) Child or adult day care centers meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (ii) Churches including a rectory and day school meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (jj) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.
- (kk) Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
- (ll) Vocational, trade or business schools.
- (mm) Hospice facilities.
- (nn) Homes for the aged or orphans and similar uses.
- (oo) Nursing homes.
- (pp) Multiple family dwelling units up to thirty (30) dwelling units per acre.
- (qq) Other similar and compatible uses .

BARTRAM PARK

PLANNED UNIT DEVELOPMENT

2. Permitted Accessory Uses and Structures shall be consistent with Part III.H.1. of these PUD regulations.
3. Minimum lot requirements (width and area):
 - (a) Width 80 feet
 - (b) Area 8,000 square feet
4. Maximum building coverage:
 - (a) None, except as otherwise required for certain uses.
5. Minimum yard requirements:
 - (a) Non-Residential

Front	15 feet
Rear	0 feet
Side	0 feet

The minimum side and rear yard requirement for buildings in excess of three (3) stories shall be fifty (50) feet when adjacent to residential uses.
 - (b) MFR
Shall be consistent with the requirements for MFR development listed in Part II.C.5.(a) of these PUD regulations (see page 9).
 - (c) Townhouse
Shall be consistent with the requirements for Townhouse development listed in Part II.B.5.(c) of these PUD regulations (see page 8).
6. Maximum height of structures shall not exceed eighty (80) feet except as follows:
 - (a) The eighty (80) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the OCMF district, no structure (including appurtenances and structures normally

erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- (1) Five hundred (500) feet.
- (2) The height zones established for airport zones and airspace height limitations.
- (3) Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure.

F. Site Development Criteria for Community Services (CS):

1. Permitted uses and structures in the CS land use category include:

- (a) Radio and television broadcasting offices and studios, including antenna or transmitting facilities.
- (b) Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (c) Libraries, museums, and community centers.
- (d) Parks, playgrounds, playfields and recreational and community structures meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (e) Public buildings and facilities.
- (f) Off-street parking lots meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
- (g) Hospitals.
- (h) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.
- (i) Art galleries, dance, art, gymnastics, karate and martial arts and music studios.
- (j) Churches, including a rectory or similar use.

- (k) Child or adult day care centers meeting the performance standards and development criteria set forth in Part III.G.2. of these PUD regulations.
 - (l) Other similar and compatible uses.
2. Permitted Accessory Uses and Structures shall be consistent with Part III.G.1. of these PUD regulations.
3. Minimum lot requirements (width and area):
- (a) None, except as otherwise required for certain uses.
4. Maximum building coverage:
- (a) None, except as otherwise required for certain uses.
5. Minimum yard requirements:
- (a) Front 15 feet
 - (b) Rear 0 feet
 - (c) Side 0 feet

The minimum side and rear yard requirement for buildings in excess of three (3) stories shall be fifty (5) feet when adjacent to residential uses.

6. Maximum height of structures shall not exceed fifty (50) feet except as follows:
- (a) The fifty (50) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy, provided, however, that notwithstanding the permitted maximum height limitations allowed in the CS district, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:
 - (1) Five hundred (500) feet.
 - (2) The height zones established for airport zones and airspace height limitations.
 - (3) Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure.

G. General Site Development Regulations TC, O, OCH, OCMF and CS Development**1. Accessory Uses and Structures.**

(a) Accessory Uses and Structures are permitted in all non-residential categories if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Where a building or portion thereof is attached to a building or structure containing the principal use, the building or portion shall be considered as a part of the principal building, and not as an accessory building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

(1) Accessory uses shall not be located in required front or side yards in a non-residential district except as follows:

a. On double frontage lots, through lots and corner lots, Accessory Uses and Structures may be located only in a required side yard.

b. Accessory structures for the housing of persons, such as night watchman quarters, shall not be located in a required yard.

c. Detached accessory structures such as carports or covered parking which are separated from the main structure by not less than five (5) feet may be located in a required side or rear yard but not less than three (3) feet from a lot line.

d. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than three and one-half (3½) feet from a lot line.

(2) The maximum height of an accessory structure shall not exceed the height of the principal structure.

(3) Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

2. Additional performance standards for those uses identified shall be as follows:

(a) Cellular telephone towers and radio towers shall be allowed subject to the following conditions:

- (1) An application to locate a cellular telephone tower or radio tower shall satisfy all requirements relating to the location of cellular telephone towers and radio tower pursuant to Part 15 of the City of Jacksonville's Zoning Code attached in Appendix D.
- (b) Bed and breakfast establishments shall be allowed subject to the following criteria:
- (1) That one (1) off-street parking space for each bedroom used as a guestroom and one (1) off-street parking space for the operator or owner thereof shall be provided.
 - (2) No cooking facilities shall be allowed in a guestroom.
 - (3) That the structure shall be compatible with the character of the surrounding area and any modifications thereto shall also comply with such character.
- (c) Child or adult day care centers shall be allowed subject to the following criteria:
- (1) Child or adult care centers/day care centers with between one (1) and fourteen (14) children or adults shall meet the minimum lot requirements for the district in which it is located.
 - (2) Child or adult care centers/day care centers shall be limited to a maximum of fifty (50) children or adults. Centers with between fifteen (15) and fifty (50) children or adults shall be located on a site not less than two acres in size and be contiguous to a street classified as a collector street or higher classification, as designated on the Functional Highway Classification Map of the Comprehensive Plan unless the center is located within a church sanctuary or elementary school, with no access from local residential streets.
 - (3) All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
 - (4) Where a center is contiguous to a residential zoned property, a six-foot visual barrier, not less than ninety-five percent (95%) opaque, shall be provided along the property line, excluding any required front yards.
 - (5) Child or adult day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency (HRS) and which shall be located in the rear or side yards of the subject property.

(6) Child or adult day care centers shall have unlimited hours of operation.

(d) Churches shall be allowed subject to the following criteria:

(1) The site shall be located on a street classified as a collector street or a higher classification on the Functional Highway Classification Map of the Comprehensive Plan.

(2) Child care/day care centers shall be considered an accessory use to a church provided that the maximum student capacity does not exceed seventy-five (75) children.

(e) Petroleum sales shall be allowed subject to the following conditions:

(1) No more than two self-service dispensing pumps shall be located on one (1) island and no other services pertaining to a service station may be offered.

(2) No dispensing pump shall be located within twenty-five (25) feet of a street right-of-line.

(3) The minimum lot size shall be no less than twenty-two thousand five hundred (22,500) square feet.

(4) The lighting for the facility shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially zoned district to the extent that it interferes with the residential use of that area.

(5) A six (6) foot high visual barrier, not less than ninety-five percent (95%) opaque, shall be provided between the filling station and any adjacent residential district.

(f) All mobile service stations, including petroleum sales, service garages for repairs and car washes shall be allowed subject to the following conditions:

(1) Each lot shall conform to the minimum performance standards of the land use category it is located in but in no case shall it have less than one hundred (100) feet of street frontage and a minimum lot area of not less than twenty-two thousand five hundred (22,500) square feet.

(2) The lighting for the facility shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a

residentially-zoned district to the extent that it interferes with the residential use of that area.

- (3) No dispensing pump shall be located within twenty-five (25) feet of a street right-of-line.
 - (4) No main or accessory building, and no gasoline pump shall be located within twenty-five (25) feet of the lot line of any property that is residentially zoned.
- (g) Parks, playgrounds, and playfields or recreational or community structures shall be allowed subject to the following conditions:
- (1) Documentation and instrumentation providing for ownership and maintenance of these areas shall be recorded in the public records prior to building permits being issued for the same.
 - (2) If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No sources of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.
- (h) Off-street parking lots shall be allowed subject to the following conditions:
- (1) Off-street parking lots shall be located within four hundred (400) feet of the premises requiring off-street parking.
 - (2) There shall be no storage, sales or service activity of any kind on the lot.
- (i) Personal property storage facilities shall be allowed subject to the following conditions:
- (1) Storage buildings shall be subdivided by permanent partitions into spaces containing not more than three hundred (300) square feet each.
 - (2) The storage of goods shall be limited to personal property with no retail sales, service establishments, offices, apartments (other than manager's office and apartment), commercial distribution or warehousing allowed.
 - (3) The minimum lot size shall be not less than one (1) acre.
 - (4) If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No sources of

illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.

- (j) Private clubs, lodges and fraternities shall be allowed subject to the following conditions:
 - (1) The minimum lot size shall be not less than one (1) acre.
 - (2) Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.
- (k) Veterinarians, animal hospitals and animal boarding kennels shall be allowed subject to the following conditions:
 - (1) Buildings, which are used for animal boarding, shall be completely soundproofed.
 - (2) Buildings shall be located on an individual and separate lot.
 - (3) Animals shall be kept in the enclosed soundproofed buildings during the hours of 9:00 p.m. to 6:00 a.m.
- (l) Outside sale and service of alcoholic beverages shall be allowed subject to the following conditions:
 - (1) Restricted outside sale and service shall be allowed subject to the following criteria:
 - a. Restricted outside sale and service must be for a special event occurring within the city, generally recognized by the community as a whole, as determined by the City.
 - b. Restricted outside sale and service may occur no more than six (6) times during one (1) calendar year and on no more than two consecutive days.
 - c. The area for the restricted outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and the area shall be equal to or less than the area of the existing licensed facility.
 - (2) Permanent outside sale and service shall be allowed subject to the following criteria:

- a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment.
 - b. The size of the outside area shall be no greater than the inside area for sale and service.
 - c. The outside area shall be surrounded by a permanent railing or other barrier at least three and one-half (3½) feet high; provided, that the barrier may be broken by up to two entranceways no more than four feet wide each.
3. **Utility Systems.**
- (a) Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
 - (b) Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.
 - (c) Stormwater management facilities shall be constructed in a manner that enhances its visual appeal.
4. **Landscape, Buffering, Open Space and Tree Protection.**
- (a) **Landscape**
Shall be consistent with the requirements of Part II.D.5.(a) of these PUD regulations (see page 18).
 - (b) **Buffering**
 - (1) The buffer yards prescribed in this section are intended to reduce, both visually and physically, the negative impacts generated by uncomplimentary abutting uses. Buffer yards shall be located on the outer perimeter of a lot or parcel, extending to the parcel boundary. Buffer yards shall not be located on any portion of an existing or dedicated public or private street or right-of-way.
 - (2) The following table illustrates buffering needs for uncomplimentary abutting uses:

Land Use		Land Use	Buffer Requirement
MFR	Adjacent To	SFR	Type A
Office		MFR	Type D
Office		SFR	Type C
Commercial		MFR	Type C
Commercial		SFR	Type B
Essential Service		MFR	Type E
Essential Service		SFR	Type D

(3) Buffer Classifications

- a. Type A, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of seventy-five (75) feet wide
- b. Type B, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of fifty (50) feet wide.
- c. Type C, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of twenty-five (25) feet wide.
- d. Type D, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of fifteen (15) feet wide.
- e. Type E, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of ten (10) feet wide.

- (4) Required buffers may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. If planted, the buffer must be three (3) feet high and fifty percent (50%) opaque at planting and be capable of attaining full height and opacity within three (3) years.

- (5) **Shade trees.** All buffers shall include one (1) shade tree for each twenty-five (25) lineal feet or fraction thereof.
- (6) **Minimum buffer yard widths** may be decreased by up to twenty percent (20%) where an applicant demonstrates a reduction is warranted.
- (7) **Use of buffer yards.** All of the buffer yard options may be counted toward zoning district yard setbacks and open space requirements. Uses such as walkways, bikeways, retention areas, driveways, parking areas, etc., may be located within buffer yards to the extent they are allowed by these FUD regulations, provided that buffer yard screening requirements are maintained. The following uses are prohibited in buffer yards: playgrounds, swimming pools, tennis courts, buildings or similar structures.
- (8) **Buffer yard maintenance.** Buffer yards shall be maintained as follows:
 - a. The buffer yards may be placed in common ownership of property owners with maintenance by the property owners' association; or
 - b. The buffer yard may be placed on private property within a landscape buffer easement with maintenance provided by an individual property owner.
- (c) **Open space**
Shall be consistent with the requirements of Part II.D.5.(b) of these FUD regulations (see page 21).
- (d) **Tree Protection**
Shall be consistent with the requirements of Part II.D.5.(c) of these FUD regulations (see page 23).
- 5. **Off-Street Parking and Loading.**
 - (a) Off-street parking and loading facilities shall be provided for in all developments within Bartram Park pursuant to the City of Jacksonville's Zoning Code, as amended from time to time.

6. Outdoor Storage

- (a) Open storage of articles, goods or materials shall not be permitted unless totally screened from the public right-of-way and adjacent properties. Utility fixtures and mechanical equipment, when outside a structure, shall be screened with dense plant materials or berms or a combination of both, or within a completely enclosed area. Display areas for merchandise, excluding vehicles or other types of equipment sales, shall not be visible from the right-of-way or abutting properties.

7. Design Standards

- (a) Sidewalks shall be required along all rights-of-way (other than limited access highways) to provide for and encourage pedestrian movement. The following criteria shall be utilized for the installation of sidewalk facilities:
- (1) A minimum five (5) feet wide public sidewalk shall be constructed along one (1) side of all collector roadways and higher in the Bartram Park PUD.
 - (2) All sidewalk facilities shall be designed to provide access to the handicapped.
- (b) Street trees shall be provided in all non-residential development areas. These trees shall meet all of the standards contained within Part II.D.5.(a) of these PUD regulations (see page 18). At a minimum street trees shall be:
- (1) Provided at a rate of one (1) tree per one hundred (100) lineal feet with right-of-way.

PART IV - SIGN CRITERIA

A. The Bartram Park PUD Sign Criteria are intended to modify Part 13 – Sign Regulations of the Jacksonville Zoning Code (included in the appendices) in order to regulate the number, location, size, type, and use of signs within the development; to promote the public health, safety and welfare and to maintain, enhance and improve the beauty of the City; and to improve traffic safety, while recognizing the right of residential and business communities both to reasonably identify and advertise its existence.

1. It is the intent of these PUD regulations to adopt Part 13 of the Jacksonville Code in its entirety except as modified below:

(a) Section 656.1303 (a)(2) modified to include the SFR and MFR residential categories.

(b) Section 656.1303 (b) is modified to include the TC, O, OCH, OCMF, and CS land use categories. Development in each category is allowed the following signage:

(1) TC category –

a. One (1) street frontage sign per lot not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof is permitted, provided they are located no closer than two hundred (200) feet apart.

b. Wall signs are permitted.

c. One (1) under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

d. Pole/Pylon signs are prohibited.

(2) O category –

a. One (1) street frontage sign per lot not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof

is permitted, provided they are located no closer than two hundred (200) feet apart.

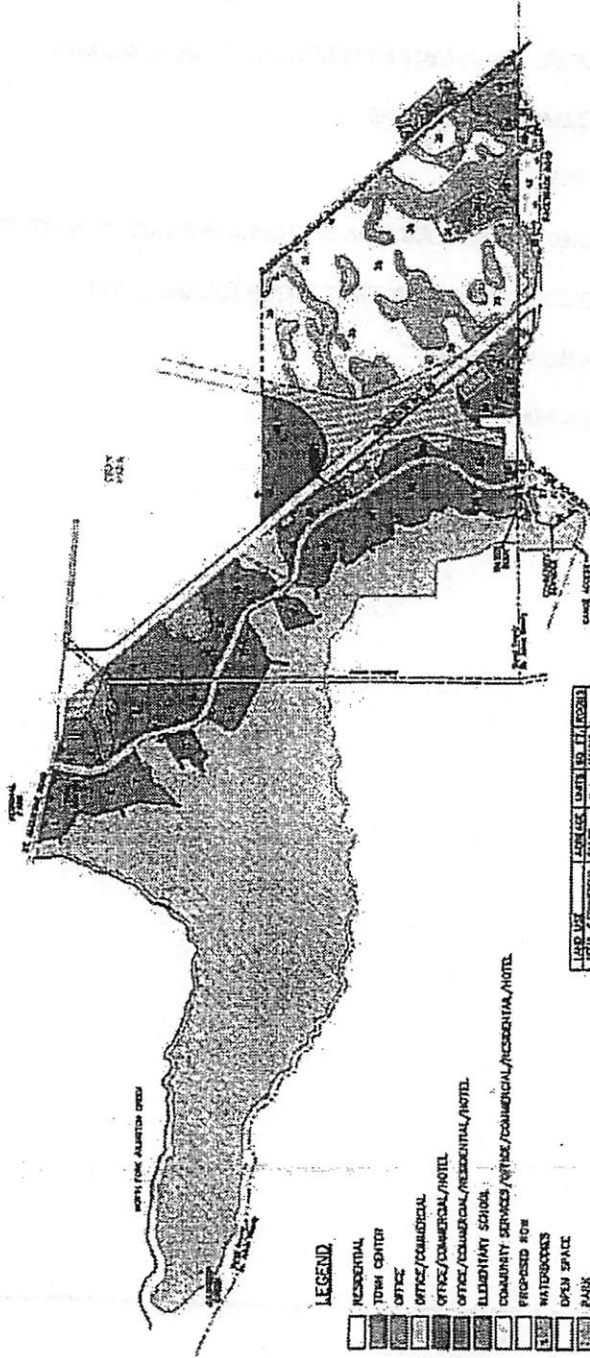
- b. Wall signs are permitted.
 - c. Pole/Pylon signs are prohibited.
- (3) OCH category --
- a. One (1) street frontage sign per lot not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof is permitted, provided they are located no closer than two hundred (200) feet apart.
 - b. Wall signs are permitted.
 - c. One (1) under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
 - d. Pole/Pylon signs are prohibited
- (4) OCMF category --
- a. Nonresidential uses in the OCMF category shall be allowed the following amount and type of signage:
 - 1. One (1) street frontage sign per lot not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof is permitted, provided they are located no closer than two hundred (200) feet apart.
 - 2. Wall signs are permitted.

3. One (1) under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
4. Pole/Pylon signs are prohibited.
- b. Residential uses in the OCMF category shall be allowed the following amount and type of signage:
 1. One (1) non-illuminated sign not exceeding a maximum of twenty-four (24) square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.
 2. Pole/Pylon signs are prohibited.
- (5) CS category -
 - a. One (1) sign not exceeding a maximum of forty-eight (48) square feet in area is permitted.
 - b. Wall signs are permitted.
 - c. Pole/Pylon signs are prohibited.
- (c) Section 656.1304 is modified to include the TC, O, OCH, OCMF, and CS land use categories.

PART V - APPENDICES

- A. **BARTRAM PARK PLANNED UNIT DEVELOPMENT LAND USE PLAN**
- B. **CONCEPTUAL DESIGN ELEVATIONS**
- C. **EXCHANGE TABLE**
- D. **PART 15 - COMMUNICATION ANTENNAS AND COMMUNICATION TOWERS**
- E. **PART 12 - LANDSCAPE AND TREE PROTECTION REGULATIONS**
- F. **PART 13 - SIGN REGULATIONS**
- G. **MISCELLANEOUS MAPS**

BARTRAM PARK



LEGEND

- RESIDENTIAL
- TOWN CENTER
- OFFICE
- OFFICE/COMMERCIAL
- OFFICE/COMMERCIAL/HOTEL
- OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
- ELEMENTARY SCHOOL
- COMMUNITY SERVICES/OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
- PROPOSED ROW
- WATERSHEDS
- OPEN SPACE
- PAVK
- CONSERVATION BUTTRES
- CONSERVATION
- INTERCHANGES (RESERVATION AS REQUESTED)
- RESERVED (FOR INFORMATION ONLY)
- HOT HIGHWAY (150)

LAND USE	ACRES	MIN. LOTS	MAX. LOTS	MIN. SQ. FT. (ROOM)
OFFICE / COMMERCIAL	2114.5	1	10000	10000
OFFICE	2114.5	1	10000	10000
RESIDENTIAL	2114.5	1	10000	10000
COMMUNITY SERVICES	2114.5	1	10000	10000
OFFICE/COMMERCIAL/HOTEL	2114.5	1	10000	10000
OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL	2114.5	1	10000	10000
PROPOSED ROW	2114.5	1	10000	10000
WATERSHEDS	2114.5	1	10000	10000
OPEN SPACE	2114.5	1	10000	10000
PAVK	2114.5	1	10000	10000
CONSERVATION BUTTRES	2114.5	1	10000	10000
CONSERVATION	2114.5	1	10000	10000
INTERCHANGES (RESERVATION AS REQUESTED)	2114.5	1	10000	10000
RESERVED (FOR INFORMATION ONLY)	2114.5	1	10000	10000
HOT HIGHWAY (150)	2114.5	1	10000	10000
TOTAL	2114.5	1	10000	10000

EXHIBIT A
Page 1 of 3

REVISED: 02-02-05

MAP H - DEVELOPMENT PLAN

1 Introduced by the Land Use and Zoning Committee:

2
3
4 ORDINANCE 2005-183-E

5 AN ORDINANCE REZONING APPROXIMATELY 741.97±
6 ACRES LOCATED IN COUNCIL DISTRICT 6 ON OLD ST.
7 AUGUSTINE ROAD BETWEEN OLD ST. AUGUSTINE ROAD
8 AND RACETRACK ROAD (R.E. NO(S). 158767-2580,
9 158767-2560, 158767-2540, 158767-2520, 158767-
10 2420, 158767-2440, 158767-2460, 158767-2480,
11 158767-2500, 158767-2625, 158767-2600, 158762-
12 7200, 158767-0300, 158767-0200, 158767-0100,
13 158762-9600, 168082-0000, 168132-0000, 168135-
14 1000, 168139-0400, 158232-0000, 158762-8600,
15 158762-9200, 168126-2500, 168125-0100 AND
16 168125-0200), AS DESCRIBED HEREIN, OWNED BY
17 WINSLOW FARMS, LTD., BARTRAM PARK, LTD, AND
18 BARTRAM INVESTMENTS, LLC, FROM PUD (PLANNED
19 UNIT DEVELOPMENT) DISTRICT TO PUD (PLANNED
20 UNIT DEVELOPMENT) DISTRICT, AS DEFINED AND
21 CLASSIFIED UNDER THE ZONING CODE, TO REVISE
22 MAP H OF THE MASTER PLAN AND ADD NEW LANGUAGE
23 TO THE WRITTEN DESCRIPTION, AS DESCRIBED IN
24 THE APPROVED WRITTEN DESCRIPTION AND SITE PLAN
25 FOR THE BARTRAM PARK PUD; PROVIDING AN
26 EFFECTIVE DATE.

27
28 WHEREAS, Winslow Farms, Ltd., Bartram Park, Ltd. and Bartram
29 Investments, LLC, the owner(s) of approximately 741.97± acres
30 located in Council District 6 on Old St. Augustine Road between Old
31 St. Augustine Road and Racetrack Road (R.E. No(s). 158767-2580,

1 158767-2560, 158767-2540, 158767-2520, 158767-2420, 158767-2440,
2 158767-2460, 158767-2480, 158767-2500, 158767-2625, 158767-2600,
3 158762-7200, 158767-0300, 158767-0200, 158767-0100, 158762-9600,
4 168082-0000, 168132-0000, 168135-1000, 168139-0400, 158232-0000,
5 158762-8600, 158762-9200, 168126-2500, 168125-0100 and 168125-

6 0200), as more particularly described in Exhibit 1 attached hereto
7 and incorporated herein by this reference ("Subject Property"), has
8 applied for a rezoning and reclassification of that property from
9 PUD (Planned Unit Development) District to PUD (Planned Unit
10 Development) District, as described in Section 1 below; and

11 WHEREAS, the Planning Commission has considered the
12 application and has rendered an advisory opinion; and

13 WHEREAS, the Land Use and Zoning Committee, after due notice
14 and public hearing, has made its recommendation to the Council; and

15 WHEREAS, the Council finds that such rezoning is: (1)
16 consistent with the 2010 Comprehensive Plan; (2) furthers the
17 goals, objectives and policies of the 2010 Comprehensive Plan; and
18 (3) is not in conflict with any portion of the City's land use
19 regulations; and

20 WHEREAS, the Council finds the proposed rezoning does not
21 adversely affect the orderly development of the City as embodied in
22 the Zoning Code; will not adversely affect the health and safety of
23 residents in the area; will not be detrimental to the natural
24 environment or to the use or development of the adjacent properties
25 in the general neighborhood; and will accomplish the objectives and
26 meet the standards of Section 656.340 (Planned Unit Development) of
27 the Zoning Code; now therefore

28 BE IT ORDAINED by the Council of the City of Jacksonville:

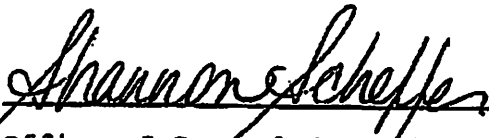
29 Section 1. Property Rezoned. The Subject Property is
30 hereby rezoned and reclassified from PUD (Planned Unit Development)
31 District to PUD (Planned Unit Development) District, as shown and

1 described in the approved site plan dated February 2, 2005 and
2 written description dated March 8, 2005 for the Bartram Park PUD.
3 The PUD district for the Subject Property shall generally revise
4 Map H of the Master Plan and add new language to the written
5 description, all as more specifically shown and described in the
6 approved Bartram Park PUD site plan and written description both on
7 file as Revised Exhibit 2 in the City Council Legislative Services
8 Division.

9 **Section 2. Owner and Description.** The Subject Property
10 is owned by Winslow Farms, Ltd., Bartram Park, Ltd., and Bartram
11 Investments, LLC and described in Exhibit 1. The agents listed in
12 the application are Susan C. McDonald, Esquire and R. Paige Hobbs,
13 Esquire with an address of 1301 Riverplace Boulevard, Suite 1500,
14 Jacksonville, Florida 32207 and a telephone number of (904) 346-
15 5587.

16 **Section 3. Effective Date.** The adoption of this
17 ordinance shall be deemed to constitute a quasi-judicial action of
18 the City Council and shall become effective upon signature by the
19 Council President and the Council Secretary.
20

21 Form Approved:

22 
23 _____

24 Office of General Counsel

25 Legislation Prepared By Shannon K. Scheffer

26 3/22/05 G:\shared\LEGIS.CC\2005\ord\PUD\2005-183-E.doc

ORDINANCE 2005-183

Legal Description

Parcel 1
 A portion of Sections 21, 22, 23, 24, 25, 26, 27, and 28, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of Section 19, said Township 4 South, Range 28 East, Duval County, Florida; thence North 60°43'10" West, along the West line of Section 19, also being the East line of said Section 24, a distance 2281.20 feet to the Southwest right-of-way line of that particular service road of St. Augustine Road (also known as Loretta Road and County Road No. 1 as shown on the right-of-way map of Interstate Highway 95 as per Florida State Road Department Right-of-Way Map Section 72280-2403, dated 4-1-64), thence run the following sets (1) courses and distances along said Southwest right-of-way line: **COURSE NO. 1:** North 40°25'25" West, a distance of 308.50 feet to the point of curvature of a curve leading Northwestwardly; **COURSE NO. 2:** Northwestwardly along and around the arc of said curve concave Northwardly and having a radius of 1169.16 feet, an arc distance of 470.56 feet, said arc being subtended by a chord bearing and distance of North 39°18'56" West, 470.53 feet to the point of reverse curvature of a curve leading Westwardly; **COURSE NO. 3:** Westwardly along and around the arc of said curve concave Southwardly and having a radius of 67.00 feet, an arc distance of 52.98 feet, said arc being subtended by a chord bearing and distance of North 60°45'25" West, 51.61 feet to the point of tangency of said curve; **COURSE NO. 4:** North 83°25'46" West, 937.4 feet to the point of curvature of a curve leading Westwardly; **COURSE NO. 5:** Westwardly along and around the arc of said curve concave Northwardly and having a radius of 1990.79 feet, an arc distance of 165.51 feet, said arc being subtended by a chord bearing and distance of North 81°50'49" West, 165.45 feet to the point of compound curvature of a curve leading Northwardly; **COURSE NO. 6:** Northwardly along and around the arc of said curve concave Northwardly and having a radius of 83.00 feet, an arc distance of 93.77 feet, said arc being subtended by a chord bearing and distance of North 47°38'15" West, 88.87 feet; **COURSE NO. 7:** North 87°15'14" West, a distance of 171.09 feet to the Southwest right-of-way line of said St. Augustine Road (a 100 foot right-of-way as now established); thence North 78°34'10" West, a length of said line 2670.79 feet to the point of curvature of a curve leading Northwardly; thence Northwardly along and around the arc of said curve and continuing along said right-of-way line of St. Augustine Road being concave Northwardly and having a radius of 5779.58 feet, an arc distance of 483.35 feet, said arc being subtended by a chord bearing and distance of North 76°10'25" West, 445.21 feet, to the point of tangency of said curve; said point of tangency hereinafter referred to as **Reference Point A**; thence return to the point of BEGINNING thence South 01°04'30" East along the East line of said Section 25, also being the West line of Section 30, 4840 feet more or less, to the Northerly edge of the watershed high water line of Dustin Creek, 21, 800 feet more or less, to the Northerly edge of the watershed high water line of Dustin Creek, 21, 800 feet more or less, to an intersection with the Southerly edge of the watershed high water line of the North Fork of Julington Creek; thence Eastwardly along the Southerly edge of the watershed high water line of the North Fork of Julington Creek, 17,500 feet more or less, to an intersection with the aforementioned Southerly right-of-way line of St. Augustine Road, said right-of-way line bearing North 73°48'40" West, from aforesaid **Reference Point A**; thence South 73°48'40" East along last said line, 146 feet more or less to said **Reference Point A** and to close.

LESS AND EXCEPT that portion of the Northeast 1/4 of Section 25, Township 4 South, Range 28 East, Duval County, Florida lying Southerly of the Southerly water edge/Mean High Water Line of the North Fork of Julington Creek. All of tract "A" as shown on plat of Julington County Club Estates Regist, as recorded in Plat Book 38, Pages 41 through 41B inclusive of the Current Public Records of Duval County, Florida, also being that portion of the West 1/2 of the Southeast 1/4 of said Section 25, Township 4 South, Range 28 East, said Duval County, lying Southerly of the Southerly water edge/Mean High Water Line of the North Fork of Julington Creek. That portion of Sections 35 and 36, Township 4 South, Range 28 East,

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Duval County, Florida, lying Northerly of the Northerly water edge/Mean High Water Line of Duval Creek. That portion of the Northwest 1/4 of Section 26, Township 4 South, Range 27 East, Duval County, Florida, lying Southerly of the Southerly water edge/Mean High Water Line of the North fork of Duval Creek.

Parcel 2

A portion of Sections 19 and 30, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows: BEGIN at the Southwest corner of said Section 19; thence North 00°43'10" West along the West line of said Section 19, a distance of 2386.51 feet, to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as now established per SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence South 40°25'29" East, along said Southwesterly right-of-way line, 6810.39 feet to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of said Duval County, Florida; thence North 88°12'39" West, along said line, 4388.16 feet to the West line of said Section 30; thence North 01°04'30" West, along the West line of said Section 30, a distance of 2663.17 feet to the POINT OF

BEING SUBJECT TO those certain Borrow Pit Encumbrances Number Three and Number Seven, as described and recorded in Official Records Volume 236, Page 592; Being subject to a 150 foot Jacksonville Electric Authority Right-of-Way, being described and recorded in Official Records Volume 2207, Page 109, all being of the Current Public Records of Duval County, Florida. Being subject to a 60 foot drainage easement as described and recorded in Official Records Volume 1150, Page 291.

Parcel 3

A portion of Sections 29, 30, 31 and 32, Township 4 South, also a portion of Sections 5 and 6, Township 5 South, all lying in Range 28 East, Duval County, and St. Johns County, Florida and being more particularly described as follows: COMMENCE at the Northwest corner of said Section 30; thence South 01°04'30" East, along the West line of said Section 30, also being the West line of a 150 foot J.E.A. right-of-way as per City Map Drawing No. 198-89, also being the East line of Section 25, Township 4 South, Range 27 East, a distance of 2663.17 feet to the Southwest corner of Government Lot 2; said Section 30, also being the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Current Public Records of Duval County, Florida and the POINT OF BEGINNING; thence South 01°04'30" East, continuing along the West line of said Section 30; also being the West line of Government Lot 3 and Government Lot 4, said Section 30, and the East line of said Section 25, a distance of 2617.26 feet to the Southwest corner of Government Lot 4, said Section 30, also being the South line of said Section 30; thence South 87°32'15" East, along the East line, 1189.99 feet to the northwest corner of the West 1/2 of the Northwest 1/4 of said Section 31 and a point hereinafter referred to as Reference Point "A"; thence continue along the North line of said West 1/2 of the Northwest 1/4, South 87°32'13" East, a distance of 1337.32 feet to the Northeast corner of said West 1/2 of the Northwest 1/4; thence South 00°19'19" East along the Easterly line of said West 1/2 of the Northwest 1/4, a distance of 2681.19 feet to a point hereinafter referred to as Reference Point "B"; thence return to the POINT OF BEGINNING; thence from the POINT OF BEGINNING, South 88°12'39" East along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of said Current Public Records, a distance of 4339.40 feet to the Southwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence run the following two (2) courses and distances along said Southwesterly right-of-way line: COURSE NO. 1: South 40°25'29" East, 10,234.24 feet to the point of curvature of a curve, leading Southerly; COURSE NO. 2: Southerly along and around the arc of said curve commencing Southerly, having a radius of 7489.44 feet, an arc distance of 441.46 feet, said arc being subtended by a chord bearing and distance of South 40°09'49" East, 441.40 feet to the revised right-of-way line of Race Track Road as

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shown on the SRD Right-of-Way Map for Interstate 95, State Road No. 9, Section 1800-2403 Sheet 8; place run the following due (a) course and distance along the last said line COURSE NO. 1, South 86°17'29" West, 332.50 feet to the point of curvatures of a curve leading Northwesterly, having a radius of 1859.86 feet, Northwesterly along and toward the arc of said curve Northwesterly, having a radius of 1859.86 feet, along and toward the arc of a curve curvate Northwesterly, having a radius of 1876.86 feet, and arc distance of 405.48 feet, said arc being subtended by a chord bearing and distance of North 68°47'14" West, 616.69 feet to the point of curvatures of a curve leading Northwesterly, having a radius of 1789.62 feet, said arc being subtended by a chord bearing and distance of North 76°01'01" West, 1279.00 feet to the point of curvatures of said curve; COURSE NO. 4, North 88°46'01" West, 720.95 feet to the point of curvatures of a curve leading Southwesterly, having a radius of 1179.69 feet, an arc distance of 163.68 feet, said arc being subtended by a chord bearing and distance of South 88°22'35" West, 163.55 feet to the Eastern line of the lands described in Official Records Volume 5528, Page 680 of said Central Public Records of Duval County, Florida Northwesterly, Southwesterly and Southwesterly along the Eastern, Northwesterly and Westerly line of said lands described and recorded in said Official Records Volume 5528, Page 680, in the following courses and distances: COURSE NO. 1, North 01°18'30" West, 1093.91 feet to the Northwesterly line of 87°49'09" West, 336.90 feet; COURSE NO. 2, South 01°16'44" East, 709.15 feet to the Northwesterly line of said lands recorded in Official Records Volume 6533, Page 934 of said Central Public Records of Duval County, Florida, along the last said line, 1917.24 feet to the West line of said lands described and recorded in Official Records Volume 6533, Page 934, then South 01°04'01" East, along the last said line, 454.35 feet to the Northern corner of abutment Section 6, then South 01°51'26" East, along the Eastern line of Section 6, a distance of 287.56 feet to the Northwesterly right-of-way line of Race Track Road (a 66 foot right-of-way as per memorandum and local recognition), thence run the following due (b) course and distance: COURSE NO. 1, Southwesterly along and toward the arc of a curve Southwesterly, having a radius of 1178.80 feet, an arc distance of 306.94 feet to the point of curvatures of a curve subtended by a chord bearing and distance of South 50°28'42" West, 306.94 feet to the point of curvatures of a curve leading Southwesterly, having a radius of 559.71 feet, an arc distance of 652.14 feet, said arc being subtended by Northwesterly, having a radius of 559.71 feet, an arc distance of 652.14 feet, said arc being subtended by a chord bearing and distance of South 76°04'46" West, 596.65 feet to the point of curvatures of said curve; COURSE NO. 4, North 70°22'21" West, 614.96 feet to the Western line of said Section 6, thence North 02°15'28" West, along the last said line, 1654.20 feet to the Northwesterly line of said Section 6, thence North 89°14'24" East, along said Northwesterly line of Section 6, 196 feet to the Eastern line of said Section 6, thence Northwesterly along said curve, 2688 feet to the South line of said Section 14 of said Section 31, said line bearing South 87°32'06" East, from the Eastern line of said Section 14 of said Section 31, said line bearing South 87°32'06" East, from the Eastern line of said Section 14 of said Section 31, said line bearing South 87°32'06" West, along the last said line and along the Western boundary of those lands described and recorded in Official Records Volume 4717, Page 8 of the Central Public Records of Duval County, 1010 feet more or less to said Section 31, also being the Eastern boundary of said lands described and recorded in Official Records Volume 4717, Page 8 of said Central Public Records of Duval County, 2260 feet more or less to the Northwesterly edge of water Main High Water Line of said Duval Creek thence Northwesterly along the Northwesterly water edge of said Water Main High Water Line of said Duval Creek, 1999 feet more or less to the South line of said Section 30, said line bearing

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intersection with the Westerly line of aforesaid Section 47, Township 5 South, Range 28 East; thence North 20°49'35" West along Westerly line of said Section 47 and along the Westerly line of aforementioned Christopher Minchen Grant, Section 48, 187.52 feet to an intersection of said Westerly line of Section 48 with the Easterly line of aforesaid Section 33, Township 4 South, Range 28 East; thence South 00°47'10" West, along the easterly line of said Section 33 and along the Easterly line of aforesaid Section 4, Township 5 South, Range 28 East, 205.70 feet Southwesterly and Westerly along the Northerly right-of-way line of said Bear Track Road run the following four courses and distances: **COURSE NO. 1:** Southwesterly along and around the arc of a curve concave Southwesterly and having a radius of 1463.87 feet, an arc distance of 334.17 feet, said arc being subtended by a chord bearing and distance of South 58°22'53" West, 333.45 feet to the point of tangency of said curve; **COURSE NO. 2:** South 51°47'22" West, 189.87 feet to the point of tangency to the right; **COURSE NO. 3:** Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 1399.26 feet, an arc distance of 980.29 feet, said arc being subtended by a chord bearing and distance of South 71°51'57" West, 980.37 feet to the point of tangency of said curve; **COURSE NO. 4:** North 88°19'05" West, 3452.94 feet to an angle point in said right-of-way line, thence Northwesterly and Northwesterly along the revised right-of-way line of said Bear Track Road as shown on the SRD Right-of-Way Map for Interstate 95, State Road No. 9, Section 78080-2403 Sheet 7 of 8 runs the following four courses and distances: **COURSE NO. 1:** North 01°46'15" East, 17.00 feet; **COURSE NO. 2:** North 88°18'14" West 249.94 feet; **COURSE NO. 3:** North 87°39'57" West, 251.15 feet; **COURSE NO. 4:** North 83°25'41" West, 431.22 feet to the Northwesterly right-of-way line of Interstate Highway 95 (a 300 foot right-of-way as per Florida SRD Right-of-Way Map Section 72280-2403, dated 4-1-64); thence Northwesterly along said Northwesterly right-of-way line of Interstate Highway 95 and along the arc of a curve concave Southwesterly and having a radius of 7789.44, an arc distance of 667.99 feet, said arc being subtended by a chord bearing and distance of North 39°28'53" West 667.99 feet to the point of tangency of said curve; thence North 40°25'29" West, 9964.01 feet continuing along the Northwesterly right-of-way line of said Interstate Highway 95, to the Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289 of the Public Records of said Duval County, Florida; thence South 88°12'19" East, along last said line, 175091 feet to the Westerly line of aforesaid Section 29; thence North 88°42'27" East, continuing along said Southerly line of those lands described and recorded in Official Records Volume 1150, Page 289, a distance of 5348.66 feet to the Southwest corner of the Northwest 1/4 of said Section 28; thence North 88°02'52" East, along the South line of the Northwest 1/4 of said Section 28, also being the Southerly line of those lands described and recorded in Official Records Volume 5853, Page 1072 of the Current Public Records of said Duval County, Florida, 253.86 feet to the POINT OF BEGINNING.

Parcel 3

That certain piece, parcel, or tract of land described as follows: Part of the CHRISTOPHER MINCHEN GRANT in Section 48, Township 4 South, Range 28 East, more particularly described as follows: Beginning at a point on the easterly right-of-way line of U.S. Highway No. 1 at its intersection with the Northerly line of the said Grant and run thence North 69 degrees, 07 minutes 30 seconds East 702.94 feet to an iron; thence South 41 degrees, 00 minutes East 1056.87 feet to an iron; thence South 41 degrees, 20 minutes East 894.72 feet to an iron; thence South 49 degrees, 00 minutes West 660.01 feet to an iron in the easterly right-of-way line of U.S. Highway No. 1; thence North 41 degrees, 20 minutes West along the easterly line of said U.S. Highway No. 1 a distance of 892.80 feet to an iron; thence North 41 degrees, 00 minutes West continuing along the easterly right-of-way of said U.S. Highway No. 1 a distance of 1300.71 feet to the point of beginning.

ALL Less & Except: any lands in Duval County, Florida.

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NORTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND CONTINUING ALONG SAID RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5779.58 FEET; AN ARC DISTANCE OF 238.97 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°23'06" WEST 238.96 FEET, TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 5779.58 FEET, AN ARC DISTANCE OF 244.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°39'21" WEST, 244.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT OF TANGENCY HEREAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 04°35'21" EAST, 526.70 FEET; THENCE SOUTH 24°09'15" EAST, 391.81 FEET; THENCE SOUTH 55°35'00" EAST, 680.15 FEET; THENCE SOUTH 02°35'02" EAST, 545.72 FEET; THENCE SOUTH 21°39'40" EAST, 1115.83 FEET; THENCE SOUTH 11°33'02" WEST, 850.82 FEET; THENCE SOUTH 24°19'41" EAST, 438.02 FEET; THENCE NORTH 43°09'50" EAST, 625.54 FEET; THENCE NORTH 32°30'57" EAST, 606.46 FEET; THENCE NORTH 63°19'22" EAST, 652.14 FEET; THENCE SOUTH 28°40'00" EAST, 341.39 FEET; THENCE SOUTH 25°31'17" WEST, 264.61 FEET; THENCE SOUTH 86°40'03" WEST, 376.26 FEET; THENCE SOUTH 31°47'14" WEST, 409.71 FEET; THENCE SOUTH 25°58'04" EAST, 270.25 FEET; THENCE SOUTH 05°59'14" WEST, 425.05 FEET; THENCE NORTH 11°58'57" EAST, 383.08 FEET; THENCE NORTH 85°36'45" EAST, 741.77 FEET; THENCE NORTH 36°10'46" EAST, 315.67 FEET; THENCE SOUTH 42°47'18" EAST, 468.23 FEET; THENCE SOUTH 42°43'22" WEST, 277.70 FEET; THENCE SOUTH 36°26'37" WEST, 410.69 FEET; THENCE SOUTH 19°10'13" EAST, 602.77 FEET; THENCE SOUTH 58°20'42" EAST, 423.83 FEET; THENCE NORTH 99°58'00" EAST, 1024.15 FEET; THENCE SOUTH 61°33'20" EAST, 598.40 FEET; THENCE SOUTH 10°25'54" EAST, 366.44 FEET; THENCE NORTH 88°38'12" EAST, 222.25 FEET; THENCE NORTH 38°47'12" EAST, 343.32 FEET; THENCE NORTH 26°38'02" EAST, 367.57 FEET; THENCE SOUTH 36°10'06" EAST, 111.35 FEET; THENCE SOUTH 30°04'43" WEST, 230.04 FEET; THENCE SOUTH 37°53'10" EAST, 157.31 FEET; THENCE NORTH 87°32'17" EAST, 505.82 FEET; THENCE SOUTH 12°05'52" EAST, 235.92 FEET; THENCE SOUTH 67°26'42" WEST, 255.32 FEET; THENCE SOUTH 15°35'15" WEST, 239.12 FEET; THENCE SOUTH 52°46'01" EAST, 546.75 FEET; THENCE NORTH 31°37'36" EAST, 368.75 FEET; THENCE SOUTH 52°06'40" EAST, 562.37 FEET; THENCE SOUTH 06°25'28" WEST, 600.55 FEET; THENCE SOUTH 32°03'02" EAST, 263.04 FEET; THENCE SOUTH 72°47'32" EAST, 1117.52 FEET; THENCE SOUTH 68°12'15" EAST, 573.70 FEET; THENCE SOUTH 08°54'02" WEST, 139.55 FEET; THENCE NORTH 64°27'42" WEST, 690.93 FEET; THENCE NORTH 73°44'42" WEST, 253.49 FEET;

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MORE OR LESS, TO THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30; THENCE NORTH 90°03'02" WEST, ALONG LAST WATER/MEAN HIGH WATER LINE OF SAID DURBIN CREEK; THENCE WESTERLY ALONG SAID WATERS EDGE/MEAN HIGH WATER LINE OF SAID DURBIN CREEK, 23,000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK; THENCE EASTERLY ALONG THE SOUTHERLY EDGE OF THE WATERS/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK, 17,3000 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE ADJACENT SOUTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE ROAD, SAID RIGHT-OF-WAY LINE BEARING NORTH 73°48'40" WEST, FROM ADJACENT REFERENCE POINT "A"; THENCE SOUTH 73°48'40" EAST BEING LAST SAID LINE, .146 FEET MORE OR LESS TO SAID REFERENCE POINT "A" AND TO CLOSE.

SUBJECT TO:

A 60 FOOT DRAINAGE EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 1150, PAGE 291 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT ALL OF TRACT "A" AS SHOWN ON PLAN OF JULINGTON COUNTRY CLUB ESTATES REFLAT, AS RECORDED IN FILE BOOK 28, PAGES 41 THROUGH 413 EXCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 23, TOWNSHIP 4 SOUTH, RANGE 27 EAST, SAID DUVAL COUNTY, LYING SOUTHEASTERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

LESS AND EXCEPT THAT PORTION OF SECTIONS 35 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING NORTHEASTLY OF THE NORTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF DURBIN CREEK.

LESS AND EXCEPT THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, LYING SOUTHERLY OF THE SOUTHERLY WATERS EDGE/MEAN HIGH WATER LINE OF THE NORTH FORK OF JULINGTON CREEK.

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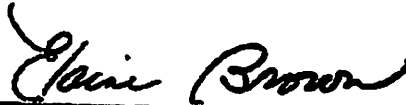
ORDINANCE BOOK 26 PAGE 502

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CERTIFICATE OF AUTHENTICATION

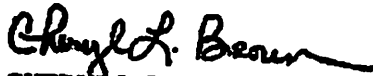
ENACTED BY THE COUNCIL

MARCH 22, 2005



ELAINE BROWN
COUNCIL PRESIDENT

ATTEST:



CHERYL L. BROWN
COUNCIL SECRETARY



Exhibit D

PUD Written Description

Bartram Park PUD

March 8, 2005

Owner's Name: Bartram Park Ltd., Bartram Investments, LLC, and Winslow Farms, Ltd.; Attn: J. Thomas Dodson

Owner's Mailing Address: 13361 Atlantic Blvd.; Jacksonville, FL 32225

Owner's Daytime Phone Number: 904-221-2605

Agent: Susan McDonald; Rogers Towers, P. A.

Agent's Address: 1301 Riverplace Blvd., Suite 1500; Jacksonville, FL 32207

Agent's Daytime Phone Number: 904-346-5587

Agent's Email Address: smcdonald@rtlaw.com

Changes to the PUD: The written description of the PUD approved by Ordinance 2000-452-E and amended at Ordinance 2003-595-E and Ordinance 2004-753-E remains unchanged except as follows:

1. The Map H Master Plan dated December 9, 2004 attached hereto is hereby substituted for the currently approved Master Plan. The change primarily reflects the addition of single family residential uses in areas which currently permit multi-family in conjunction with non-residential development. This mirrors the requested changes in a Notice of Proposed Change to the DRI dated December 28, 2004.

2. As a result of the substitution of Map H of the Master Plan, various portions of the Written Description must be revised to remain consistent with revised Map H (dated December 9, 2004). As such, the following revisions are made to the Written Description:

(a) The language in Part III.A.1 is revised to read as follows:

For the purposes of this section, non-residential development will be primarily categorized as Commercial/Office, Town Center, Office, Office/Commercial/Hotel, Office/Commercial/Residential/Hotel, or Community Services/ Office/ Commercial/ Residential/Hotel.

(b) The language in Part III.A.1(e) is revised to read as follows:

Office/Commercial/Residential/Hotel (OCRH) shall refer to development that provides a full range of office uses, limited amounts and types of commercial

activities, residential dwelling units at a density of up to thirty (30) dwelling units per acre, and various types of lodging activities.

(c) All references in the text of the Written Description to "OCMF" is hereby substituted with "OCRH" in accordance with the revisions to Map H of the Master Plan.

(d) The language in Part III.A.1(f) is revised to read as follows:

Community Services/Office/Commercial/Residential/Hotel (CSOCRH) shall refer to those facilities that are developed for use by a public government agency and may include additional development that provides a full range of office uses, limited amounts and types of commercial activities, residential dwelling units at a density of up to thirty (30) dwelling units per acre, and various types of lodging activities.

(e) All references in the text of the Written Description to "CS" is hereby replaced with "CSOCRH" in accordance with the revisions to Map H of the Master Plan.

(f) The title of Part III.E is revised to read as follows:

Site Development Criteria for Office/Commercial/Residential/Hotel (OCRH):

(g) The language in Part III.E.(3) is deleted and the following is substituted in its place:

3. Minimum lot requirements (width and area):

(a) Single Family Residential (SFR)

- (1) Width 50 feet
- (2) Area 5,000 square feet

(b) Non-Residential

- (1) Width 80 feet
- (2) Area 8,000 square feet

(c) Multi-family and Townhouse (MFR)

Minimum lot requirements (width and area) are not applicable.

(h) The Language in Part III.E.(5) is amended to insert the following paragraph (d):

(d) SFR	Front	20 feet
	Rear	10 feet
	Side	5 feet
	Side Street	10 feet

The required front yard may be reduced to fifteen (15) feet if the garage is located to the rear of the dwelling unit.

(i) The title of Part III.F is revised to read as follows:

Site Development Criteria for Community Services Office/Commercial/Residential/
Hotel (CSOCRH):

(i) The first sentence of Part III.F.1 is revised and substituted as follows:

1. Permitted uses and structures in the CSOCRH land use category include those set forth in Part III.E of the Site Development Criteria and as follows:

All subparts under subpart 1 of Part III.F remain unchanged.

3. In addition, the Applicant requests an additional revision to the language of Part II of the Site Development Standards as it pertains to the Residential Development of the Property. The language in Part II.D.3(f)(5) is deleted and the following is submitted in its place:

Each townhouse building shall contain not less than two (2) nor more than twelve (12) dwelling units.

4. Finally, the Applicant proposes additional language to Residential Development portion of Part II of the Site Development Standards. The following language is hereby added to Part II:

8. Interior Access.

Interior access road easements are permitted to be a minimum of fifty (50) feet in width and internal access roadways with curbs and gutters shall be a minimum of twenty (20) feet in width measured from curb face to curb face, subject to the review and approval of the Planning and Development Department.

9. Temporary Uses.

Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD and moved throughout the Property.

10. Permitting.

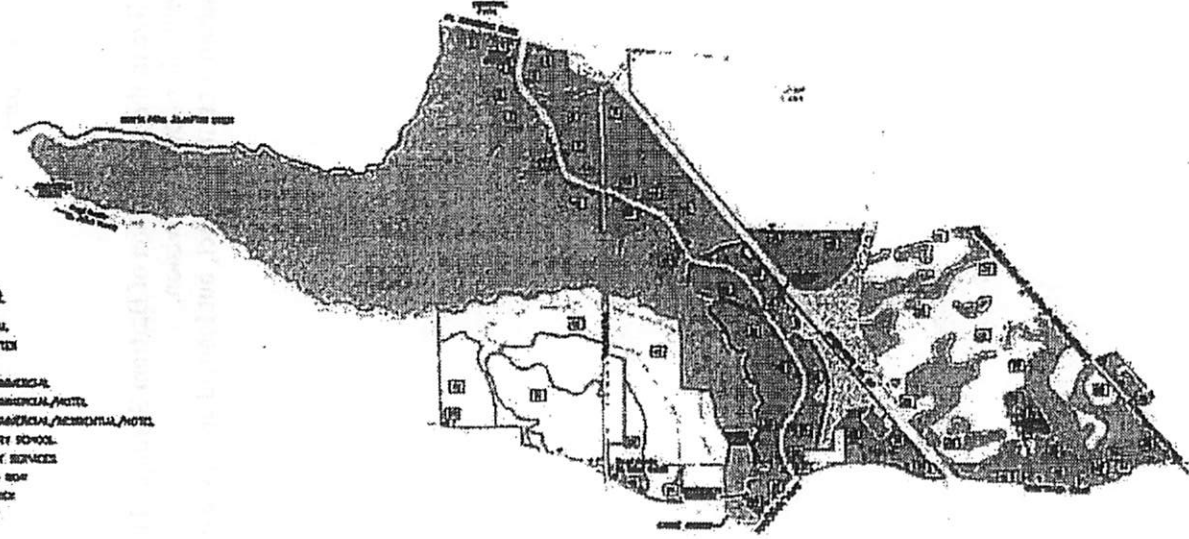
Upon approval of construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and related recreational buildings within the PUD prior to recordation of the subdivision plat(s) for the residential development.

5. These changes do not effect the development rights approved for this development, the intensity of the development, the concurrency, buildout or phasing dates.

BARTRAM PARK

LEGEND

- RESIDENTIAL
- TOWN CENTER
- OFFICE
- OFFICE/COMMERCIAL
- OFFICE/COMMERCIAL/HOTEL
- OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
- ELEMENTARY SCHOOL
- COMMUNITY SERVICES
- PROPOSED ROAD
- SIDEWALKS
- SIDEWAYS
- PARK
- CONSERVATION BUFFERS
- CONSERVATION
- INTERFERENCES (RESERVATION AS REQUESTED)
- PUBLIC LANDS
- (FOR INFORMATION ONLY, NOT INCLUDED IN MAP)



Item No.	Item Name	Area (Acres)	Notes
1	Conservation	1.00	
2	Conservation Buffers	1.00	
3	Public Lands	1.00	
4	Interferences (Reservation as Requested)	1.00	
5	Community Services	1.00	
6	Elementary School	1.00	
7	Office/Commercial/Residential/Hotel	1.00	
8	Office/Commercial/Hotel	1.00	
9	Office	1.00	
10	Town Center	1.00	
11	Residential	1.00	

MAP H - DEVELOPMENT PLAN

REVISED: 12/20/05

Exhibit 3 on File
Page 1 of 1

Page 15 of 17

Sales, Patricia

From: Mary Frances Roth <jrradjuster@gmail.com>
Sent: Thursday, July 21, 2016 5:09 PM
To: Sales, Patricia
Subject: Billboard

Hi.

My name is Jay Roth and I live in the subdivision of Bartram Springs. I am NOT in favor of a billboard outside of our subdivision.

I would have attended the meeting on this subject, but learned about the meeting to late.

Thanks
Jay Roth

Sales, Patricia

From: Paul Bohres <pbohres001@gmail.com>
Sent: Thursday, July 21, 2016 9:26 AM
To: Huxford, Folks
Cc: Sales, Patricia; dblanchard@allenewing.com; GSP21@comcast.net; Becton, Daniel
Subject: Bill MM-16-14

Mr. Huxford:

My name is Paul Bohres and I am a resident and president of Bartram Springs homeowners association. Just yesterday. I became aware of Bill MM-16-14 by Dream Finders which to my understanding proposes an allowance to erect lighted digital billboard signs across US1 from my community Bartram Springs. I am disappointed by the lack of sufficient public notice to an issue that can have significant community impact. I am concerned that the light from the signs will create an annoyance or nuisance for me or other residents of Bartram Springs. I am also concerned that this could also depreciate the already suppressed home values in my community. I ask that county / city policy be changed to alert any potentially affected homeowners of any similar situation in the future. I understand that staff's opinion is denial of the bill. I am also opposed to approval of this bill. Please let me know what options are available to me an our community to oppose this bill should it be approved today.

Thanks for consideration of my requests.

Paul Bohres

Sales, Patricia

From: Jay's bulk mail <jaymesking@yahoo.com>
Sent: Thursday, July 21, 2016 8:35 AM
To: Huxford, Folks; Sales, Patricia; dblanchard@alleneewing.com; GSP21@comcast.net
Cc: 'Paul Bohres'; Becton, Daniel
Subject: Community Concerns over MM-16-14 (Dream Finders proposed raised digital Billboard on US 1 by Bartram Springs)

Dear Planning Commission,

My name is Jay King and I am the Vice Chair of the Bartram Springs CDD. I just became aware of MM-16-14 late last night and I am unable to attend the meeting today at 1 PM on such short notice. I have not been able to find out much about the proposal and am certainly no expert when it comes to matters of signage policy but as an engaged community member I have a variety of concerns based on what I do understand about the proposal. If I am off base in any of my assumptions please let me know.

1. **Community Notification/Engagement:** I am concerned that this would seem to have flown under the radar from a community engagement standpoint and be so close to being finalized. Please let me know how in the future the community can realistically get more notice of such potentially impactful issues before the commission and be in a more proactive position going forward. My understanding is this proposal has not been recommended by staff and perhaps that will be the end of it and reflects the design of the process, however should it be approved despite staff's recommendation at the meeting today then there needs to be robust community engagement so those most impacted and can have a say. I believe there is an appeals process. Please let me know how that works and how we can use it to gain community input.
2. **Signage Concerns:** My personal experience is this sort of sign is almost always an eye sore. I can think of many corridors in Jacksonville which have become blighted with commercial signage creating a defacto arms race between advertisers whereby each subsequent sign has to be bigger and brighter than the current ones to garner attention and stand out from the crowd. The southern section of US 1 in Duval County although under considerable developmental pressure represents a mostly pristine area with respect to signage and an opportunity to get it right and learn from previous mistakes, perhaps despite the best of intentions elsewhere. From a safety perspective we have enough already competing for drivers attention without adding a large digital sign to the mix.
3. **Questionable Need:** Given the prevalence of the internet, especially when it comes to house hunting I would question the relative effectiveness and cost of putting up and maintaining a billboard vs an investment in internet marketing with no negative visual externalities. Obviously that is a matter for the analysts at Dream Finders, but it also has public policy impact. Do we as a society want to continue to support outdated eyesores that have questionable value just because we have done it historically given all of the known negative externalities? I suspect there is some freedom of speech issues at play here, but common sense should have some play here even in the face of a legal challenge.
4. **Objectionable Content:** As a community we already struggle with flight to St Johns where the perception is less diverse more homogeneous neighbors translate to better schools and a safer community. I would argue that this perception and action has resulted in depressed home values in southern Duval. Perhaps there is no better illustration of this is than in Nocatee. Identical floor plans by the same builder seller for 15% higher on the St Johns side of the border than on the Duval side of Nocatee. Note that all the amenities and floor plans are identical the only difference is county. So do we really want to use Duval County real estate and incur all of the negative signage externalities to encourage further flight to St Johns County and further erode housing values? Let them put the signs in St Johns County section of US 1. Note that this would serve the same purpose since there is no turn off between 9B and Racetrack Rd and the signs could be placed in St Johns with visibility from

the intersection of Racetrack and US 1. Not I am not endorsing this either, but that is a matter for a different commission and at least would minimize the impact on Bartram Springs.

Thanks for your consideration. I look forward to working with you in the future as needed. --Jay King

Sales, Patricia

From: Abby Howard Murphy <ahmurphy@bellsouth.net>
Sent: Wednesday, July 20, 2016 10:40 PM
To: Donna Herrin
Cc: daniel.blanchard@comcast.net; Sales, Patricia; Huxford, Folks; dblanchard@alleneveng.com; gsp21@comcast.net; Debbie Johnson; hillinjax@gmail.com; Becton, Daniel; Boyer, Lori; Wesolowski, Rosemary; Jerome Rothstein
Subject: Re: Planning Commission Meeting 7-21-16 Comment on MM-16-014

Concur with Donna's well researched observations and recommendation below to Oppose increased signage size and height out of norm. (I can also not attend due to son's basketball games.)

We appreciate that CPAC meeting has past and there is no methodology to provide a proxy for a meeting you are unable to attend.

Though a business may see this as advantageous. Larger and taller signs also create unfair competition to any neighboring businesses that are within compliance. Signs at similar height are also easier to read and judge distance while driving-safety issue.

Zoning restrictions create equity and consistency in neighborhood character. Without having a compelling reason otherwise, we should enforce the existing constraints and also caution applications that are incomplete or ambiguous disclosure can be tabled or delayed in the future.

For the record I recall a CPAC discussion Donna had on delaying a decision when information was insufficient at the May meeting. We will all work to more formally determine and pose such motions in the future when sufficient information is present.

Abby Howard Murphy

On Jul 20, 2016, at 10:09 PM, Donna Herrin <dannaherrin@bellsouth.net> wrote:

Attention: Planning Division/Commission

Ref: Application M-16-014

For the Planning Commission meeting tomorrow, I just wanted to provide a comment on MM-16-014 (14701 Phillips Hwy RE 168170-0000).

The application submitted by Dream Finders Homes seeks to increase the allowable signage size by 300%, allow 2 pylon type signs and increase the allowable height to 65'.

In the SE CPAC meeting on May 23, this is one of many applications on a list for review for the LUZ subcommittee. We were not provided with a copy of the actual application to review the request. The planning department representative was not present therefore we did not have any details on which to provide any input. (I am a voting member of the Southeast District 3 CPAC and participate in the review of applications in our District at monthly CPAC meetings. I am not speaking on behalf of the LUZ subcommittee, just as a resident of the Southeast District 3).

After reviewing the application and details in the Planning Book for the meeting tomorrow, I echo the same observations stated by the staff and agree with the STAFF RECOMMENDATION to DENY the request. The type and size of signage requested does not seem appropriate for an entrance to a residential subdivision and offices. A two-sided electronic sign measuring 600 s.f. on a pylon 65' tall is more appropriate for an interstate highway. A 600 s.f. sign could end up being a 20' x 30' sign. That is huge and not appropriate for the area in my opinion. The new electronic signs being installed along I-295 is what I envision it would look like, just a little smaller and half the height.

I do not plan to attend the meeting tomorrow. Hopefully this comment can be considered along with the Staff Recommendation when the Commission reviews this application.

Note: The Staff Report mentions current code allows 300 s.f. for a sign size however I noticed in the PUD documents the size is 200 s.f. So that is the size I used to calculate the increase of 300% in size.

Regards,
Donna Herrin
11198 Castlemain Circle W
Jacksonville, FL 32256

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Including excerpts from the Planning Book as reference for other District 3 CPAC members

Original PUD Wording

<image002.jpg>

<image006.jpg>

Requested Change

<image007.jpg>

Diagram included with the Application (only shows the portion of the site plan fronting Philips Highway. The back portion of the property is not shown)

<image010.jpg>

Sales, Patricia

From: Marianne Novac <mnovac@gmail.com>
Sent: Thursday, July 21, 2016 8:32 AM
To: Sales, Patricia
Subject: Bill MM-16-14 - Digital Signage by Dreamfinders Homes

Dear Ms. Sales,

I am writing in regards to the request by Dreamfinders Homes to install digital billboards on US1. As a resident of Bartram Springs, the residential community directly adjacent to US1, I am strongly opposed to this type of signage. My home is on the east side of the community and the ambient lighting from the signage is undesirable and would be considered a nuisance to the residential area. Recalling the road construction of the intersection of 9B and US1, the temporary overnight work lighting was very noticeable above the tree line and the construction of this signage would result in the same type of effect, only permanently. This type of signage is likely to result in depreciation of our property value as well. I urge you to please vote against the approval of the construction of this signage by Dreamfinders Homes.

Thank you.
Marianne Davis
6265 Oleta Way
Jacksonville, FL 32258
mnovac@gmail.com

Sales, Patricia

From: Donna Herrin <donnaherrin@bellsouth.net>
Sent: Wednesday, July 20, 2016 10:10 PM
To: daniel.blanchard@comcast.net; Sales, Patricia; Huxford, Folks; dblanchard@allenevwing.com; gsp21@comcast.net
Cc: ahmurphy@bellsouth.net; 'Debbie Johnson'; hillinjax@gmail.com; Becton, Daniel
Subject: Planning Commission Meeting 7-21-16 Comment on MM-16-014

Attention: Planning Division/Commission

Ref: Application M-16-014

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Regards,
Donna Herrin
11198 Castlemain Circle W
Jacksonville, FL 32256

Including excerpts from the Planning Book as reference for other District 3 CPAC members

Original PUD Wording

PART IV - SIGN CRITERIA

A. The Bartram Park PUD Sign Criteria are intended to modify Part 13 – § Jacksonville Zoning Code (included in the appendices) in order to regulate size, type, and use of signs within the development; to promote the public health and to maintain, enhance and improve the beauty of the City; and to improve recognizing the right of residential and business communities both to recognize and advertise its existence.

1. It is the intent of these PUD regulations to adopt Part 13 of the Jacksonville Zoning Code in its entirety except as modified below:

(a) Section 656.1303 (a)(2) modified to include the SFR categories.

(b) Section 656.1303 (b) is modified to include the TC, O, OCL, and OC use categories. Development in each category is allowed as follows:

(1) TC category –

a. One (1) street frontage sign per lot not exceeding one hundred (100) square feet for each linear foot of street frontage. The maximum size of two hundred (200) square feet of street frontage is permitted, provided they are located no closer than two hundred (200) feet apart.

b. Wall signs are permitted.

c. One (1) under the canopy sign per occupant. The maximum of eight square feet in area is permitted. The area of the canopy is subtracted from the allowable square footage for wall signs.

d. Pole/Pylon signs are prohibited.

Requested Change

Proposed changes to the Written Description sign criteria for this pro

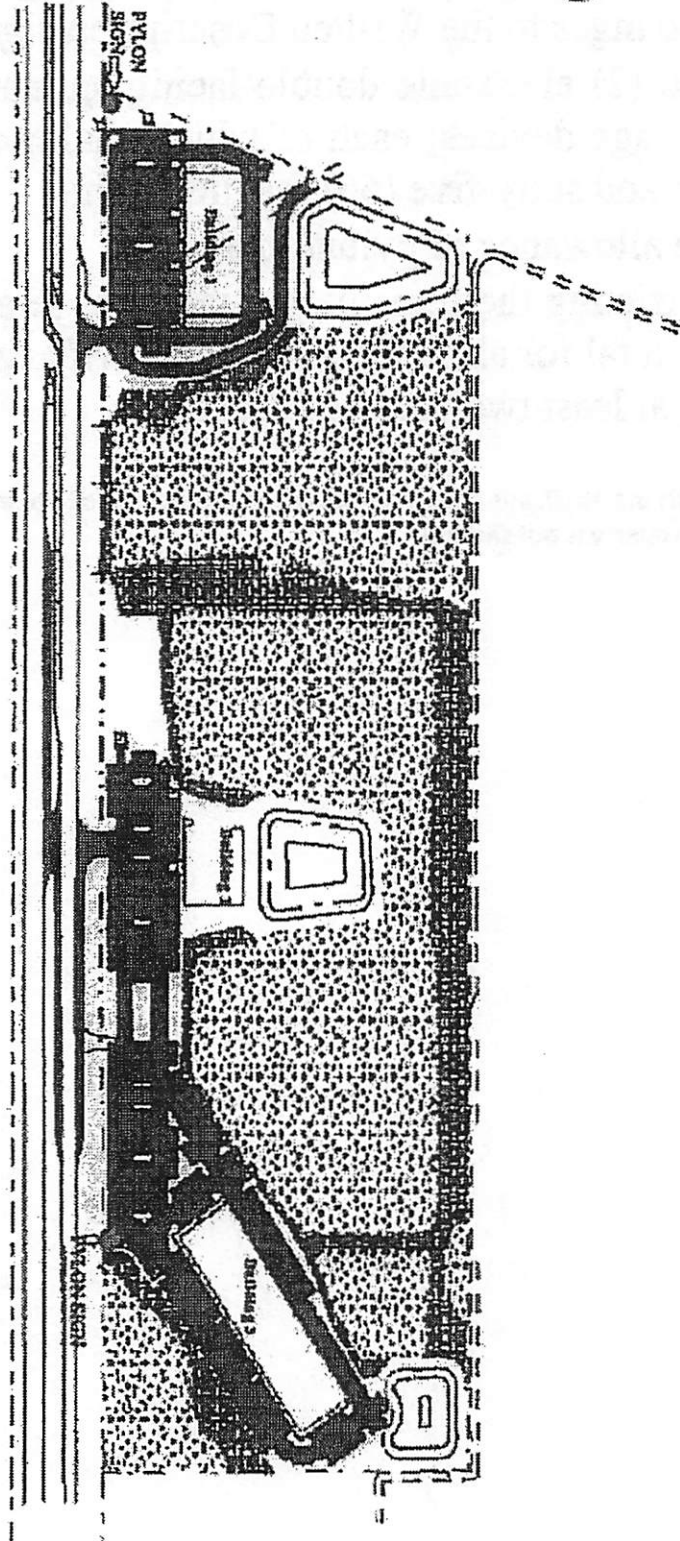
- **Two (2) electronic double-facing animated pylon signs whi message devices; each of which shall not exceed six hundre side and sixty-five (65) feet in height.**
- **The allowance of pylon/pole signs.**
- **Restricting the remaining total signage area for the property feet total for all monument signs, with each being no more th and at least two-hundred feet apart.**

Diagram included with the Application (only shows the portion of the site plan fronting Phillips Highway. The back portion of the property is not shown)

Utility Map



● Pylon Sign



Sales, Patricia

From: Huxford, Folks
Sent: Thursday, July 21, 2016 10:35 AM
To: Sales, Patricia
Cc: Lewis, Bruce; Chris Hagan
Subject: FW: Bill MM-16-14 - Digital Signage by Dreamfinders Homes

Please pass along to the PC members and place a copy in the master file. Thanks!

From: Marianne Novac [<mailto:mnovac@gmail.com>]
Sent: Thursday, July 21, 2016 8:31 AM
To: Huxford, Folks
Subject: Bill MM-16-14 - Digital Signage by Dreamfinders Homes

Dear Mr. Huxford,

I am writing in regards to the request by Dreamfinders Homes to install digital billboards on US1. As a resident of Bartram Springs, the residential community directly adjacent to US1, I am strongly opposed to this type of signage. My home is on the east side of the community and the ambient lighting from the signage is undesirable and would be considered a nuisance to the residential area. Recalling the road construction of the intersection of 9B and US1, the temporary overnight work lighting was very noticeable above the tree line and the construction of this signage would result in the same type of effect, only permanently. This type of signage is likely to result in depreciation of our property value as well. I urge you to please vote against the approval of the construction of this signage by Dreamfinders Homes.

Thank you,
Marianne Davis
6265 Oleta Way
Jacksonville, FL 32258
mnovac@gmail.com