



March 9, 2017

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

**RE: Planning Commission Advisory Report
Ordinance No.: 2017-92**

Application for: Noel Dahlia PUD

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

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

● Recommendation by JPDD: Approve Approve with Conditions Deny

● Recommendation by PC to LUZ: Approve Approve with Conditions Deny

● This rezoning is subject to the following exhibits:

1. The original legal description dated December 13, 2016
2. The original written description dated January 13, 2017
3. The original site plan dated January 18, 2017

● Recommended Planning Commission Conditions* to the Ordinance:

1. There shall be a minimum six (6) feet in height, maximum eight (8) feet in height, 95 percent opaque fence constructed on the southern property boundaries where adjacent to residential.
2. Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed. This condition shall apply to both phased and non-phased developments. This certification can be made per building.

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

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

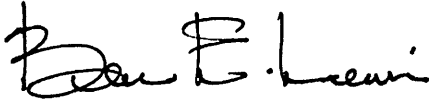
● PC Vote: 8-0

● PC Commentary: There was no one to speak in opposition. There was little discussion among the Commissioners.

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

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-0092

TO PLANNED UNIT DEVELOPMENT

MARCH 9, 2017

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2017-0092 to Planned Unit Development.

Location: 2011 Dahlia Road,
between 12th Street West and Lucille Road

Real Estate Number(s): 048896-0200

Current Zoning District(s): Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Northwest, District 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Reginald Brown, District 10

Applicant/Agent: Lara K. Diettrich
Diettrich Planning LLC
1332 Avondale Avenue
Jacksonville, FL 32205

Owner(s): Leon Perpall
Noel Dahlia, LLC
14709 Howard Street
Bryceville, FL 32009

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2017-0092** seeks to rezone approximately 0.84± of an acre of land, which is a portion of a larger parcel (total acreage of 2.94) from Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD) to allow for truck parking and outdoor storage of non-hazardous materials in conjunction with the rest of the parcel, currently zoned Industrial Light (IL). The PUD allows for uses similar to those permitted within the IL Zoning District with some limitations and provides for buffering and landscaping requirements that are responsive to the residential designation immediate south of the subject site as well as in recognition of site limitations due to the size of the parcel. The subject site is currently a vacant residential and office structure including a warehouse with truck bays.

There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series (FLUMs) of the *2030 Comprehensive Plan*, Ordinance 2017-0091 (Application 2016C-030) which is requesting to change the functional land use category of the subject site from Low Density Residential (LDR) to Light Industrial (LI). The Planning and Development Department has submitted its report on the companion land use amendment, 2017-0091, and recommends approval of that request.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the LDR functional land use category, as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the *2030 Comprehensive Plan*. However, there is a companion Application for Small-Scale Land Use Amendment to the FLUMs, 2016C-030/ Ordinance 2017-0091, that seeks to amend the site's designation so that it is categorized entirely as Light Industrial (LI). The LI land use category in the Urban Development Area is intended to provide for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Generally, light assembly, manufacturing, packing, processing, and storage/warehousing are principal uses in this category. Staff is recommending that 2016C-030 be approved; therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the *2030 Comprehensive Plan*.

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

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

(3) Does the proposed rezoning conflict with any portion of the City's Land Use Regulations?

The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the subject property is within the LDR functional land use category as identified in the Future Land Use Map series (FLUMs), and as previously mentioned, a land use change has been requested to change this designation to LI. The PUD site plan is compatible with the development characteristics of the LI, Urban Area (UA) land use category description.

This proposed rezoning to Planned Unit Development is consistent with the *2030 Comprehensive Plan* including the following Future Land Use Element (FLUE) policies:

FLUE Policy 1.1.22

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

FLUE Policy 1.1.24

The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest Planning districts through such measures, as economic incentives, greater marketing assistance, etc.

FLUE Policy 3.2.7

The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

FLUE Policy 3.2.29

The City shall continue to update its comprehensive inventory and mapping of industrial lands to identify and protect existing strategically located industrial lands for future expansion and economic development. These areas are crucial to the long term economic well-being of the City and are identified on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility”.

The proposed rezoning is located in the Urban Development Area of the Northwest Planning District and as such, has access to infrastructure and public facilities. The overall land use pattern on the west side of Edgewood Avenue and proximate to the subject site is mixed with small pockets of residentially-zoned properties interspersed among commercial and industrial parcels. While proper buffering is necessary to protect the existing residences, this type of land use pattern promotes compact and compatible development to serve residents and businesses located along Edgewood Avenue. Therefore, the proposed rezoning is consistent with FLUE Policies 1.1.22 and 1.1.24. Further, the area along the west side of Edgewood Avenue and north of 12th Street is designated as an “Area of Industrial Situational Compatibility” which means that this area is deemed compatible for the future expansion or development of industrial uses. As such, the proposed rezoning to PUD is consistent with FLUE Policies 3.2.7 and 3.2.29.

The proposed rezoning has been identified as being related to the following topics addressed in the *2030 Comprehensive Plan*:

Industrial Zones

The subject property is located within the “Industrial Situational Compatibility Zone.” This area is identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Element of the *2030 Comprehensive Plan* and is deemed to be strategically compatible with industrial development for future expansion and economic development.

FLUE Policy 3.2.29

The City shall continue to update its comprehensive inventory and mapping of Industrial lands to identify and protect existing strategically located industrial lands for future expansion and economic development. These areas are crucial to the long term economic well-being of the City and are identified on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility”.

FLUE Policy 3.2.30

The area shown on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of medium probability for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed. See Policy 1.2.6 of the

Historic Preservation Element (HPE) below:

HPE Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Given the aforementioned, the proposed rezoning is consistent with the FLUMs adopted as part of the *2030 Comprehensive Plan* pursuant to Chapter 650, Comprehensive Planning Ordinance.

(2) Consistency with the Concurrency and Mobility Management System

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

(3) Allocation of residential land use

This proposed PUD intends to utilize lands for industrial uses; no residential land uses have been allocated.

(4) Internal compatibility

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

The existence or absence of, and the location of, open spaces, plazas, recreational areas and common areas: The proposed development is for industrial uses and as such, is not required to provide recreational areas or open spaces.

The use of existing and proposed landscaping: Landscaping and tree protection shall be provided in accordance with Part 12 of the City's Ordinance Code.

The treatment of pedestrian ways: Sidewalks will be provided as required by the *2030 Comprehensive Plan*.

Traffic and pedestrian circulation pattern: Pedestrian and traffic access is via the existing site entrance on Dahlia Road. Internal traffic circulation for the proposed project is provided for on-site, and sidewalks exist along the west side of Dahlia Road.

The use and variety of building setback lines, separations and buffering: The proposed site plan and written description indicate that an uncomplimentary buffer of ten (10) feet will be provided on the southern boundary of the subject site. Per Section 656.1216 of the City's Ordinance Code, this is the standard minimum buffer required when uncomplimentary uses are located adjacent to one another. However, because the subject site is located in an area designated as an "Industrial Situational Compatibility Zone" on the FLUMs within the *2030 Comprehensive Plan*, the

required buffer would be 150 feet. Given that the width of the subject site is 150 feet, strict adherence to the Code would be unreasonable in this case, and the applicant has defaulted to the standard buffer required in Part 12 of the Zoning Code.

(5) External Compatibility

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

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The subject site is surrounded by parcels zoned IL to the north and west, and Commercial Community General-2 (CCG-2) to the east. There are approximately six lots to the south of the property that are zoned RLD-60. These lots are sandwiched between commercially-designated land to the east and industrial to the west. The applicant will provide landscaping and buffering in order to protect the adjacent residential uses.

The Comprehensive Plan and existing zoning on surrounding lands: The request for the proposed PUD to develop industrial uses consistent with the LI land use category is consistent with the adjacent uses, zoning and land use categories as shown below:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	LI	IL	Vacant land/creek
East	CGC	CCG-2	Shopping center/commercial
South	LDR	RLD-60	Lawn service & single-family residential
West	LI	IL	Warehouse/open storage

(6) Intensity of Development

The proposed development is consistent with the LI land use category and is seeking to allow industrial uses similar to those allowed for in the IL Zoning District. The PUD is appropriate at this location with specific reference to the following:

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The subject site is surrounded by parcels zoned IL to the north and west, and CCG-2 to the east. There are approximately six lots to the south of the property that are zoned RLD-60. These lots are sandwiched between commercially-designated land to the east and industrial to the west. The applicant will provide landscaping and buffering to protect the adjacent residential uses.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: As mentioned above, the proposed site plan and written description indicate that an uncomplimentary buffer of ten (10) feet will be provided on the southern boundary of the subject site. This is the standard minimum buffer required when

uncomplimentary uses are located adjacent to one another. Because the subject site is located in an area designated as an Industrial Situational Compatibility Zone on the FLUMs within the 2030 *Comprehensive Plan*, the required buffer would be 150 feet. Given that the width of the subject site is 150 feet, strict adherence to the Code would be unreasonable in this case, and the applicant has defaulted to the standard buffer, per Section 656.1216 of City's Ordinance Code.

The availability and location of utility services and public facilities and services: Because this PUD is for a non-residential use, the Duval County Public Schools had no comments regarding the proposed rezoning.

Jacksonville Electric Authority (JEA) electric, water, and sewer services are available at this location. A JEA letter of availability has been issued for this project (2017-0027).

The amount and size of open spaces, plazas, common areas and recreation areas: The proposed development is for industrial uses and as such, is not required to provide recreational areas or open spaces.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system and arteries: The subject site is accessed from Dahlia Road, which is classified as a local roadway. From Lane Avenue to Edgewood Avenue, 12th Street is the directly accessed functionally classified roadway. This segment of 12th Street is a 2-lane undivided collector in this vicinity and is currently operating at an acceptable Level of Service (LOS) B. Based on a review by the Transportation Division of the Planning and Development Department, this road segment currently has sufficient capacity to accommodate the traffic generated by the proposed development. A collector is a surface street that provides land access and traffic circulation within residential, commercial, and industrial areas. Collector roads collect and distribute traffic between local roads and arterial roads. Collectors provide service that is of relatively moderate traffic volume, moderate trip length and moderate operating speed.

(7) Usable open spaces plazas, recreation areas.

Because the proposed development is for industrial use, recreational areas and open spaces are not required.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

The subject site will be developed in accordance with Part 6 of the Zoning Code.

(11) *Sidewalks, trails, and bikeways*

The project will be required to maintain a pedestrian system that complies with the 2030 *Comprehensive Plan*.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 23, 2017, the required Notice of Public Hearing signs were posted.



*Source: Staff, Planning and Development Department
Date: February 23, 2017*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2017-0092 be **APPROVED** with the following exhibits:

1. The legal description dated December 13, 2016.
2. The written description dated January 13, 2017.
3. The site plan dated January 18, 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2017-0092 be **APPROVED** subject to the following **conditions**, which may only be changed through a rezoning.

1. There shall be a minimum six (6) feet in height, maximum eight (8) feet in height, 95 percent opaque fence constructed on the southern property boundaries where adjacent to residential.
2. Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed. This condition shall apply to both phased and non-phased developments. This certification can be made per building.



Aerial

Source: Staff, Planning and Development Department
Date: February 10, 2017



Subject site

*Source: Staff, Planning and Development Department
Date: February 23, 2017*



Warehouse/office structure across Dahlia Street from the subject site

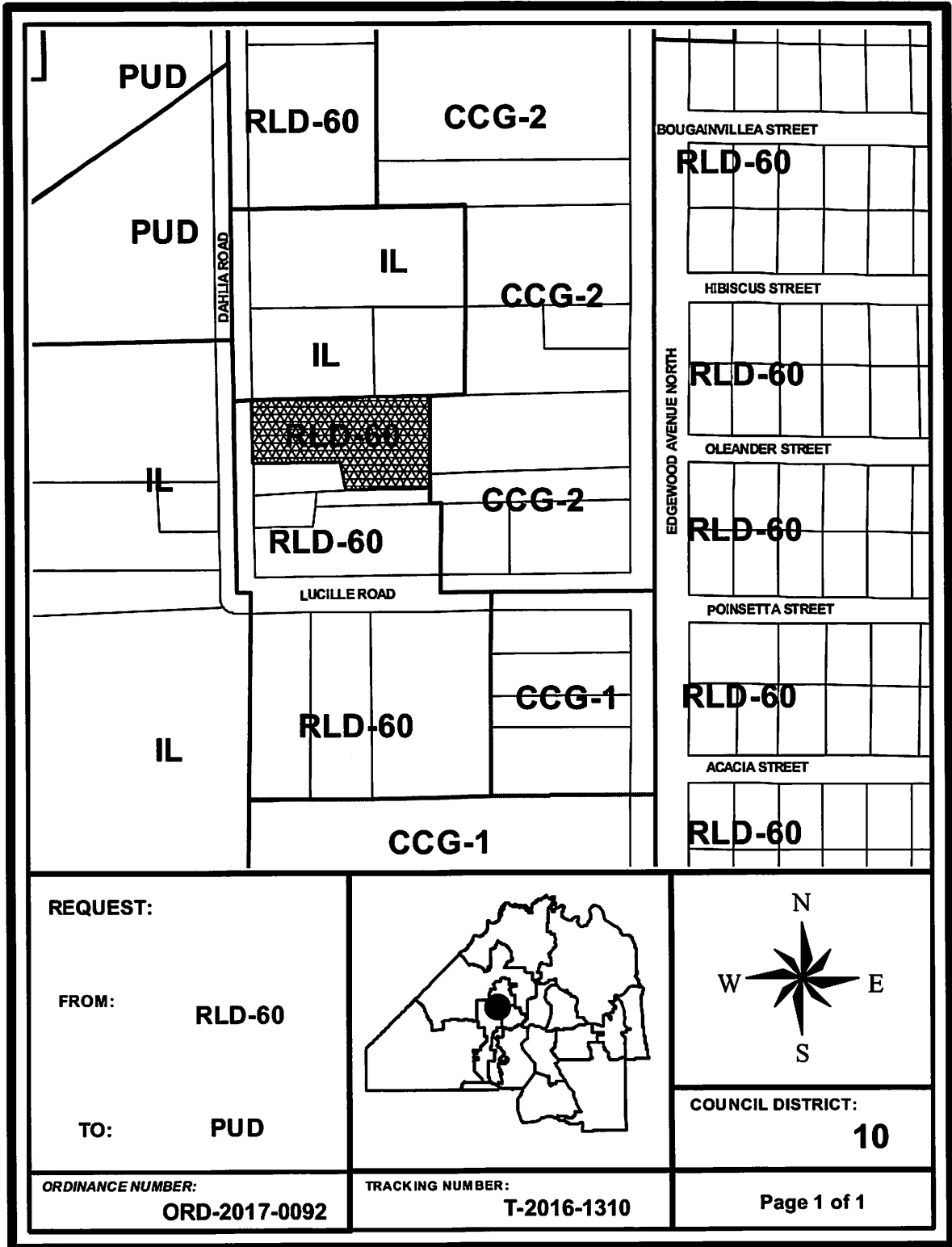
*Source: Staff, Planning and Development Department
Date: February 23, 2017*



View to the south of the subject site

Source: Staff, Planning and Development Department

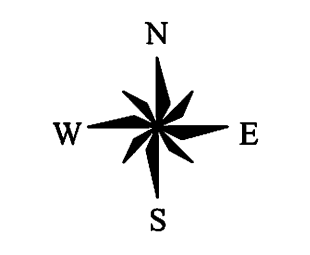
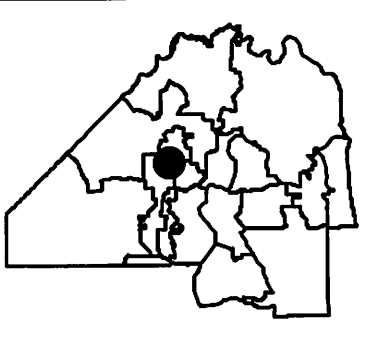
Date: February 23, 2017



REQUEST:

FROM: RLD-60

TO: PUD



COUNCIL DISTRICT:
 10

ORDINANCE NUMBER:
 ORD-2017-0092

TRACKING NUMBER:
 T-2016-1310

Page 1 of 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0092 **Staff Sign-Off/Date** SCK / 01/20/2017

Filing Date 02/03/2017 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 03/14/2017 **Planning Commission** 03/09/2017

Land Use & Zoning 03/21/2017 **2nd City Council** 03/28/2017

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1310

Application Status PENDING

Date Started 11/27/2016

Date Submitted 11/27/2016

General Information On Applicant

Last Name	First Name	Middle Name
DIETRICH	LARA	KATHRYN

Company Name
DIETRICH PLANNING LLC

Mailing Address
1332 AVONDALE AVENUE

City	State	Zip Code 32205
JACKSONVILLE	FL	

Phone	Fax	Email
9045516969	904	LARA@DIETRICHPLANNING.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
PERPALL	LEON	

Company/Trust Name
NOEL DAHLIA, LLC

Mailing Address
14709 HOWARD STREET

City	State	Zip Code
BRYCEVILLE	FL	32009

Phone	Fax	Email
9045072900		LPERPALL@WINDSTREAM.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	To Zoning District
Map 048896 0200 10	5	RLD-60	PUD

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

Existing Land Use Category
LDR

Land Use Category Proposed? **If Yes, State Land Use Application #**

5228

Total Land Area (Nearest 1/100th of an Acre) 0.84**Development Number****Proposed PUD Name** NOEL DAHLIA, LLC PUD**Justification For Rezoning Application**

NOEL DAHLIA, LLC INTENDS TO BRING THE SUBJECT PARCEL INTO CONSISTENCY WITH ITS PARENT PARCEL (FORMERLY RE #S 048895-0000 AND 048896-0000) IN ORDER TO ACCOMMODATE FUTURE USERS. THE SUBJECT PARCEL WOULD SERVE AS TRUCK PARKING AND OUTDOOR STORAGE OF NON-HAZARDOUS MATERIALS.

Location Of Property**General Location**

ON THE EAST SIDE OF DAHLIA ROAD, JUST WEST OF EDGEWOOD AVENUE NORTH

House #	Street Name, Type and Direction	Zip Code
2011	DAHLIA RD	32254

Between Streets

12 STREET WEST and LUCILLE ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee:	\$2,269.00
2) Plus Cost Per Acre or Portion Thereof	
0.84 Acres @ \$10.00 /acre:	\$10.00
3) Plus Notification Costs Per Addressee	
27 Notifications @ \$7.00 /each:	\$189.00
4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):	\$2,468.00

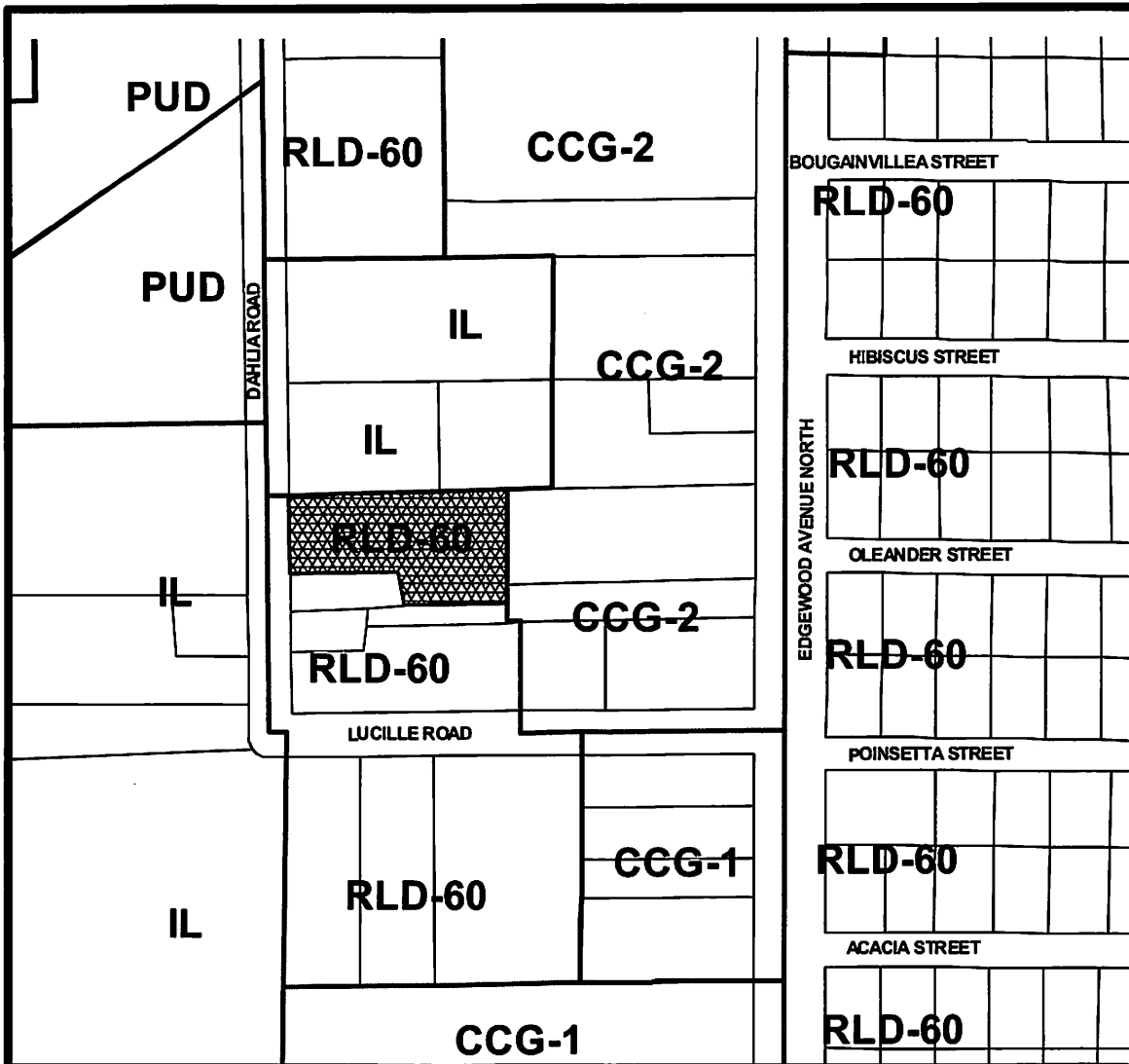
NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

A PARCEL OF LAND BEING IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING THE SAME PROPERTY AS COMBINED IN DEEDS, OFFICIAL RECORD VOLUME 7328, PAGE 985, OFFICIAL RECORD VOLUME 9791, PAGE 957 AND OFFICIAL RECORD VOLUME 7303, PAGE 2298 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF 12TH STREET (MAYS ROAD) AND EDGEWOOD AVENUE; THENCE S 00°34'00" W, ALONG THE CENTER LINE OF SAID EDGEWOOD AVENUE, 653.60 FEET DEED; THENCE S 89°15'00" W, 50.01 FEET DEED TO THE WESTERLY RIGHT OF WAY LINE OF EDGEWOOD AVENUE; THENCE CONTINUE S 89°15'00" W, 265.00 FEET DEED TO THE POINT OF BEGINNING; THENCE S 00°34'00" W AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF EDGEWOOD AVENUE, 335.04 FEET (S 00°35'22" W, 337.03 FEET MEASURED); THENCE S 88°33'12" W, 79.26 FEET TO THE EAST LINE OF SAID PROPERTY AS AFOREMENTIONED IN OFFICIAL RECORD BOOK 7303, PAGE 2298; THENCE S 00°43'00" E ALONG EAST LINE OF AFORESAID PROPERTY, 150.00 FEET (S 00°28'30" W, 150.00 FEET MEASURED) TO THE SOUTH LINE OF AFORESAID PROPERTY; THENCE S 88°07'00" W ALONG SOUTH LINE OF AFORESAID PROPERTY, 150.00 FEET (S 88°30'30" W, 150.21 FEET MEASURED) TO ANGLE POINT ON AFORESAID PROPERTY; THENCE N 00°43'00" W, 50.00 FEET (N 01°12'25" E, 49.93 FEET MEASURED) TO ANGLE POINT ON AFORESAID PROPERTY; THENCE S 88°07'00" W, 124.00 FEET (S 88°37'23" W, 124.23 FEET MEASURED) TO THE EASTERLY RIGHT OF WAY LINE OF DAHLIA ROAD; THENCE N 00°28'30" E ALONG AFORESAID-EASTERLY RIGHT OF WAY LINE, 100.00 FEET DEED AND MEASURED TO THE SOUTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD VOLUME 11862, PAGE 1014 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE N 88°07'00" E ALONG AFORESAID SOUTH LINE, 200.00 FEET (N 88°33'12" E, 199.80 FEET MEASURED) TO THE EAST LINE OF AFORESAID PROPERTY; THENCE N 00°28'30" E ALONG EAST LINE AFORESAID, 134.00 FEET (N 00°28'56" E, 134.00 FEET MEASURED) TO THE NORTH LINE OF AFORESAID PROPERTY; THENCE S 88°07'00" W ALONG NORTH LINE AFORESAID, 200.00 FEET (S 88°19'54" W, 199.87 FEET MEASURED) TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE DAHLIA ROAD; THENCE N 00°28'30" E ALONG EASTERLY RIGHT OF WAY LINE AFORESAID, 208.27 FEET DEED AND MEASURED TO THE SOUTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD VOLUME 7621, PAGE 530 OF AFOREMENTIONED PUBLIC RECORDS; THENCE N 89°15'00" E ALONG SOUTH LINE AFORESAID, 353.65 FEET DEED AND MEASURED TO THE POINT OF BEGINNING, CONTAINING 2.94 ACRES MORE OR LESS.



REQUEST SOUGHT:		
FROM: RLD-60		
TO: PUD		0 100 Feet
	TRACKING NUMBER: T-2016-1310	COUNCIL DISTRICT: 10
		Page 1 of 1

EXHIBIT A

Property Ownership Affidavit

Date: 11-3-16

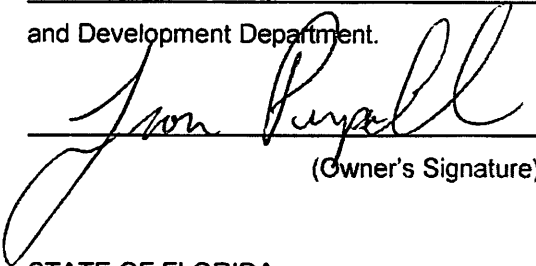
City of Jacksonville

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

Re: Ownership Certification

Gentleman:

I, Noel Dahlia, LLC hereby certify that I am the Owner of the property described in the attached legal description, Exhibit 1 in connection with filing application(s) for Planned Unit Development, submitted to the Jacksonville Planning and Development Department.


(Owner's Signature)

Leon Perpa II
member
Noel Dahlia LLC

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 3rd day of November (month), 2016 (year) by Leon Perpa II who is personally known to me or has produced _____ as identification.

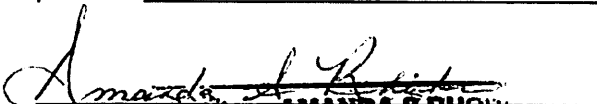

AMANDA S. RHOADS
Notary Signature
MY COMMISSION # FF243
EXPIRES June 24, 2017
0153 FloridaNotaryService.com

EXHIBIT B

Agent Authorization

Date: 11-3-16

City of Jacksonville

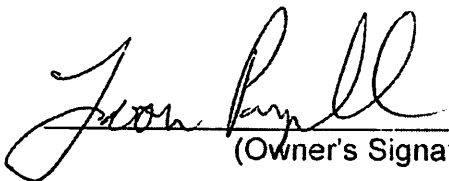
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

1927 Dahlia Road, Jacksonville, Florida 32254

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Lara Diettrich to act as agent to file application(s) for Planned Unit Development or 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.


(Owner's Signature) Leon Perpull
member
noel Dahlia LLC

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 3rd day of November (month), 2016 (year) by Leon Perpull, who is personally known to me or has produced _____ as identification.

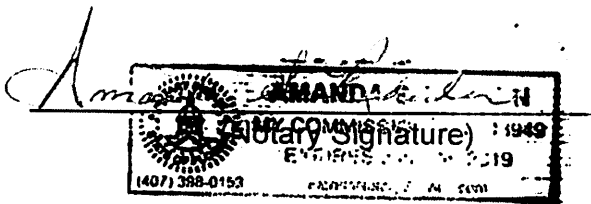


EXHIBIT C

Binding Letter

Date: 11-3-16

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: PUD - NOEL DAHLIA, LLC

Ladies and Gentlemen:

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

Sincerely, Noel Dahlia LLC

By: [Signature]
(Owner's Signature)

Its: Member


[Signature]


EXHIBIT D

Noel Dahlia, LLC PUD
Written Description
January 13, 2017

I. SUMMARY DESCRIPTION OF THE PROPERTY

Parcel RE #: 048896-0200 (formerly 048903-0000)
Parcel Location: 1927 Dahlia Road, between 12 Street West and Lucille Road
Current Land Use Designation: Low Density Residential (LDR)
Current Zoning District: Residential Low Density (RLD-60)
Proposed Zoning District: Planned Unit Development (PUD)
Parcel Size: 0.84 +/- acres

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Noel Dahlia, LLC (the "Owner") and Diettrich Planning, LLC (the "Applicant") propose to rezone the subject parcel, which is approximately 0.84 acres of undeveloped property, from its current Residential Low Density – 60 (RLD-60) zoning district to Planned Unit Development (PUD) zoning district. Previously there were three (3) parcels: 048903-0000 (0.84 +/- acres), 048895-0000 (0.51 +/- acres), and 048896-0000 (1.31 +/- acres). Upon the purchase of these three parcels by the owner, they were recently re-recorded as one (1) parcel, now referred to as RE #048896-0200, the parent parcel. The parent parcel consists of 2.66 +/- acres, 1.82 acres of the parent parcel currently has Light Industrial (LI) land use and Industrial Light (IL) zoning. A portion of the parent parcel, the subject parcel of this application, consists of 0.84 +/- acres (formerly referenced as RE #048903-0000) and is currently vacant. The proposed use for the subject parcel, the southernmost portion of the parent parcel, is for truck parking and outdoor storage of non-hazardous materials. There are no existing structures on the subject parcel nor will there be any proposed. The landscaping and fencing, being the only physical improvements to the site, will be performed upon approval in one phase. The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property") reflecting the parent parcel, not just the subject parcel.

The applicant requests the zoning designation be amended to Planned Unit Development (PUD) instead of Industrial Light (IL) zoning for two reasons. The first reason is to provide some limitations as to uses, landscape buffer, and fencing material given its adjacent parcel to the south's land use being LDR. The second reason for the request of PUD instead of IL, is due to the size of the subject parcel. The subject parcel has a width of 100 feet of the western 50% of the subject parcel and 150 feet of the eastern 50% of the subject parcel. According to the Land Development Regulations in the Ordinance Code, Section 656.399.46 Situational Compatibility Area Zoning Overlay Buffer Requirements and Table 399-2, the required buffer would be 150 feet. This consumes 100%, as well as exceeds, the entire site. Therefore to bring the subject parcel into consistency with its parent parcel and render it usable for the intended use, a reduction in the southern buffer would be required. The applicant proposes limitations of Industrial Light uses and appropriate landscaping and fencing materials on the southern property boundary taking into consideration the adjacent LDR parcels.

The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as **Exhibit "E"**.

The property has a current land use designation of Low Density Residential (LDR). The applicant has submitted, under a separate cover, a companion Small Scale Land Use Amendment requesting an amendment for a Light Industrial land use designation. Again, given the balance of the land use designation of the parent parcel being Light Industrial and its zoning designation being Industrial Light, it is the intent of the applicant and owner to make the parcel whole and consistent with itself for its current and future uses.

January 13, 2017
Exhibit 3
Page 1 of 8

The property is within the Development Area designated as Urban Area (UA) and is described in detail in the ***Determination of Future Land Use Map Category Boundaries*** section of the 2030 Comprehensive Plan's Future Land Use Element, which states:

3. Urban Area (UA): The UA is the second tier Development Area and generally corresponds with the densely developed portions of the City that have been in residential or employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the UPA, the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as further described in each land use plan category.

Furthermore, the following Objectives and Policies from Elements of the 2030 Comprehensive Plan support the proposed development and rezoning:

FUTURE LAND USE ELEMENT

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

Area Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

and Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, market demands.

map Policy 3.2.30 The area shown on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

PUD JUSTIFICATION SUMMARY

The proposed rezoning would bring the subject parcel into consistency with its parent parcel, allowing for uses currently taking place on the parent parcel. Let it be noted that the subject parcel in previous ownership was used for uses similar to the proposed use.

The proposed rezoning is consistent its surrounding area as it is flanked by Light Industrial, Heavy Industrial, Community/General Commercial and Residential-Professional- Institutional.

While it has limited Low Density Residential to the south, those four parcels are encapsulated within the Situational Compatibility boundary and utilize Edgewood Avenue North, a minor arterial roadway, and 12th Street West, an industrial collector and corridor, as their two access points of ingress and egress from the immediate neighborhood. This makes the proposed rezoning compatible its location.

The PUD provides for an innovative method of “marrying” the parent parcel with the subject parcel for consistency purposes and for infill development in an appropriate area that is provided with sufficient system capacity wastewater and potable water. This does not strain the public service delivery nor capacity as the proposed use of the subject parcel is for truck parking and outdoor storage of non-hazardous materials. The site will remain in its current state, 100% pervious with the existing accessory structure located in the rear of the subject parcel.

This PUD meets the following land use and zoning initiatives:

- A. Is more efficient and restrictive than would be possible through strict application of the Zoning Code.
- B. Is compatible with the surrounding land uses and will improve the characteristics of the surrounding area.
- C. Is an appropriate new infill development on vacant, bypassed and underutilized land that is within an area that already has infrastructure, utilities, public facilities, public transportation, pedestrian and bicyclist connectivity, and addresses the needs of City residents.
- D. Is consistent with the Urban Area's intent, uses, density and characteristics, and is intended to provide compact development in nodal and corridor development patterns while promoting the advancement of existing industrial and commercial land uses.
- E. Is consistent with close proximity to its two access points as the subject parcel is being served by roadways classified as a Minor Arterial Roadway and a collector that are located in a predominantly industrial area.
- F. Will promote the purpose of the City of Jacksonville's 2030 Comprehensive Plan.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
North	LI	IL	Industrial/Commercial
South	LDR	RLD-60	Abandoned Blighted House
East	CGC	CCG-2	Towing Company and Auto Storage
West	LI	LI/PUD	Half-Way House and Trucking Company

IV. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted density/intensity:

There is no development proposed for this site as it currently is 100% pervious and is being proposed to remain as such. The subject parcel is 0.84 +/- acres, or 36,590.40 square feet.

LAND USE TABLE

Total Gross Acreage: 0.84 +/- acres 100%
(36,590.40 square feet)

Amount of each different land use by acreage:

Single Family	0.00 acres	0%
Total Number of Units	0 DUs	0%
Multiple Family	0.00 acres	0%
Commercial	0.00 acres	0%
Industrial	0.84 acres	100%
Other land uses	0.00 acres	0%
Total amount of non-residential floor area	0.00 sf	0%
Active recreation and/or open space	0.00 sf	0%
Passive open space, wetlands, ponds	0.00 sf	0%
Public and private right-of-way	0.00 acres	0%
Maximum coverage of buildings and structures	0 sf	0%

Permitted Uses

II. ***Light Industrial (LI) District.***

(a) ***Permitted uses and structures.***

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
 - (2) Printing, publishing or fabricating.
 - (3) Business and professional offices.
 - (4) Service establishments catering to commerce and industry, including supply, laundry and dry cleaning plants, freight movers, communications services, business machines services, hiring and union halls, agencies, sign companies.
 - (5) Automobile service stations, major repair garages, car wash
 - (6) Vocational, technical, trade or industrial schools and similar uses.
 - (7) Medical clinics.
 - (8) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
 - (9) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
 - (10) Veterinarians meeting the performance standards and development criteria set forth in Part 4.
 - (11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- linen
employment

- (12) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (14) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- (15) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
- (16) Veterinarians, animal boarding, and dog parks meeting the performance standards set forth in Part 4.

(b) **Permitted accessory uses and structures.**

- (1) See Section 656.403
- (2) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

(c) **Permitted uses by exception.**

- (1) Care centers meeting the performance standards and development set forth in Part 4.
- (2) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (3) Retail sales and outdoor display.

(d) **Minimum lot requirements (width and area).**

- (1) Minimum lot width – (width and area) none.
- (2) Minimum lot area – (width and area) none.

(e) **Maximum lot coverage by all buildings and structures. None.**

(f) **Minimum yard requirements.**

- (1) All uses:
 - (i) Front - 0 feet
 - (ii) Rear – 0 feet
 - (iii) North side - 0 feet
 - (iv) South side – 10 feet

(g) **Maximum height of structures. 60 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district.**

V. **OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

A. **Access**

Access is provided at the existing entrance to the parent parcel on Dahlia road.

B. Recreation/Open Space

This is a non-residential development therefore recreation and open space is not required.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Part 12 of the City's Ordinance Code, noting that the applicant proposes a buffer of ten (10) feet on the southern boundary.

D. Signage

Signage shall be provided in accordance with Part 13 of the City's Ordinance Code.

E. Architectural Guidelines

The proposed architecture shall be provided in accordance with the City's Ordinance Code.

F. Construction offices

An on-site, temporary construction office will be permitted if necessary.

G. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code. PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for the Parcel in the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment.

H. Parking and Loading Requirements

Off street parking will be provided in accordance with Part 6 of the City's Ordinance Code.

Lighting

To minimize the effects of site lighting on the adjacent residential properties to the south, directional site lighting fixtures will be utilized along the southern property boundary with adjacent residential properties to cast light downward onto the subject parcel.

I. Stormwater Retention

There is no existing structure or proposed structure for the subject parcel and is to remain in its current state of 100% pervious surface.

J. Utilities

The subject parcel is served by JEA for potable water but not for sewer service. The parent parcel is serviced by JEA for potable water and on-site septic service. There are no structures proposed for this site.

K. Pre-Application Conference

Pre-application calls were held with Planning and Development Department Staff regarding this application in October 2016.

L. Justification for the PUD Rezoning

The proposed rezoning to PUD would bring the subject parcel into consistency with its parent parcel, allowing for uses currently taking place on the parent parcel. Let it be noted that the subject parcel in previous ownership was used for uses similar to the proposed use. The proposed rezoning is consistent with its surrounding area as it is flanked by Industrial Light,, Industrial Heavy, Commercial Community/General-1 and 2, and Planned Unit Development. There is a small cluster of RLD-60 only to the south of the subject parcel, otherwise, the entire surrounding area is industrial and heavy commercial. While it has four parcels with zoning designations of Low Density Residential-60 to the south, those four parcels are encapsulated within the Situational Compatibility Overlay Zone and utilize Edgewood Avenue North, a minor arterial roadway, and 12th Street West, an industrial collector and corridor, as their two access points of ingress and egress from the immediate neighborhood. This makes the proposed rezoning compatible for its location.

M. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it provides for southern boundary setback requirements that would otherwise be "zero" if requesting a conventional zoning district of Industrial Light (IL); and brings the parent parcel and the subject parcel into consistency with one another.

Names of Development Team

Owner/Developer: Noel Dahlia, LLC

Planner: Lara K. Diettrich Planning Consultant, LLC d/b/a Diettrich Planning, LLC

N. Land Use Exchange Table

A Land Use Exchange Table may be found in Section IV.A.

VI. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LI land use category and the Urban Development Area.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System, as well as, earn points for infrastructure, multi-modal facilities and services that serve the Parcel.
- C. **Allocation of Residential Land Use:** There is no proposed residential development for the Parcel.
- D. **Internal Compatibility:** The PUD is to "marry" the subject parcel with its parent parcel, making the connectivity and access more efficient and less intrusive to the neighborhood given that the access already exists for the parent parcel by which the subject parcel will utilize.
- E. **External Compatibility/Intensity of Development:** The PUD proposes a more desirable development than would be possible through strict application of the minimum requirements of the Land Development Code.
- F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner.

- G. **Usable Open spaces, Plazas, Recreation Areas:** There are no required open spaces, plazas, or recreation areas required as the proposed uses are of an industrial nature.
- H. **Impact on Wetlands:** There are no wetlands on the Parcel.
- I. **Listed Species Regulations:** There are no endangered species or species of concern located on this Parcel.
- J. **Off-Street Parking Including Loading and Unloading Areas:**
Off street parking will be provided in accordance with Part 6 of the City's Ordinance Code.
- K. **Sidewalks, Trails, and Bikeways:** There are no sidewalks or bicycle facilities on Dahlia Road, with exception to the sidewalk directly in front of and related to the half-way house directly to the west of the parent parcel.

12TH STREET
60' RIGHT OF WAY
AKA MAY ROAD

POINT OF COMMENCEMENT
AT THE CORNER OF 12TH STREET
(MAY ROAD AND EDGEWOOD AVENUE)

JANET O. WHITMILL, R.L.A., INC.
LANDSCAPE ARCHITECTURE • PLANNING
P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 398-7688

Janet O. Whitmill
Landscape Architect
FL 00001229

NOEL DAHLIA LLC
RE ZONING
JACKSONVILLE, FLORIDA

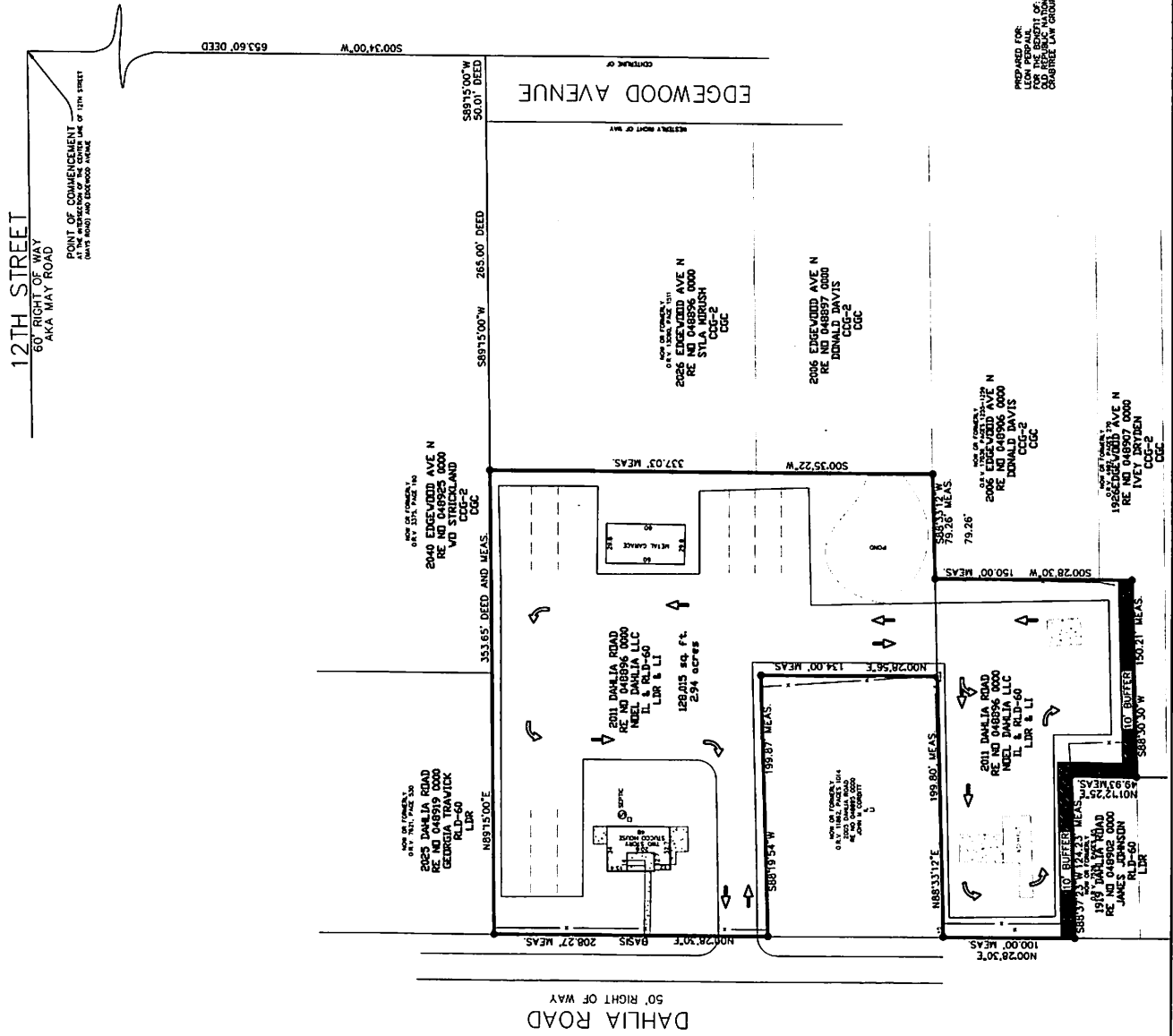
SITE PLAN
01.18.17

NOEL DAHLIA LLC
RE ZONING
JACKSONVILLE, FLORIDA

REV.	DATE	DESCRIPTION
1	1/18/17	ISSUED FOR PERMIT
2	1/18/17	ISSUED FOR PERMIT
3	1/18/17	ISSUED FOR PERMIT
4	1/18/17	ISSUED FOR PERMIT

JOB NO. 10717
DRAWN: DPHM
CHECKED: JOW
SCALE: 1" = 40'
S-1
DRAWING NO.

January 18, 2017
Exhibit 4
Page 1 of 1



PREPARED FOR:
NOEL DAHLIA LLC
FOR THE BENEFIT OF:
NOEL DAHLIA LLC
DRAWN BY: DAN GIBSON, P.E.



EXHIBIT F

Land Use Table

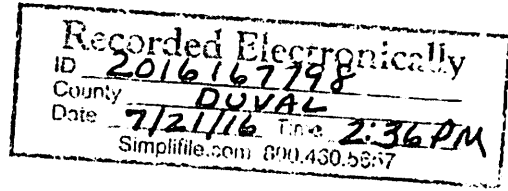
Total Gross Acreage:	0.84 +/- acres (36,590.40 square feet)	100%
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Amount of each different land use by acreage:

Single Family	0.00 acres	0%
Total Number of Units	0 DUs	0%
Multiple Family	0.00 acres	0%
Commercial	0.00 acres	0%
Industrial	0.84 acres	100%
Other land uses	0.00 acres	0%
Total amount of non-residential floor area	0.00 sf	0%
Active recreation and/or open space	0.00 sf	0%
Passive open space, wetlands, ponds	0.00 sf	0%
Public and private right-of-way	0.00 acres	0%
Maximum coverage of buildings and structures	0 sf	0%

Prepared by:

Crabtree Law Group, P.A.
8777 San Jose Boulevard, Building A, Suite 200
Jacksonville, Florida 32217



File Number: 16-0285DS
Contract Sales Price: \$140,000.00

General Warranty Deed

Made this July 21, 2016 A.D. By **Gerald R. Wilfong and Marilyn J. Wilfong, husband and wife**, whose address is: 13762 E. Tower Road, Sanderson, Florida 32087, hereinafter called the grantor, to **Noel Dahlia, LLC, a Florida limited liability company**, whose post office address is: 14709 Howard Road, Bryceville, Florida 32009, hereinafter called the grantee:

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

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

See Exhibit "A" attached here to and by this reference made a part hereof.

Parcel ID Number: 048896-0000

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

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

Subject to covenants, restrictions and easements of record, if any; however this reference shall not operate to reimpose same.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

Documentary Stamps in the amount of \$980.00 have been paid.

DEED Individual Warranty Deed - Legal on Face

Prepared by:

Crabtree Law Group, P.A.
8777 San Jose Boulevard, Building A, Suite 200
Jacksonville, Florida 32217

File Number: 16-0285DS
Contract Sales Price: \$140,000.00

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

Signed, sealed and delivered in our presence:

Denise Strange
Witness Printed Name Denise Strange

Gerald R. Wilfong (Seal)
Gerald R. Wilfong
Address: 13762 E. Tower Road, Sanderson, Florida 32087

Zachary C. Crabtree
Witness Printed Name Zachary C. Crabtree

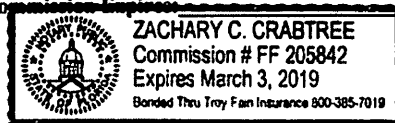
Marilyn J. Wilfong (Seal)
Marilyn J. Wilfong
Address: 13762 E. Tower Road, Sanderson, Florida 32087

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 21st day of July, 2016, by Gerald R. Wilfong and Marilyn J. Wilfong, husband and wife, who is/are personally known to me or who has produced drivers license as identification.

Zachary C. Crabtree
Notary Public
Print Name: _____

My Commission Expires _____



PARCEL 1:
DEED Individual Warranty Deed - Legal on Face

Exhibit "A"

A PARCEL OF LAND BEING IN SECTION 7, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING THE SAME PROPERTY AS COMBINED IN DEEDS, OFFICIAL RECORD VOLUME 7328, PAGE 985, OFFICIAL RECORD VOLUME 9791, PAGE 957 AND OFFICIAL RECORD VOLUME 7303, PAGE 2298 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA; BEING DESCRIBED AS FOLLOWS:

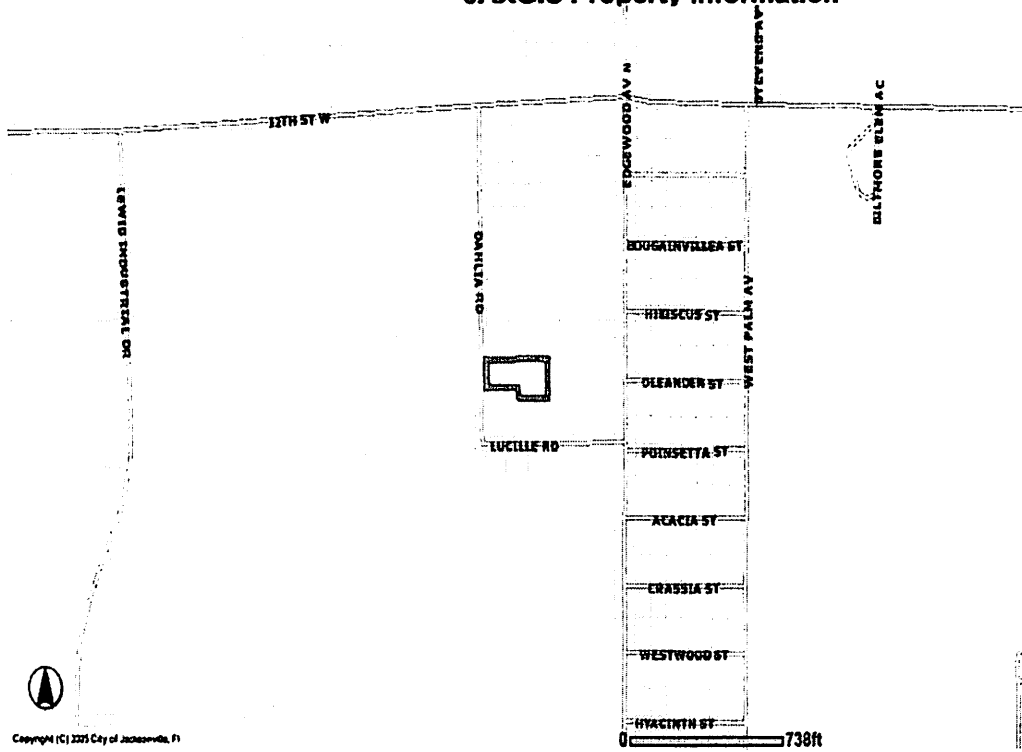
COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF 12TH STREET (MAYS ROAD) AND EDGEWOOD AVENUE; THENCE S 00°34'00" W, ALONG THE CENTER LINE OF SAID EDGEWOOD AVENUE, 653.60 FEET DEED; THENCE S 89°15'00" W, 50.01 FEET DEED TO THE WESTERLY RIGHT OF WAY LINE OF EDGEWOOD AVENUE; THENCE CONTINUE S 89°15'00" W, 265.00 FEET DEED TO THE POINT OF BEGINNING; THENCE S 00°34'00" W AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF EDGEWOOD AVENUE, 335.04 FEET (S 00°35'22" W, 337.03 FEET MEASURED); THENCE S 88°33'12" W, 79.26 FEET TO THE EAST LINE OF SAID PROPERTY AS AFOREMENTIONED IN OFFICIAL RECORD BOOK 7303, PAGE 2298; THENCE S 00°43'00" E ALONG EAST LINE OF AFORESAID PROPERTY, 150.00 FEET (S 00°28'30" W, 150.00 FEET MEASURED) TO THE SOUTH LINE OF AFORESAID PROPERTY; THENCE S 88°07'00" W ALONG SOUTH LINE OF AFORESAID PROPERTY, 150.00 FEET (S 88°30'30" W, 150.21 FEET MEASURED) TO ANGLE POINT ON AFORESAID PROPERTY; THENCE N 00°43'00" W, 50.00 FEET (N 01°12'25" E, 49.93 FEET MEASURED) TO ANGLE POINT ON AFORESAID PROPERTY; THENCE S 88°07'00" W, 124.00 FEET (S 88°37'23" W, 124.23 FEET MEASURED) TO THE EASTERLY RIGHT OF WAY LINE OF DAHLIA ROAD; THENCE N 00°28'30" E ALONG AFORESAID EASTERLY RIGHT OF WAY LINE, 100.00 FEET DEED AND MEASURED TO THE SOUTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD VOLUME 11862, PAGE 1014 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE N 88°07'00" E ALONG AFORESAID SOUTH LINE, 200.00 FEET (N 88°33'12" E, 199.80 FEET MEASURED) TO THE EAST LINE OF AFORESAID PROPERTY; THENCE N 00°28'30" E ALONG EAST LINE AFORESAID, 134.00 FEET (N 00°28'56" E, 134.00 FEET MEASURED) TO THE NORTH LINE OF AFORESAID PROPERTY; THENCE S 88°07'00" W ALONG NORTH LINE AFORESAID, 200.00 FEET (S 88°19'54" W, 199.87 FEET MEASURED) TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE DAHLIA ROAD; THENCE N 00°28'30" E ALONG EASTERLY RIGHT OF WAY LINE AFORESAID, 208.27 FEET DEED AND MEASURED TO THE SOUTH LINE OF PROPERTY AS DESCRIBED IN OFFICIAL RECORD VOLUME 7621, PAGE 530 OF AFOREMENTIONED PUBLIC RECORDS; THENCE N 89°15'00" E ALONG SOUTH LINE AFORESAID, 353.65 FEET DEED AND MEASURED TO THE POINT OF BEGINNING, CONTAINING 2.94 ACRES MORE OR LESS.

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite Zone	JEDC Zone
048903 0000	WILFONG GERALD R	1927 DAHLIA RD JACKSONVILLE 32254	30000	0.84	0730302297	6407	07-2S-26E .801 S1/2 OF SE1/4 OF NE1/4 OF NE1/4 PT RECD O/R BK 7303-2297	NOT IN FLOOD ZONE	Not in AshSite Zone	Not in Enterpr Zone

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone
048903 0000	WILFONG GERALD R	1927 DAHLIA RD JACKSONVILLE 32254	30000	0.84	0730302297	6407	07-2S-26E .801 S1/2 OF SE1/4 OF NE1/4 OF NE1/4 PT RECD O/R BK 7303-2297	NOT IN FLOOD ZONE	Not in AshSite Zone	Not in Enterpr Zone

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

Date: 12/16/2016 Time: 14:31:55
 Location: POB Clerk: ZSP
 Transaction 0783779

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Date: 12/13/2016
 Email: CPopoli@coj.net

Miscellaneous
 Item: CR - CR394142
 Receipt 0783779.0001-0001 2,468.00

Total Paid 2,468.00

CHECK 001067 2,468.00

Total Tendered 2,468.00

Paid By: NOEL DAHLIA LLC
 Thank You

IN
 ne: Lara Dietrich / Dietrich Planning LLC
 dress: 1332 Avondale Avenue, Jacksonville, FL 32205
 scription: Invoice for rezoning T-1310, A PUD request located at 1927 Dahlia Road, RE#
 :903-0000

LAcet	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2468.00

Total Due: \$2,468.00



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Leon Perpall
Noel Dahlia, LLC
14709 Howard St
Bryceville, Florida, 32009

January 09, 2017

Project Name: Noel Dahlia, LLC 1
Availability#: 2017-0027

Dear Mr/Mrs Leon Perpall,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC WATER SEWER RECLAIMED

Availability#: 2017-0027
 Request Received On: 1/5/2017
 Availability Response: 1/9/2017
 Prepared by: Mollie Price

Project Information

Name: Noel Dahlia, LLC 1
 Type: OTHER
 Requested Flow: 1 gpd
 Location: 1927 Dahlia Rd between 12th St W and Lucille Rd
 Parcel ID No.: 048896-0200
 Description: Site does not require utilities and will remain pervious for parking only; letter required

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 2-in water line on the east side of Dahlia Rd
 Connection Point #2: Existing 12-in water line on the south side of W 12th St (see Special Conditions)
 Special Conditions: POC Water2 should be used if fire pressure/ flow is not sufficient for the site via the 2-in water line. Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
 Connection Point #1: Existing 4-in forcemain on the north side of W 12th St
 Connection Point #2: NA
 Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

Reclaimed Water Connection

Sewer Region/Plant: North Grid
 Connection Point #1: No reclaim in the foreseeable future
 Connection Point #2: NA
 Special Conditions: No reclaim in the foreseeable future.

General Comments:

NOEL DAHLIA LLC
14709 HOWARD RD
BRYCEVILLE, FL 32009

Primary Site Address
2011 DAHLIA RD
Jacksonville FL 32254

Official Record Book/Page
17643-01153

Tile #
6407

2011 DAHLIA RD

Property Detail

RE #	048896-0200
Tax District	GS
Property Use	9999 To Be Appraised
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	0

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$0.00	\$0.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$0.00	\$0.00
Assessed Value	\$0.00	\$0.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$0.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17643-01153	7/21/2016	\$140,000.00	WD - Warranty Deed	Unqualified	Improved
09791-00965	9/27/2000	\$285.00	QC - Quit Claim	Unqualified	Improved
09772-00336	9/27/2000	\$100.00	QC - Quit Claim	Unqualified	Improved
07855-01813	4/18/1994	\$100.00	QC - Quit Claim	Unqualified	Improved
07328-00984	5/4/1992	\$125,000.00	WD - Warranty Deed	Qualified	Improved
07303-02297	4/6/1992	\$30,000.00	WD - Warranty Deed	Qualified	Improved
06730-01382	7/7/1989	\$10,000.00	WD - Warranty Deed	Unqualified	Vacant
05613-01523	1/27/1978	\$150.00	QC - Quit Claim	Unqualified	Vacant
05597-00544	12/17/1982	\$15,000.00	WD - Warranty Deed	Unqualified	Vacant
05256-00179	1/5/1981	\$20,000.00	WD - Warranty Deed	Unqualified	Vacant
04613-00006	4/10/1978	\$50,000.00	QC - Quit Claim	Unqualified	Improved
04060-01193	12/13/1975	\$100.00	QC - Quit Claim	Unqualified	Vacant
04060-01171	6/29/1975	\$1,000.00	WD - Warranty Deed	Unqualified	Vacant
03695-00508	1/1/1970	\$3,500.00	WD - Warranty Deed	Unqualified	Improved
03695-00506	1/28/1970	\$100.00	QC - Quit Claim	Unqualified	Improved
03695-00504	1/28/1970	\$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

No data found for this section

Land & Legal

Land
No data found for this section

Legal

LN	Legal Description
1	07-2S-26E 2.94
2	NE1/4 OF NE1/4
3	PT RECD O/R 117643-1153

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.
No information available

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company

NOEL DAHLIA LLC

Filing Information

Document Number L16000121344

FEI/EIN Number NONE

Date Filed 06/23/2016

State FL

Status ACTIVE

Principal Address

14709 HOWARD ROAD
BRYCEVILLE, FL 32009

Mailing Address

14709 HOWARD ROAD
BRYCEVILLE, FL 32009

Registered Agent Name & Address

PERPALL, LEON
14709 HOWARD ROAD
BRYCEVILLE, FL 32009

Authorized Person(s) Detail

Name & Address

Title AMBR

PERPALL, LEON
14709 HOWARD ROAD
BRYCEVILLE, FL 32009

Annual Reports

No Annual Reports Filed

Document Images

[06/23/2016 -- Florida Limited Liability](#) [View image in PDF format](#)