

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-139 TO

PLANNED UNIT DEVELOPMENT

MARCH 23, 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 **2017-139** to Planned Unit Development.

Location: 3695 Hartsfield Road at the southeast quadrant of Hartsfield Road and Ft. Caroline Road

Real Estate Number(s): 112944-1020

Current Zoning District: Planned Unit Development (PUD 1996-416)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Recreation and Open Space (ROS)

Planning District: Greater Arlington/Beaches, District 2

Planning Commissioner: Vacant

City Council District: The Honorable Joyce Morgan, District 1

Applicant/Agent: Albert DuBose
5251 Clapboard Creek Drive
Jacksonville, Florida 32226

Owner: Albert DuBose and Edna DuBose
5251 Clapboard Creek Drive
Jacksonville, Florida 32226

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2017-139** seeks to rezone approximately 1.05 acres of land from PUD to PUD. The rezoning to PUD is being sought to add a miniature golf course, outdoor rock climbing facility in addition to the existing batting/pitching cage and

concessionaire building. The property was rezoned to PUD in 1996 and allowed for playgrounds, baseball and soccer fields, batting cages, related pitching/fielding areas and a concessionaire building. The sale of alcoholic beverages is prohibited in the PUD and is not included in this application.

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 Recreation and Open Space (ROS) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The Recreation and Open Space (ROS) category includes lands used for activities that are associated with outdoor recreation. The FLUMs depict major existing recreational facilities only since neighborhood scale recreational areas are allowed as secondary uses within the residential and commercial categories. The location of new recreational facilities will be guided by the provisions of this and other elements of the 2030 Comprehensive Plan. Recommendations in the more specific planning district, neighborhood or functional plans will also be considered in siting future recreational facilities. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is below.

Principal Uses

Parks, Playgrounds; Golf courses; Driving ranges; Marinas; Fairgrounds and spectator sports facilities in public and private ownership; carbon sinks; Pastoral open space managed by the Recreation and Community Services Department is also included.

Secondary Uses

Dude ranches; Riding academies; Boarding stables; Private camps; Campgrounds; Travel trailer parks; Country clubs; Private clubs; Sale and service of alcoholic beverages for on-site consumption in conjunction with a permitted use; Rifle or pistol shooting ranges; Archery ranges; Hunting and fishing camps and similar other recreational uses; public schools.

Excluded Uses

Areas designated as national or state forests, parks or preserves, although they offer excellent recreational opportunities, are included in the Conservation category. Private recreation and open space facilities that are part of residential, commercial or institutional land uses approved as integrated developments are also excluded since they are considered to be supporting uses to their projects.

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

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

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

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers 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 Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Recreational and Open Space (ROS). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Recreation and Open Space Goal 6 To promote economic prosperity within the City through increased recreational facility development.

FLUE Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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 Objective 2.8 Maintain and/or improve existing recreation lands and encourage the dedication of properties for recreational uses through appropriate fiscal and regulatory incentives.

FLUE 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.

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

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

(4) Internal compatibility

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

The use of existing and proposed landscaping: The site does have significant mature trees in the area proposed for the miniature golf course. However it cannot be determined from the site plan if the trees will be removed or preserved.

The treatment of pedestrian ways: Sidewalks exist on both Hartsfield Road and Ft. Caroline Road.

The use of topography, physical environment and other natural features: The site is generally flat, with a downward slope to the east. Much of the site is covered with a parking area, concession building and batting cage. There are no significant natural features.

Traffic and pedestrian circulation patterns: The parking area has a one entrance and one exit on Hartsfield Road which should be sufficient for the facility. No other access is proposed.

The particular land uses proposed and the conditions and limitations thereon: The proposed PUD does contain the original prohibitions on the sale of alcohol, and video and arcade games that were approved in the current PUD.

(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:

The type, number and location of surrounding external uses: The proposed development is located in a predominately residential area. There are 180 townhomes across from the subject property. The Arlington YMCA is 300 feet to the northeast and contains an outdoor pool and tennis courts. A recreational facility at this location will complement the YMCA facility.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60/RLD-90	Single family dwellings, YMCA
South	MDR	RMD-A	Single family dwellings
East	MDR	RMD-A	Single family dwellings
West	MDR	PUD (03-240)	Hillcrest townhomes

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The staff does have a concern about the possibility of light impacts to the surrounding area when the facility is used at night. The staff recommends the applicant submit a lighting plan to ensure there is no impact to the surrounding property owners.

(6) Intensity of Development

The proposed development is consistent with the ROS functional land use category as a outdoor commercial recreational facility. The PUD is appropriate at this location because it will support the existing offices, service establishments and hospital in the area.

The existing residential density and intensity of use of surrounding lands: The area contains predominately single family dwellings. North of Ft. Caroline Road is zoned RLD-90 although the lots are significantly larger with the houses set closer to the river than the road. Southeast of the subject property are four single family dwellings on lots ranging from 1/3 acre to 2 acres. There are 180 townhomes directly west of the subject property.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

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

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

There are existing sidewalks on Ft. Caroline Road and Hartsfield Road.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 23, 2017, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-139** be **APPROVED** with the following exhibits:

1. The original legal description dated November 8, 2016.
2. The original written description dated December 20, 2016.
3. The original site plan dated December 14, 2016.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-139** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas. All lighting lamp sources shall be metal halide, compact fluorescent or LED. The maximum light pole height shall not exceed twenty feet (20' - 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.



View of subject property from Hartsfield Road



View of subject property from Ft Caroline Road



View of subject property from Ft Caroline Road



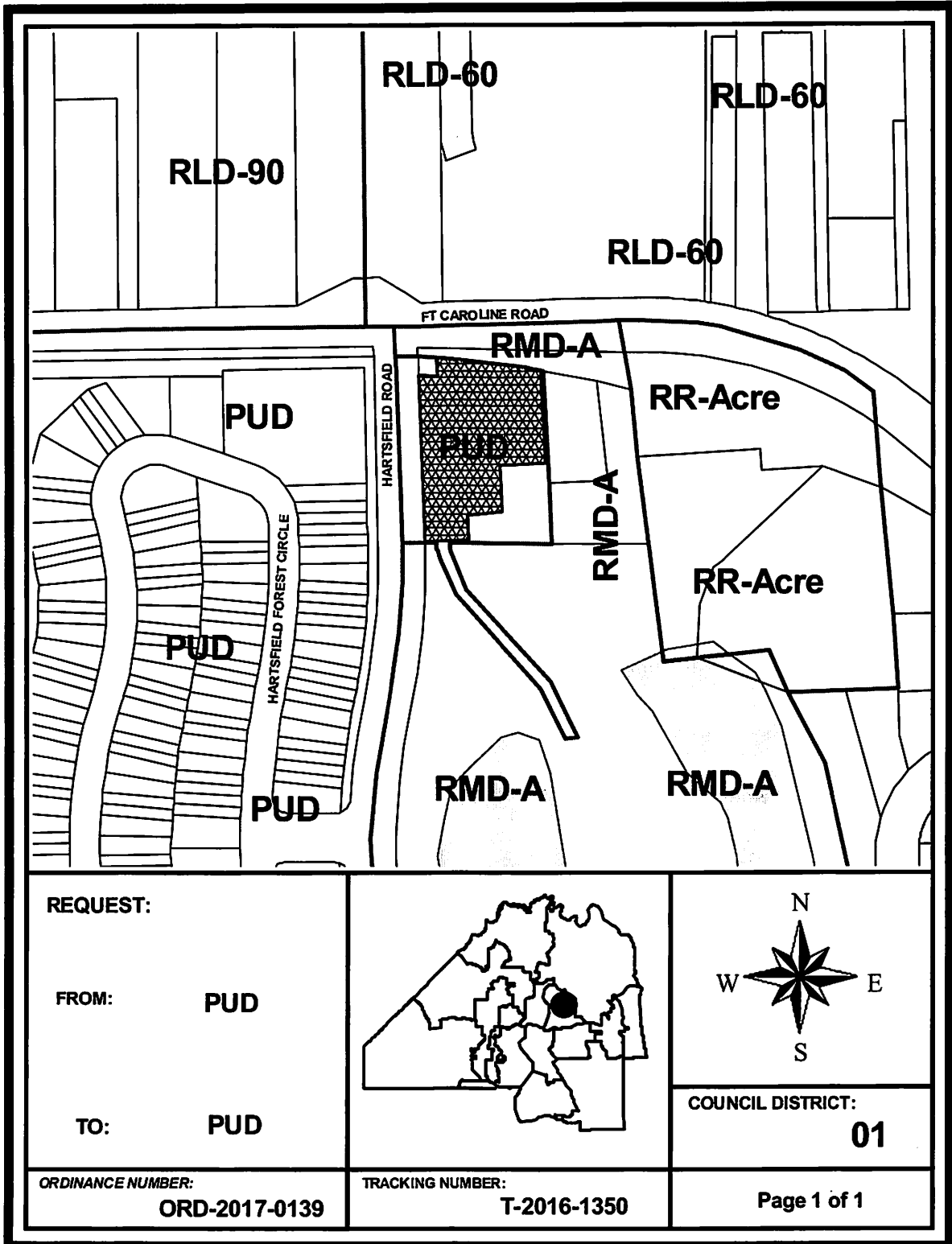
View of subject property from Ft Caroline Road



Adjacent residential dwelling on Ft Caroline Road



Aerial view of subject property.



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0139 Staff Sign-Off/Date BEL / 02/07/2017

Filing Date 02/22/2017 Number of Signs to Post 3

Hearing Dates:

1st City Council 03/28/2017 Planning Commission 03/23/2017

Land Use & Zoning 04/04/2017 2nd City Council N/A

Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL, RAYMUR VILLA OWNERS ASSOC.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1350

Application Status PAID

Date Started 01/23/2017

Date Submitted 01/23/2017

General Information On Applicant

Last Name	First Name	Middle Name
DUBOSE	ALBERT	

Company Name

Mailing Address
5251 CLAPBOARD CREEK DRIVE

City	State	Zip Code
JACKSONVILLE	FL	32226

Phone	Fax	Email
9045350606	904	ALDUBOSE@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
DUBOSE	ALBERT	

Company/Trust Name

Mailing Address
5251 CLAPBOARD CREEK DRIVE

City	State	Zip Code
JACKSONVILLE	FL	32226

Phone	Fax	Email
9045350606	904	ALDUBOSE@COMCAST.NET

Last Name	First Name	Middle Name
DUBOSE	EDNA	

Company/Trust Name

Mailing Address
5251 CLAPBOARD CREEK DRIVE

City JACKSONVILLE	State FL	Zip Code 32226
Phone 9045350606	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1996-416

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	112944 1020	1	2	PUD	PUD

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

Existing Land Use Category
ROS

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.05

Development Number

Proposed PUD Name GRAND SLAM

Justification For Rezoning Application

TO ADD RECREATIONAL USES TO THE EXISTING RECREATIONAL FACILITY

Location Of Property

General Location

House # 3695	Street Name, Type and Direction HARTSFIELD RD	Zip Code
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Between Streets
MAJESTIC OAKS DR and HARTSFIELD RD

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**
1.05 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**

43 Notifications @ \$7.00 /each: \$301.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$931.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

November 8, 2016

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE FORMER SOUTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTSFIELD ROAD (BOTH 66-FOOT RIGHTS-OF-WAY AT THIS POINT) AND RUN SOUTH 02 DEGREES 12 MINUTES 18 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF HARTSFIELD ROAD, A DISTANCE OF 13.99 FEET TO THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF FORT CAROLINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); RUN THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT OF WAY LINE OF FORT CAROLINE ROAD (ALSO BEING THE NORTHERLY LINE OF A BELLSOUTH EASEMENT AS RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 10043, PAGE 1587), SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,869.38 FEET, AN ARC DISTANCE OF 30.18 FEET TO THE NORTHEASTERLY CORNER OF SAID BELLSOUTH EASEMENT FOR THE POINT OF BEGINNING, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 14 MINUTES 04 SECONDS EAST, 30.18 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE IN AN EASTERLY DIRECTION ALONG SAID CURVE IN THE SOUTHERLY RIGHT OF WAY LINE OF FORT CAROLINE ROAD, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,869.86 FEET, AN ARC DISTANCE OF 171.40 FEET TO A POINT, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 08 MINUTES 47 SECONDS EAST, 171.34 FEET; THENCE SOUTH 02 DEGREES 38 MINUTES 10 SECONDS EAST, A DISTANCE OF 151.44 FEET; THENCE SOUTH 86 DEGREES 01 MINUTES 15 SECONDS WEST, A DISTANCE OF 74.07 FEET; THENCE SOUTH 03 DEGREES 14 MINUTES 28 SECONDS EAST, A DISTANCE OF 75.41 FEET; THENCE SOUTH 85 DEGREES 24 MINUTES 51 SECONDS WEST, A DISTANCE OF 57.44 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES 18 SECONDS EAST, A DISTANCE OF 40.39 FEET; THENCE SOUTH 87 DEGREES 47 MINUTES 44 SECONDS WEST, A DISTANCE OF 70.20 FEET TO A POINT ON THE PREVIOUSLY MENTIONED EASTERLY RIGHT OF WAY LINE OF HARTSFIELD ROAD; THENCE NORTH 02 DEGREES 12 MINUTES 16 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 272.01 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF PREVIOUSLY MENTIONED BELLSOUTH EASEMENT; THENCE SOUTH 86 DEGREES 12 MINUTES 07 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID BELLSOUTH EASEMENT, A DISTANCE OF 30.00 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH 01 DEGREES 53 MINUTES 25 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID BELLSOUTH EASEMENT, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

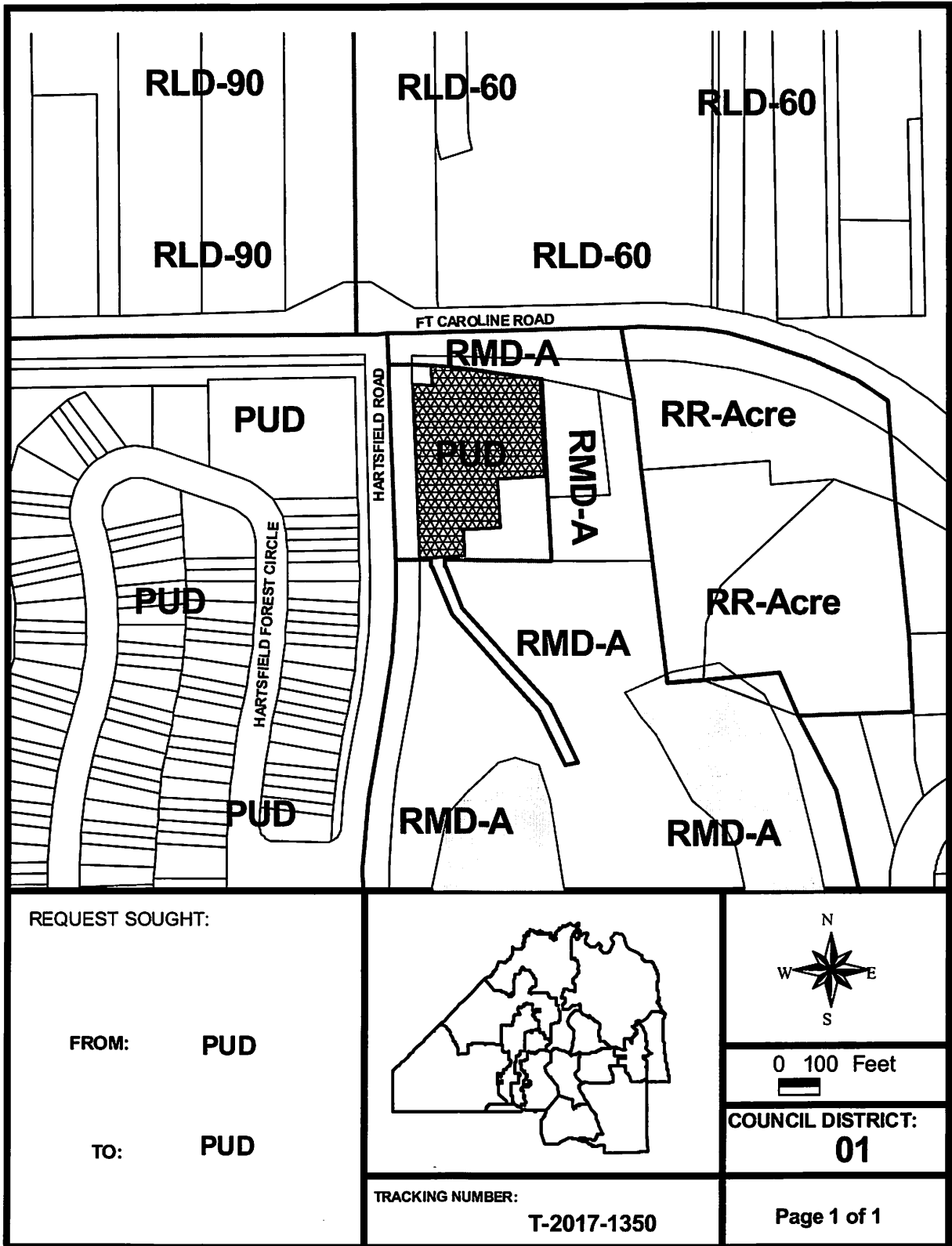


EXHIBIT A - Property Ownership Affidavit

Date: Dec. 21, 2016

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

Re: Property Owner Affidavit for the following site location:
3695 Hartsfield Rd, Jacksonville FL 32217

To Whom it May Concern:

I Albert & Edna Dubose hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for _____ submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By Albert Dubose
Albert Dubose
By Edna L. Dubose
Print Name: Edna L. Dubose

If Owner is Entity:*

Print Name: _____
By _____
Print Name: _____
Its: _____

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 21 day of December 2016 by Albert Dubose and Edna Dubose who is personally known to me or who has produced Florida Driver License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Amy E. Rosario
(Printed name of NOTARY PUBLIC)

Amy E. Rosario
Notary Public
State of Florida
My Commission Expires 08/29/2017
Commission No. FF 49833

State of Florida at Large.
My commission expires: 08/29/2017

EXHIBIT B

Agent Authorization

The Agent Authorization form is not required.

Binding Letter

Date: Dec. 24, 2016

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

RE:

Ladies and Gentleman;

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

Sincerely,

By: Albert Dubone

BY: Edna L. Dubone

Exhibit 3

WRITTEN DESCRIPTION

**Grand Slam Batting PUD
December 20, 2016**

I. PROJECT DESCRIPTION

- A. The 1.05 acre property was rezoned in 1996 to allow for a batting, pitching and fielding facility in conjunction with a concessionaire facility. The facilities were constructed. There are several large trees on the property. The rezoning application is required to add a miniature golf course and rock climbing structure to the PUD.
- B. Project Architect/Planner: N/A
- C. Project Engineer: N/A
- D. Project Developer:
- E. Current Land Use Category: ROS
- F. Current Zoning District: PUD 1994-416
- G. Requested Zoning District: PUD
- H. Real Estate Number(s): 112944-1020

II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="1.05"/>	acres	<input type="text" value="100"/>	%
Amount of each different land use by acreage				
Single family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Commercial	<input type="text" value="1.05"/>	acres	<input type="text" value="100"/>	%
Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%

Other land use	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total amount of non-residential floor area	<input type="text" value="1200"/>	sq. ft.	<input type="text" value="2.6"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of buildings and structures	<input type="text" value="1200"/>	sq. ft.	<input type="text" value="2.6"/>	%

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
The PUD will limit the type of uses allowed, and continue restrictions from the existing PUD.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City. The property owner will maintain those areas described in the Written Description which are not maintained by the City.
- C. Justification for the rezoning.
To add a miniature golf course and rock climbing structure to increase the usability of the facility.
- D. Phase schedule of construction (include initiation dates and completion dates): The construction of the miniature golf will commence within 6 months. The timetable for the rock climbing structure is unknown.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:
 1. Playgrounds, playfields, including baseball and soccer fields
 2. Recreational facilities including baseball batting cages, and related pitching/fielding areas
 3. Miniature golf
 4. Outdoor rock climbing facility
 5. Sale and service of concessionaire type food and drink items in conjunction with the operation of a recreational facility. There shall be no sale or service of alcoholic beverages.

- B. Permissible Uses by Exception: None
- C. Limitations on Permitted or Permissible Uses by Exception:
 - 1. Video games and arcades are prohibited
- D. Permitted Accessory Uses and Structures: None

V. DESIGN GUIDELINES

- A. Lot Requirements:
 - 1. Minimum lot area: 43,560 square feet
 - 2. Minimum lot width: 100 feet
 - 3. Maximum lot coverage: 35%
 - 4. Minimum yard (Hartsfield Road): 10 feet
 - 5. Minimum yard (Ft. Caroline Road): 10 feet
 - 6. Minimum yard (West): 15 feet
 - 7. Minimum yard (South): 10 feet
 - 8. Maximum height of structures: 50 feet
- B. Ingress, Egress and Circulation:
 - 1. *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
 - 2. *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Hartsfield Road only as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
 - 3. *Pedestrian Access.*
 - a. Pedestrian access is provided by existing sidewalks along Hartsfield Road and Fort Caroline Road in accordance with the 2030 Comprehensive Plan.
- C. Signs:
 - 1. One (1) double faced monument sign not to exceed 32 square feet in area and 6 feet in height on Hartsfield Road. The sign may be externally illuminated. .
 - 2. Wall signs are not permitted.
 - 3. Directional signs shall not exceed 4 square feet in area and 4 feet in height
- D. Landscaping:
 - 1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.
 - 2. There shall be a six foot high chain link fence installed along the western boundary.
 - 3. Owner shall protect and maintain several large oak trees existing along the northerly and easterly areas which are identified on the approved site plan for PUD 1996-416.
 - 4. All landscaping and fence(s) shall be maintained by the owner in a good and proper state at all times and any necessary repairs and/or replacements shall be accomplished

in a timely manner.

E. Utilities

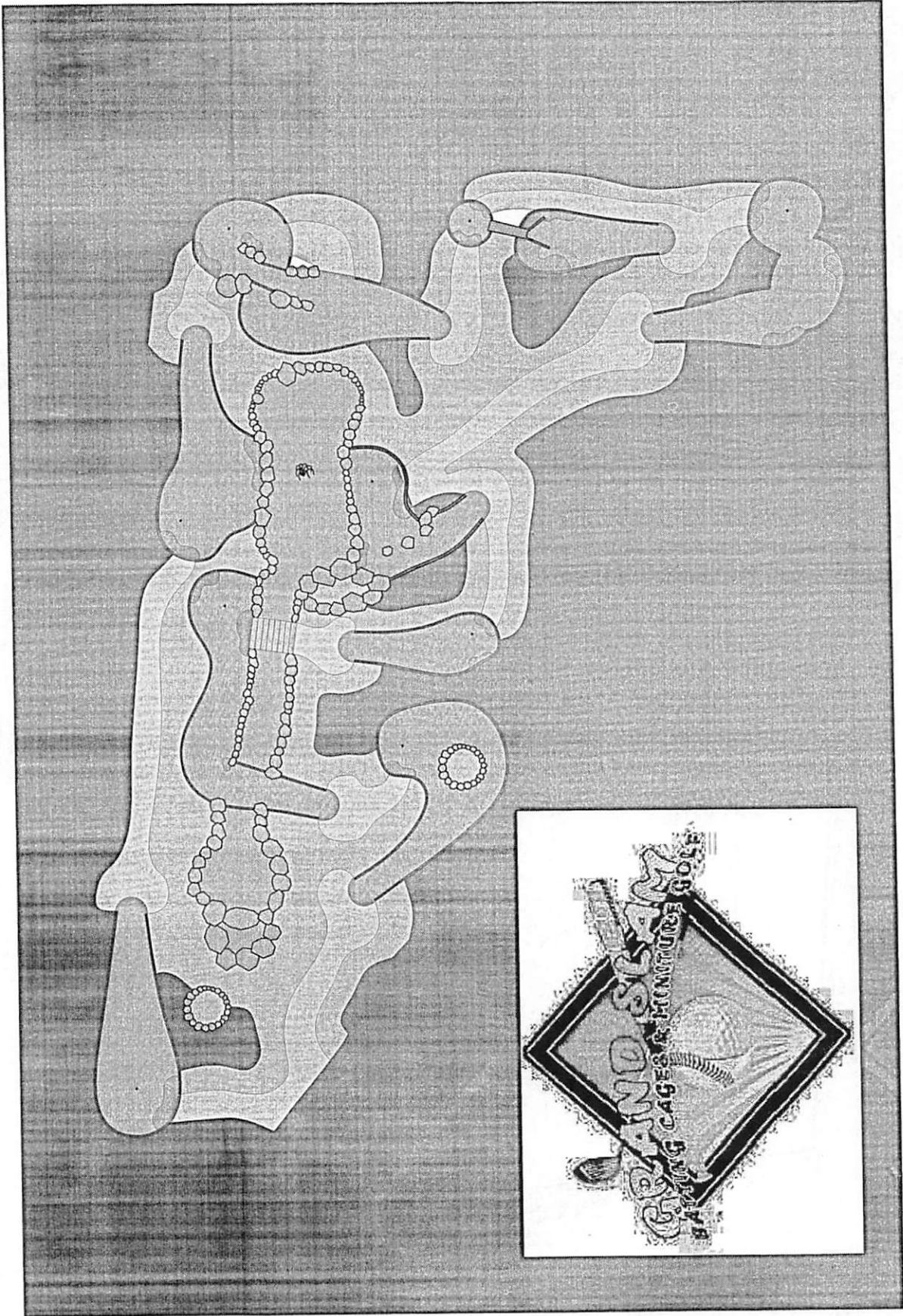
Water will be provided by JEA

Sanitary sewer will be provided by JEA

Electric will be provided by JEA

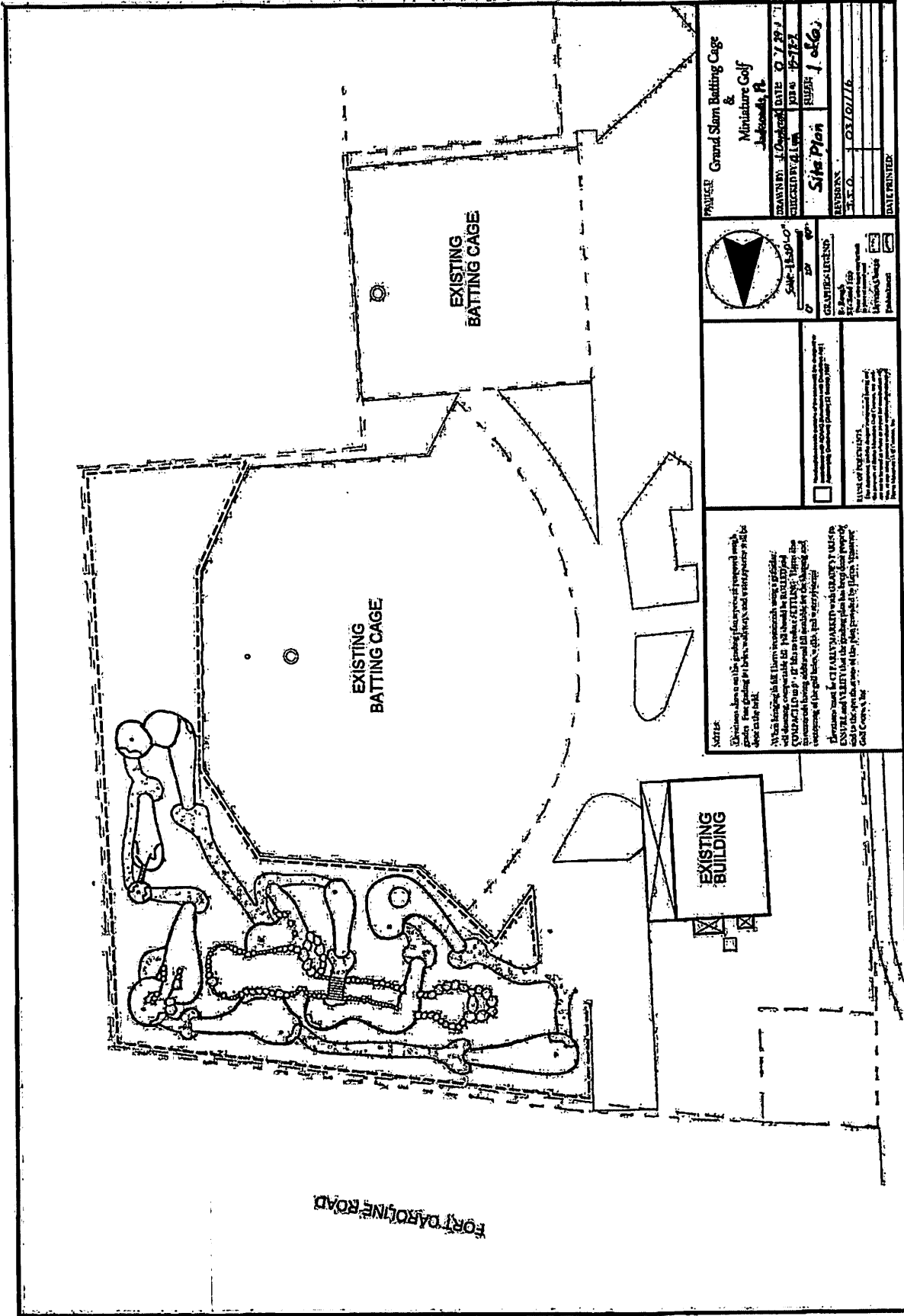
VI. DEVELOPMENT PLAN APPROVAL

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



December 14, 2016

Exhibit 3
Page 2 of 8



OWNER: Grand Slam Batting Cage & Miniature Golf
 Jacksonville, FL

DESIGNED BY: Sigsbee
 DATE: 03/12/16

PROJECT NO.: 16061

DATE PRINTED:

SCALE: 1/8" = 1'-0"

DATE: 03/12/16

PROJECT NO.: 16061

GRANTING LICENSES

Professional Engineer
 State of Florida
 License No. 12345

Professional Surveyor
 State of Florida
 License No. 67890

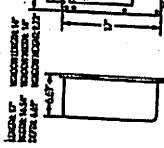
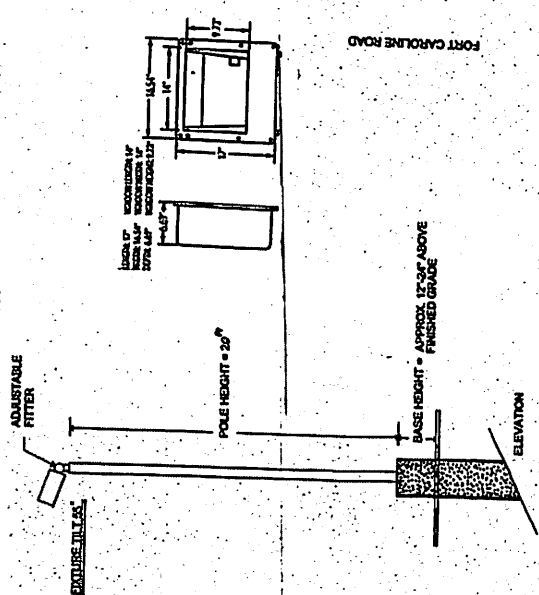
NOTES

1. Conditions shown on this drawing are based on information provided by the owner. The Engineer is not responsible for the accuracy of the information provided.

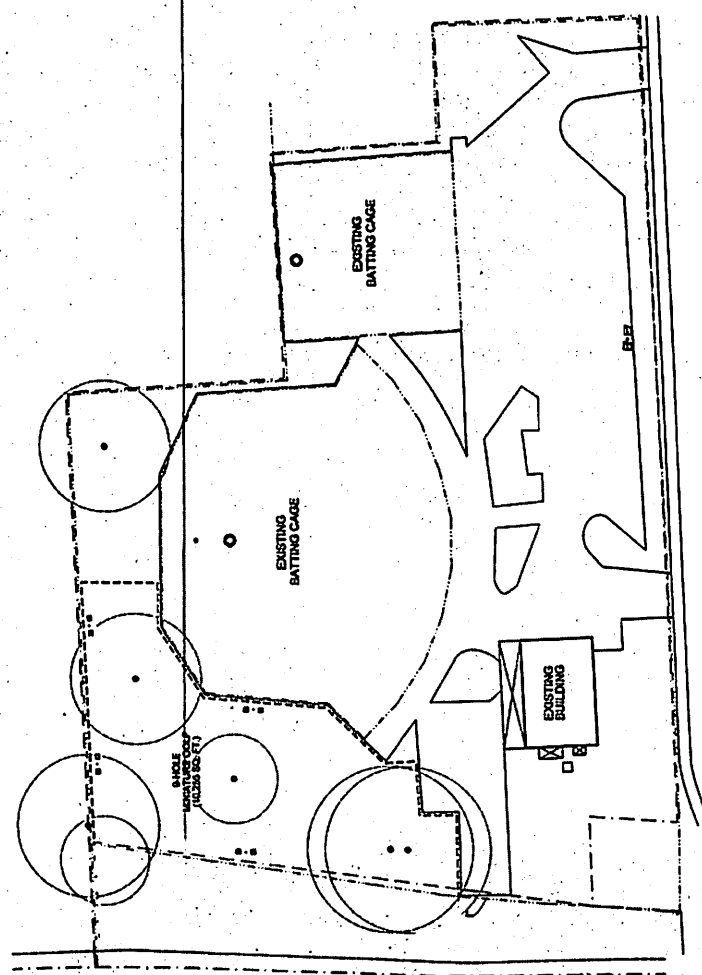
2. When bidding for this work, the contractor shall verify all dimensions and conditions shown on this drawing. The contractor shall be responsible for any discrepancies between the drawing and the actual conditions.

3. The contractor shall be responsible for obtaining all necessary permits and licenses for this work.

4. The contractor shall be responsible for the safety of all workers and the public during the construction of this project.



PORT CAROLINE ROAD



Quantity	Description	Unit	Qty	Rate	Amount	Notes
1	Street Light	EA	1	12,450	12,450	
1	Street Light	EA	1	12,450	12,450	

Item No.	Description	Quantity	Unit	Rate	Amount
1	Street Light	1	EA	12,450	12,450
2	Street Light	1	EA	12,450	12,450


PROJECT: Grand Slam Batting Cage & Miniature Golf
Jacksonville, FL

DRAWN BY: J. Capozzola **DATE:** 07/29/16

CHECKED BY: G. Lynn **JOB #:** 15-72-2

REVISIONS: LIGHTING PLAN **SHEET:** 2 OF 6

DATE PRINTED: 03/02/16



Scale: 1" = 20'-0"


GRAPHICS LEGEND:

RT: Right Turn

LT: Left Turn

EL: Elevation Change

EB: Embankment



HARRIS
Miniature Golf
EST. 1982

Nothing is to be construed as a warranty or guarantee of any kind. Harris Miniature Golf is not responsible for any damage or injury to persons or property caused by the use of any of its products. Harris Miniature Golf is not responsible for any damage or injury to persons or property caused by the use of any of its products.

REUSE OF DOCUMENT:
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December 14, 2016

DATE PRINTED: 09 / 02 / 16
REVISIONS
1.10 09 / 01 / 16 (CONCRETE LAYOUT)
SHEET 3 OF 6
DATE: 09 / 14 / 15
CHECKED BY: L. L. Lutz
DRAWN BY: L. L. Lutz
PROJECT: Grand Slam Putting Cage & Miniature Golf
Location: Jacksonville, FL



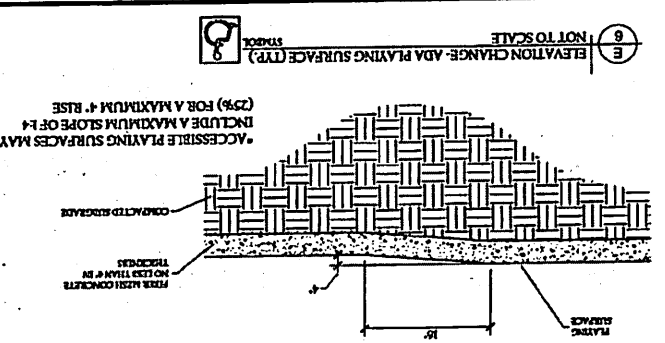
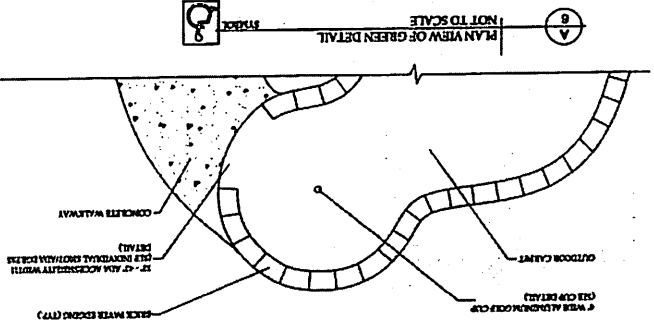
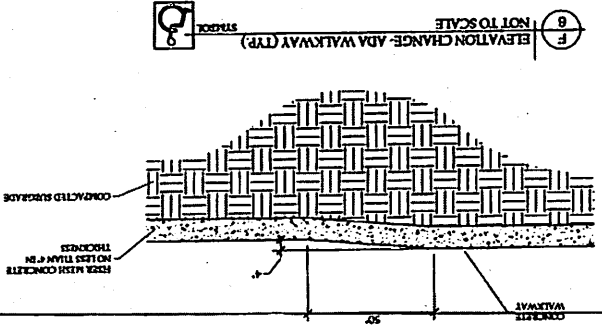
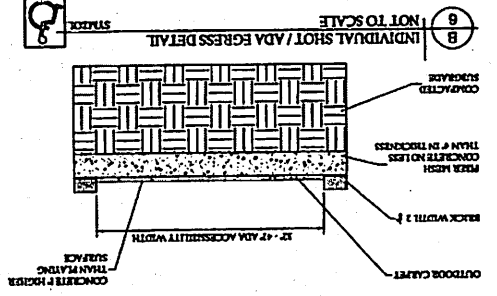
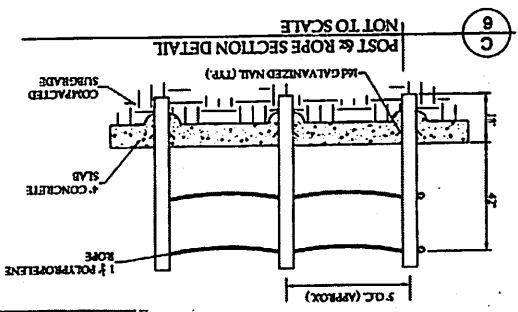
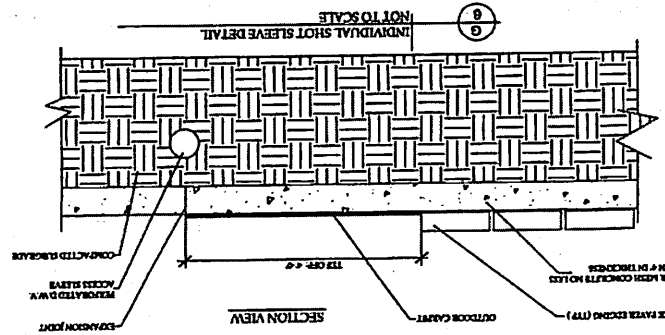
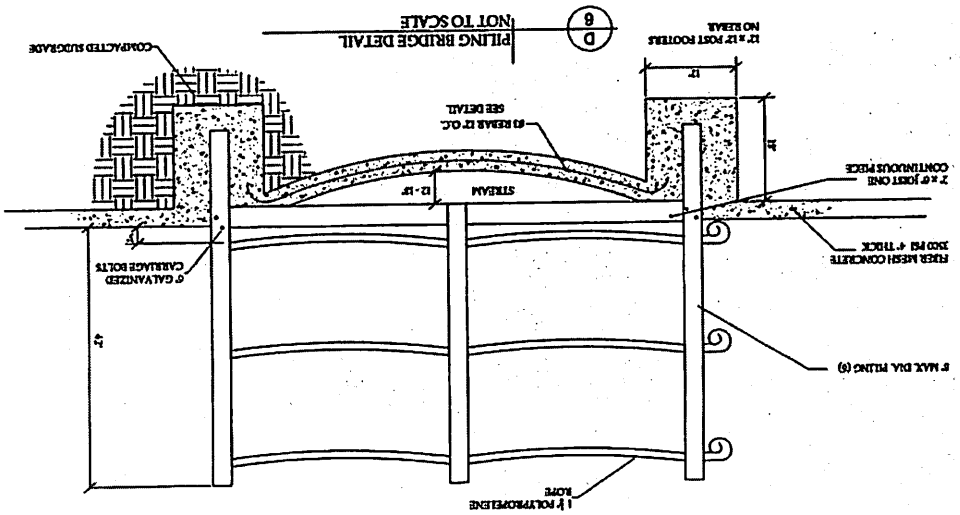
NOTES

1. ALL CONCRETE ON SITE SHALL BE A FRESH MIX BATCH.

2. REINFORCING SHALL BE PLACED IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS.

3. THIS DOCUMENT IS THE PROPERTY OF HARRIS CONSTRUCTION COMPANY, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

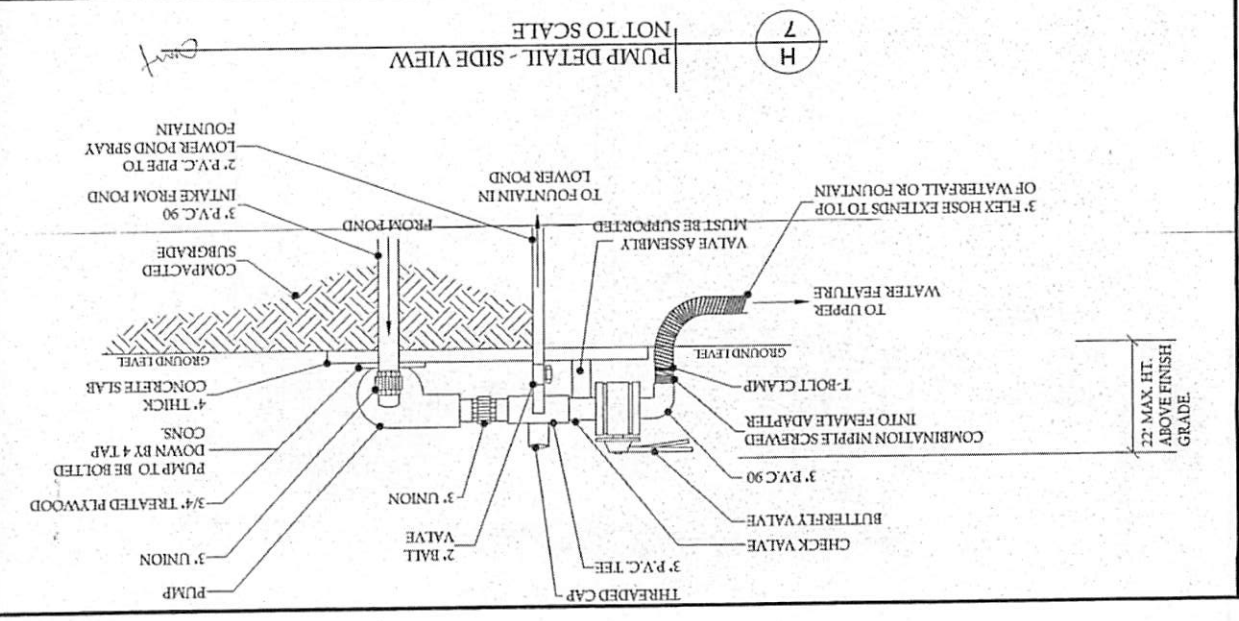
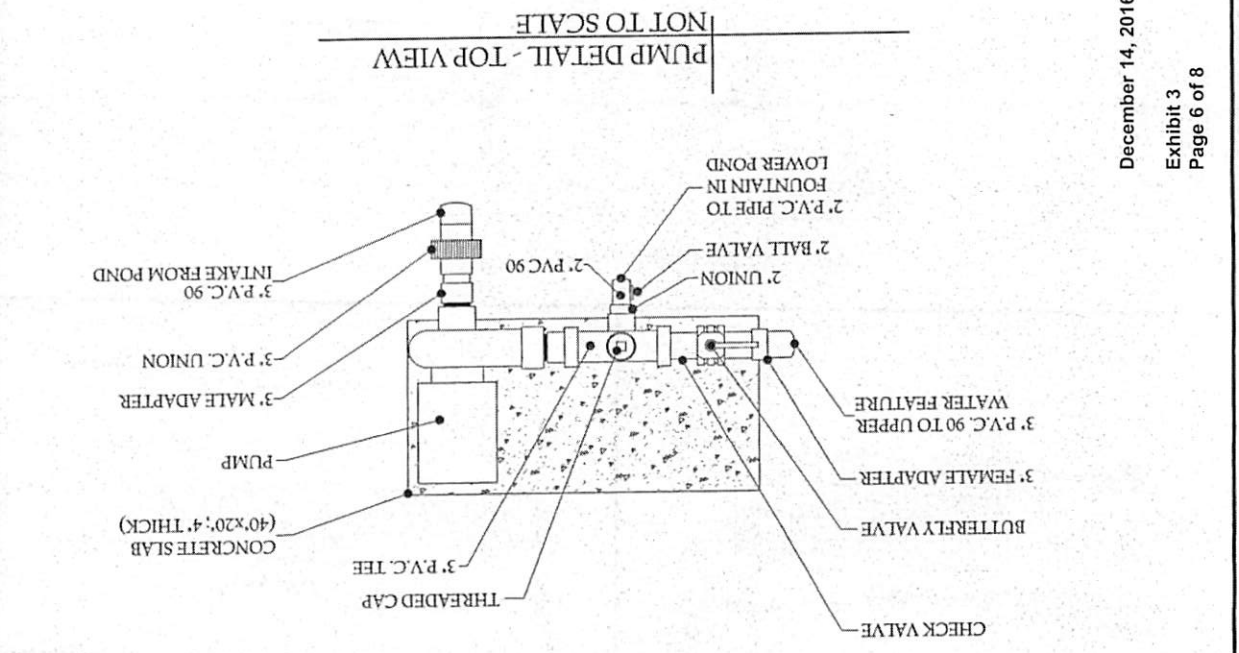
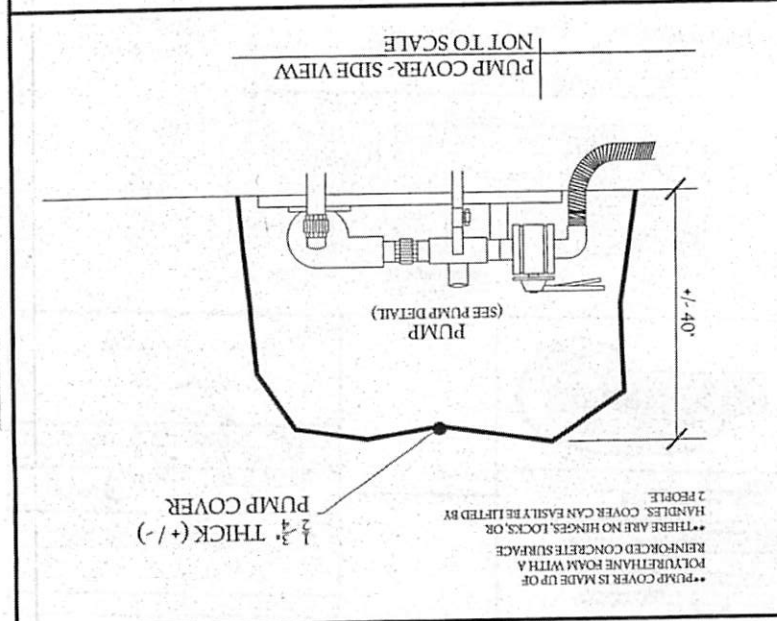
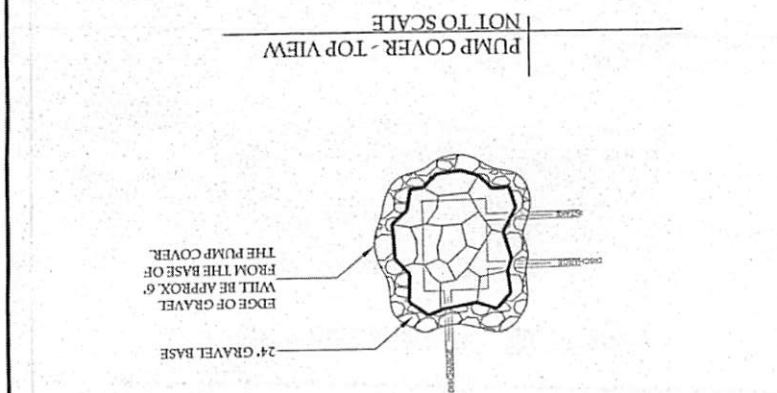
4. HARRIS CONSTRUCTION COMPANY, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT.

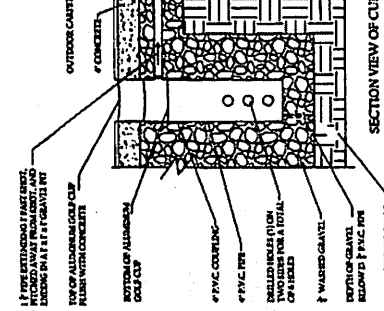
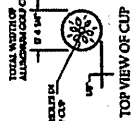
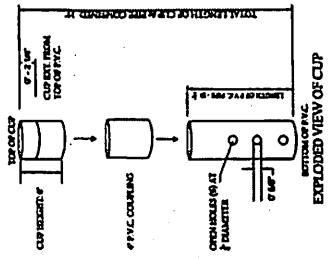


DATE PRINTED 09 / 02 / 16	
L.I.C. 09 / 01 / 16 (CORRECTION)	
REVISIONS	
#2	DETAIL SHEET
SHEET 9 OF 6	
CHECKED BY: G. Lynn	JOB #: 15-12-2
DATE: 09 / 14 / 15	DRAWN BY: J. Onyiah
PROJECT: Grand Slam Batting Cage & Miniature Golf Jacksonville, FL	



NOTES:
 - ALL CONCRETE ON SITE SHALL BE A MINIMUM 3000 PSI CONCRETE WITH A 3000 PSI 1 PARTS
 ACCORDING TO ACI 308.3 (PARTIAL) AND CHANGING THE
 HANDING ACCORDS TO THE (SOUND) AS DESIGNED IN
 ACCORDANCE WITH CHANGING THE
 HARRIS CONTRACT DOCUMENTS
 THIS DOCUMENT, PART OF THE HARRIS CONTRACT DOCUMENTS, AND
 THE PROPERTY OF HARRIS MINIATURE GOLF CONTRACTS, INC. AND
 SHALL BE KEPT IN FORCE AS PART OF THE CONTRACTORS OBLIGATION
 TO COMPLETE THE PROJECT WITHIN THE SPECIFIED TIME FRAME.
 HARRIS MINIATURE GOLF CONTRACTS, INC.





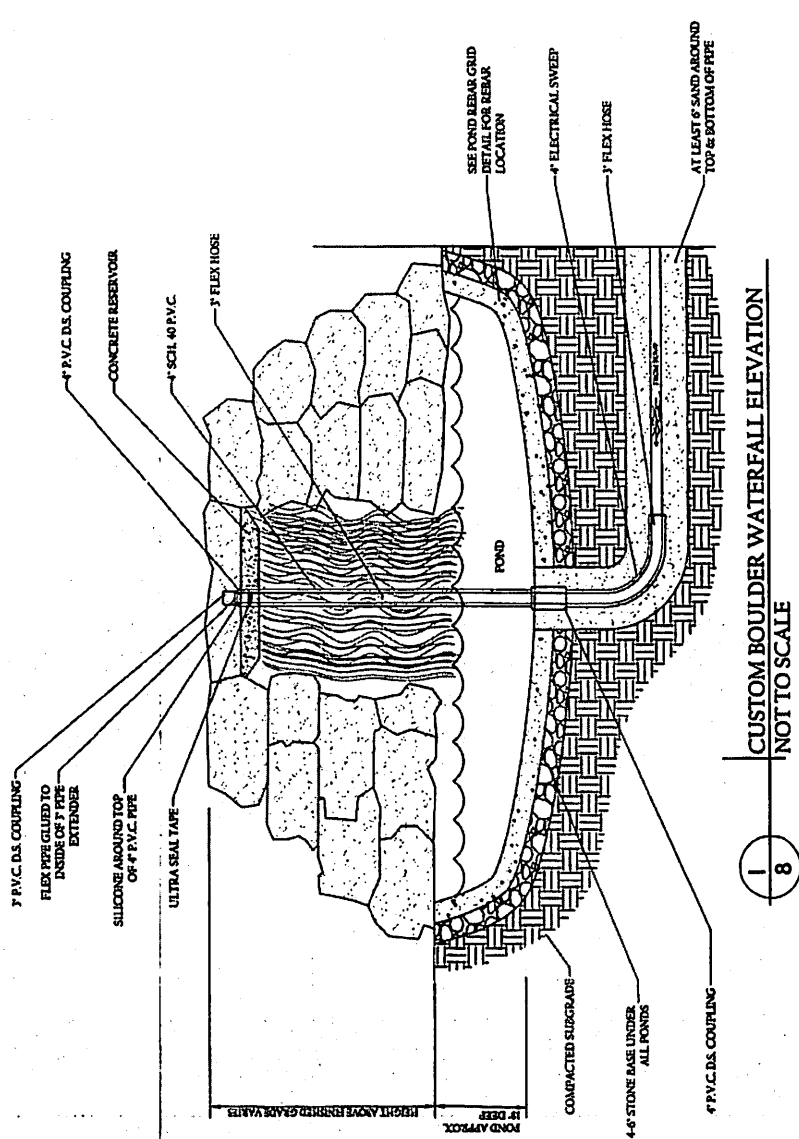
CUP ASSEMBLY & DRAINAGE
NOT TO SCALE

1
8

PROJECT: Grand Slam Baiting Cage & Miniature Golf Jacksonville, FL	
DRAWN BY: J. Orzechowski	DATE: 09/14/15
CHECKED BY: G. Lynn	JOB #: 15-122
TOTAL SHEET: 5 OF 6	
REVISIONS:	
J.L.O.	09/01/15 (CORRECTIONS)
DATE PRINTED: 09/02/16	



NOTES:
- THIS DOCUMENT IS THE PROPERTY OF HARRIS MINIATURE GOLF ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK.
- ANY REVISIONS TO THIS DOCUMENT MUST BE APPROVED BY HARRIS MINIATURE GOLF ENGINEERING, INC. IN WRITING.
- HARRIS MINIATURE GOLF ENGINEERING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.
- HARRIS MINIATURE GOLF ENGINEERING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.

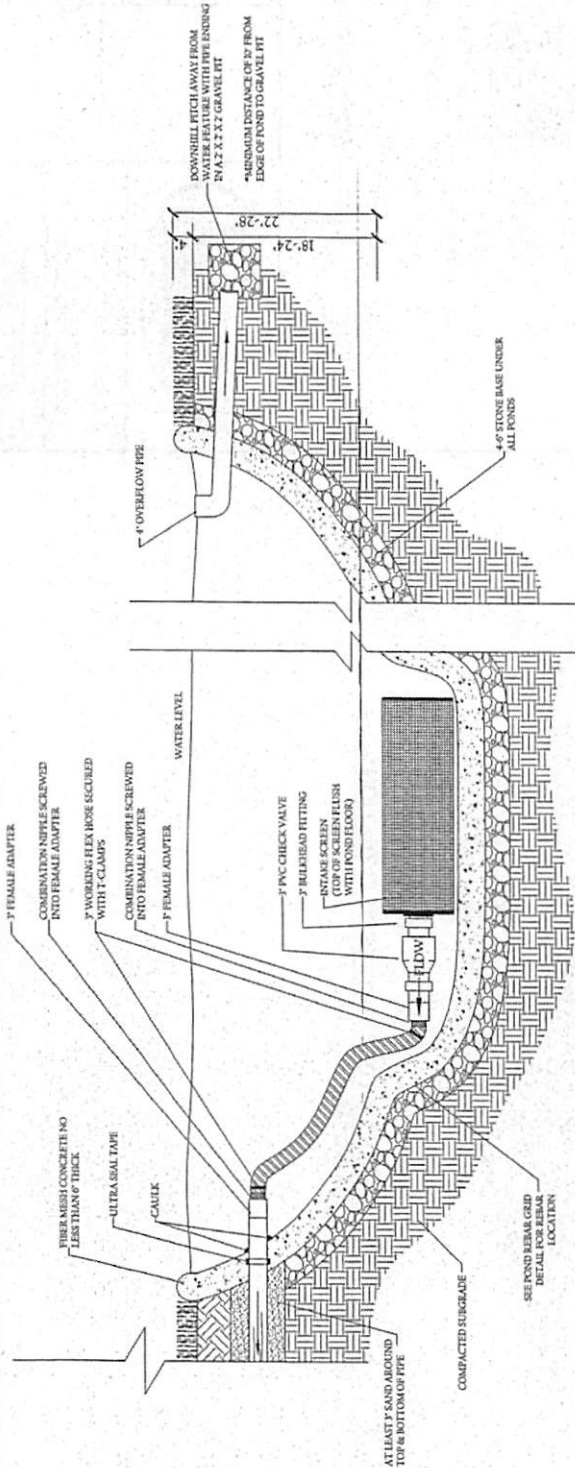


CUSTOM BOULDER WATERFALL ELEVATION
NOT TO SCALE

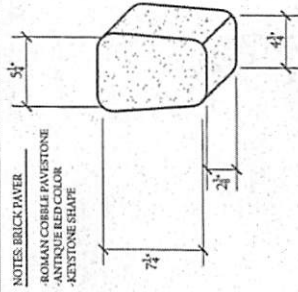
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8

December 14, 2016

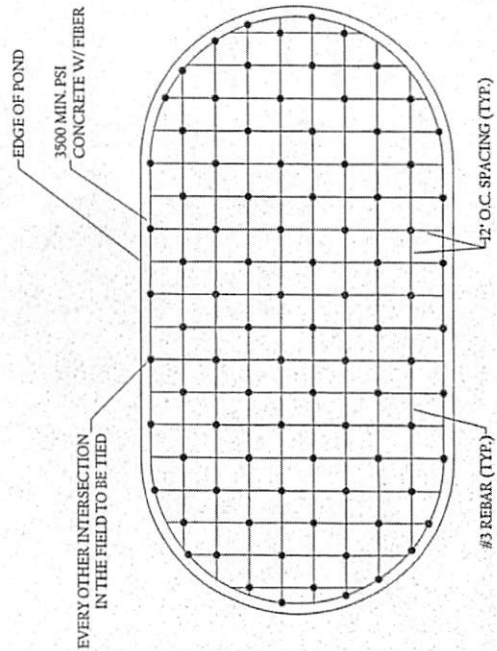
Exhibit 3
Page 7 of 8



K 9 LOWER POND DETAIL NOT TO SCALE



M 9 BRICK PAVER DETAIL NOT TO SCALE



L 9 POND REBAR GRID NOT TO SCALE

PROJECT: Grand Slam Batting Cage & Miniature Golf Jacksonville, FL	
DRAWN BY: J. Chiphchak	DATE: 09 / 14 / 15
CHECKED BY: G. Lynn	JOB #: 15-72-2
REVISED SHEET #4	SHEET: 6 OF 6
REVISIONS: 02 / 01 / 16 (CORRECT LAWD)	
DATE PRINTED: 05 / 02 / 16	



NOTES:
 - ALL CONCRETE ON SITE SHALL BE A MIN. 3500 PSI
 - ALL CONCRETE SHALL BE 4\"/>

EXHIBIT F

Land Use Table

The Land Use Table is in the Written Description.



For official use by Clerk's office only

STATE OF Florida) SPECIAL WARRANTY DEED
COUNTY OF Duval)

THIS INDENTURE, made this June 30, 2015, between TJB Properties, LLC a Florida Limited Liability Company, whose mailing address is: 100 N. LAURA STREET, SUITE 1000, Jacksonville, Florida 32202, party of the first part, and Albert DuBose and Edna L. DuBose as Joint tenants with full rights of *, whose mailing address is: 5251 Clapboard Creek Dr **, party/parties of the second part,

WITNESSETH: *survivorship

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

**Jacksonville FL 32226

See Attached Exhibit A

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on June 30, 2015.

Signed, sealed and delivered in the presence of:

TJB Properties, LLC, a Florida Limited Liability Company by The Jacksonville Bank, Managing Member.

Deborah Davis
Witness signature

Deborah Davis
Print witness name

Rachel Ingle
Witness signature

Rachel Ingle
Print witness name

By: [Signature]
Print Name: Joseph W. Amy
Title: Executive Vice President and Chief Credit Officer

State of Florida
County of Duval

26th
THE FOREGOING INSTRUMENT was acknowledged before me this 26th day of June, 2015 by Joseph W. Amy, Executive Vice President and Chief Credit Officer of The Jacksonville Bank as Managing member of TJB Properties, LLC, a Florida Limited Liability Company who is personally known to me or who has produced drivers license as identification.

Rachel Ingle
Notary Public
Rachel Ingle
Print Notary Name

My Commission Expires: 4/22/2016

Notary Seal

Prepared by and Return to:
H. Nelson / Guardian Title & Trust, Inc.
13400 Sutter Park Drive South Suite 1101
Jacksonville, FL 32224



RACHEL INGLES
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE101503
Exp Date 4/22/2016

Date: June 30, 2015
Property Address: 3695 Hartsfield Rd
Jacksonville, Florida 32277
APN# 112944-1020

Exhibit "A"
LEGAL DESCRIPTION

A Portion of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 2 South, Range 27 East, Duval County, Florida, and being more particularly described as follows: for a point of reference commence at the intersection of the former Southerly Right-of-Way line of Fort Caroline road with the Easterly Right-of-Way line of Hartsfield road (both 66-foot rights-of-way at this point) and run south $02^{\circ} 12' 16''$ East along said Easterly Right-of-Way line of Hartsfield road, a distance of 13.99 feet to the current Southerly Right-of-Way line of fort Caroline road (a variable width right-of-way); run thence in an Easterly direction along the arc of a curve in said Southerly Right of Way line of fort Caroline road (also being the Northerly line of a Bellsouth easement as recorded in the Official Records of said county in Book 10043, Page 1567), said Curve being concave Southerly and having a radius of 1,869.36 feet, an arc distance of 30.16 feet to the Northeasterly Corner of said Bellsouth easement for the Point of Beginning, said arc subtended by a chord bearing and distance of South $86^{\circ} 14' 04''$ East, 30.16 feet.

From the Point of Beginning thus described continue in an Easterly direction along said curve in the southerly right of way line of fort Caroline road, said curve being concave Southerly and having a radius of 1,869.86 feet, an arc distance of 171.40 feet to a point, said arc subtended by a chord bearing and distance of South $83^{\circ} 08' 47''$ East, 171.34 feet; thence South $02^{\circ} 36' 10''$ East, a distance of 151.44 feet; thence South $86^{\circ} 01' 15''$ West, a distance of 74.07 feet; thence South $03^{\circ} 14' 28''$ East, a distance of 75.41 feet; thence South $85^{\circ} 24' 51''$ West, a distance of 57.44 feet; thence South $02^{\circ} 12' 16''$ East, a distance of 40.39 feet; thence South $87^{\circ} 47' 44''$ West, a distance of 70.20 feet to a point on the previously mentioned Easterly Right of Way line of Hartsfield road; thence North $02^{\circ} 12' 16''$ West, along said Easterly Right of Way line, a distance of 272.01 feet to a point at the Southwesterly corner of previously mentioned Bellsouth easement; thence South $86^{\circ} 12' 07''$ East along the Southerly line of said Bellsouth easement, a distance of 30.00 feet to the Southeasterly corner thereof; thence North $01^{\circ} 53' 25''$ West, along the Easterly line of said Bellsouth easement, a distance of 30.00 feet to the Point of Beginning.

AERIAL PHOTOGRAPH



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

General Collection Receipt

Account No: CR400056
 User: Lewis, Bruce
REZONING/VARIANCE/EXCEPTION

Date: 2/7/2017
 Email: BLewis@coj.net

Name: Albert DuBose
 Address: 5251 Clapboard Creek Drive Jacksonville, FL 32226
 Description: Grand Slam PUD 2570 - CR 390510 paid \$1639 balance due 931.00

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									931.00



Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc
 Date: 02/14/2017 Time: 12:25:39
 Location: P08 Clerk: ZSP
 Transaction 0095423

Miscellaneous
 Item: CR - CR400056
 Receipt 0095423.0001-0001 931.00
 Total Paid 931.00

Total Due: \$931.00