

Exhibit D

WRITTEN DESCRIPTION

MAIN STREET @ KIRK ROAD RETAIL PUD

Revised October 5, 2017

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.**

The 1.03 acre site is located at southeast corner of Main Street and Kirk Road and is currently vacant. Surrounding uses include Main Street right-of-way and railroad right-of-way to the west, vacant land and single-family and mobile homes to the north, single-family and mobile homes to the east, and heavy commercial uses to the south. The requested commercial development proposes a gas station with convenience store (50 X 60 feet), a canopied (40 X 75 feet) 3-islands with 12 gas pump stations, and automatic car wash (15 X 40 feet) along with a 25 X 50 foot office/commercial uses behind and east of the convenience store as shown on the attached Exhibit E Site Plan. One 36-foot wide entrance driveway from North Main Street is proposed. A total of 18 parking spaces (including 3 of which are handicapped spaces) are indicated on the site plan to serve the total of 4,875 square feet of commercial buildings (3,000 square feet for the convenience store and 1,875 square feet for the ancillary office/retail building). A retention pond with an aerator fountain centrally located is indicated on the site plan in the northeast portion of the site.

Landscaping will be provided along the buffering side and rear yards with various trees including Leland Cypress Trees, Crape Myrtle Trees, and East Palatka Holly Trees spaced approximately every 25 feet. Ligustrum, Pittosporum and India Hawthorne shrubs will be appropriately planted along the buffering side and rear yards adjoining the privacy fences. Landscaping with various low-height shrubs will be utilized in planting beds surrounding the proposed sign location near North Main Street and along the setback area between the paved parking/drive areas and the eastern property line of North Main Street.

The proposed site dumpster will be located immediately north of the convenience store. It will not only be screened from public view along Kirk Road by a 6-foot

opaque fence but also enclosed on three sides with a 6-foot tall concrete block wall and an opaque gate on the front side of the dumpster concrete pad. (The dumpster itself will not be visible from Kirk Road.)

B. Project Name: Main Street at Kirk Road Retail PUD

C. Project Architect/Planner: Bouchon Investments LLC

D. Project Engineer: NA

E. Project Developer: Bouchon Investments LLC

F. Current Land Use Description: Community/General Commercial and Low Density Residential

G. Proposed Land Use Description: Community/General Commercial (CGC)

H. Current Zoning District: Commercial Community/General-2 (CCG-2) and Residential Low Density-120 (RLD-120)

I. Requested Zoning District: Planned Unit Development (PUD)

J. Real Estate Number(s): 108282-0000

II. QUANTITATIVE DATA

A. Total Acreage: 1.03 acres

B. Total number of dwelling units: 0

C. Total amount of non-residential floor area: 5,000 square feet

D. Total amount of recreation area: 0 acres

E. Total amount of open space: 0 acres

F. Total amount of public/private rights-of-way: 0 acres

- G. Total amount of land coverage of all buildings and structures: 8,475 square feet maximum (canopied pump stations, convenience store, car wash, and office/commercial building).
- H. Phase schedule of construction (include dates and completion dates): Initiation of construction within 1 year of PUD approval and completion within 2 years of PUD approval.

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code? This proposed PUD will expand allowable commercial uses which are consistent with other commercial developments in the area and which buffer proposed uses from adjoining residential uses to the north and the east. Through the provisions of the site plan, 6-foot opaque fencing and landscaped buffering will be provided.
- 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. Not Applicable

IV. USES AND RESTRICTIONS

- A. Permitted Uses: The following commercial and office uses are proposed through this PUD to be included for potential site development:
 - 1) Commercial retail sales and service establishments including sale of food and drugs, new wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, florist or gift shops, delicatessens, bakeries, home furnishings and appliances (including repair incidental to sales), office equipment or furniture antiques, hardware, new automobile parts and accessories (including rebuilt parts), barber or beauty salon, shoe repair, restaurants, interior decorators, athletic clubs, fitness centers, Laundromat or dry cleaners, tailors or dressmakers, broadcasting offices and studios, funeral homes, blueprinting, radio and television repair shops, travel agencies, employments offices but not day labor pools, home equipment rental and similar uses.
 - 2) Service stations, filling or gas stations including convenience stores meeting the performance standards and developments criteria set forth in Part 4.

- 3) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- 4) Veterinarians and animal boarding kennels meeting the performance standards and development criteria set forth in Part 4.
- 5) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- 6) All types of professional and business offices, and buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment and similar uses.
- 7) Art galleries, museums, community centers, dance, art of music studios.
- 8) Vocational, trade or business schools and similar uses.
- 9) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premise consumption.
- 10) Personal property storage establishments meeting the performance standards and development criteria in Part 4.
- 11) Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- 12) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- 13) Restaurants with drive-thru and with the outside sale and service of food meeting performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception: The following uses shall be recognized as permissible uses by exception:

- 1) Blood donor stations
- 2) Auto Laundry or manual car wash.
- 3) Service garages for minor or major repairs.
- 4) Retail sales of new or used automobiles, boats, automotive vehicle parts (but not automobile wrecking yards, junkyards, or scrap processing yards), plant nurseries, and similar products.

C. Limitations on Permitted or Permissible Uses by Exception: Not Applicable

D. Permitted Accessory Uses and Structures: Accessory uses and structures are allowed as set forth in Section 656.403.

E. Restrictions on Uses: Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically

compatible with other structures located, or to be located, on the property. Dumpster on site immediately north of the store will be enclosed on three sides with a six-foot tall painted concrete wall with an opaque gate to completely enclose it.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None, except as otherwise required for certain uses.
- (3) *Minimum lot coverage:* None, except as otherwise required for certain uses.
- (4) *Minimum front yard:* 20 Feet
- (5) *Minimum side yard:* 10 feet; where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 60 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. There may be shared parking between individual parcels subject to the review and approval of the Planning and Development Department.
- (2) *Vehicular Access:*
 - a. Vehicular access to the Property shall be by way of North Main Street with a 36-foot wide entrance driveway as substantially shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various

parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) Pedestrian Access

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

C. Signs:

- (1) One (1) double-sided on-site entrance identification sign not to exceed sixty-four (64) square feet in area and twenty-four (24) feet in height; One double-sided identification sign per outparcel not to exceed twenty-four (24) square feet in area and twelve (12) feet in height. Such freestanding sign shall be of a monument style or as otherwise approved by the Planning and Development Department, and shall have architectural elements and design consistent with the buildings with which they are associated.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 8 square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed 6 square feet in area and 2 feet in height.
- (5) Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary sign(s) of a maximum of twelve (12) feet in area and twelve (12) feet in height are also permitted. Directional signs in compliance with Part 13 of the Zoning Code are permitted within the PUD.

D. Landscaping:

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

E. Recreation and Open Space: None

F. Utilities

Water will be provided by JEA.

Sanitary Sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

The site does not presently contain any Wetlands.

V. DEVELOPMENT PLAN APPROVAL

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

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATIONS FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code.

The PUD binds the Applicant and successors to this Written Narrative and the Site Plan; the proposed uses in the PUD's Written Narrative for various commercial uses insures more control of the less desirable commercial uses which would be incompatible for the surrounding area; the PUD also provides for site-specific requirements including buffering, controlled ingress-egress and signage requirements.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area.

As proposed in the Site Plan and Written Narrative, the proposed uses for the development will be compatible with similar commercial uses along North Main Street in the vicinity of the proposed site.

- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The property is currently split with two land use categories – approximately 44% is Community/General Commercial (CGC) on the west end of the site and the remaining 56% on the eastern end of the site is Low Density Residential-120 (RLD-120) along a major arterial – US Highway 17 (North Main Street) as classified as such in the 2030 Comprehensive Plan’s Transportation Element. This PUD rezoning application intends to companion with a land use amendment change to CGC for the rear 183 feet plus of property to support various uses allowed consistent with the Commercial Community General-1 (CCG-1). This PUD proposes various portions of permissible uses and permissible uses by exception found in the CCG-1 district which will complement surrounding land uses and zoning districts along North Main Street. The project site is located within the Suburban Development Area.

Future Land Use Element

*COMMUNITY/GENERAL COMMERCIAL (CGC)
CGC - GENERAL INTENT*

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

CGC - SUBURBAN AREA (SA) INTENT

The Suburban Area is intended to provide development in a nodal development pattern.

Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

CGC - SUBURBAN AREA USES

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

Principal Uses

Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Existing dwellings which were legally built as single or multifamily dwellings prior to adoption of the 2030 Comprehensive Plan are allowed within this category. Adult entertainment facilities are allowed by right only in Zoning District CCG-2.

Secondary Uses

Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Dude ranches; Riding academies; Private camps; Camping grounds; Shooting ranges; Fishing and hunting camps; Fairgrounds; Race tracks; Stadiums and arenas; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors; Rescue missions; and Day labor pools.

The proposed PUD would specifically advance the following Objectives and Policies of the Land Use Element of the 2030 Comprehensive Plan:

Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through

implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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

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

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

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

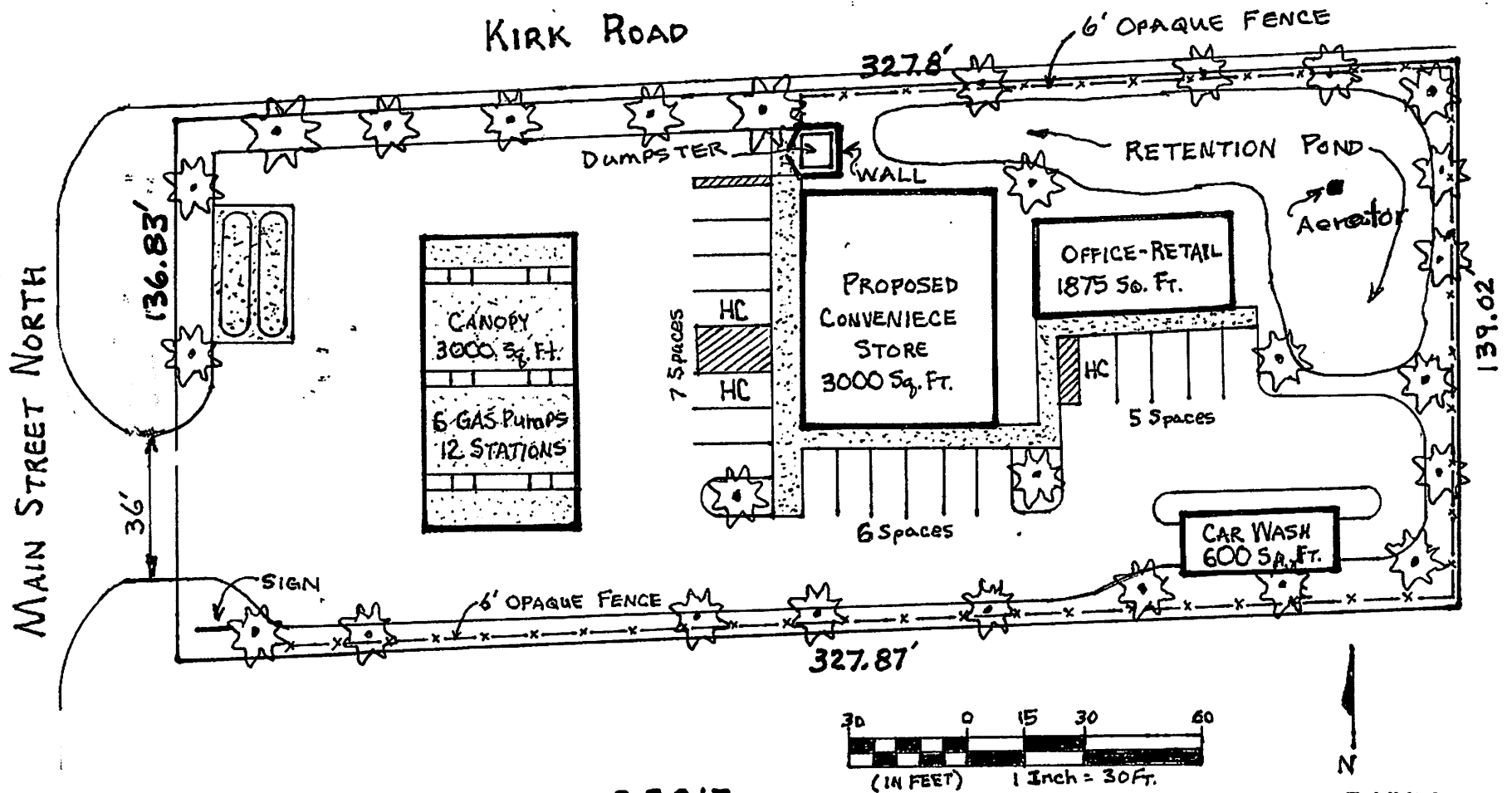
Policy 3.1.3: Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

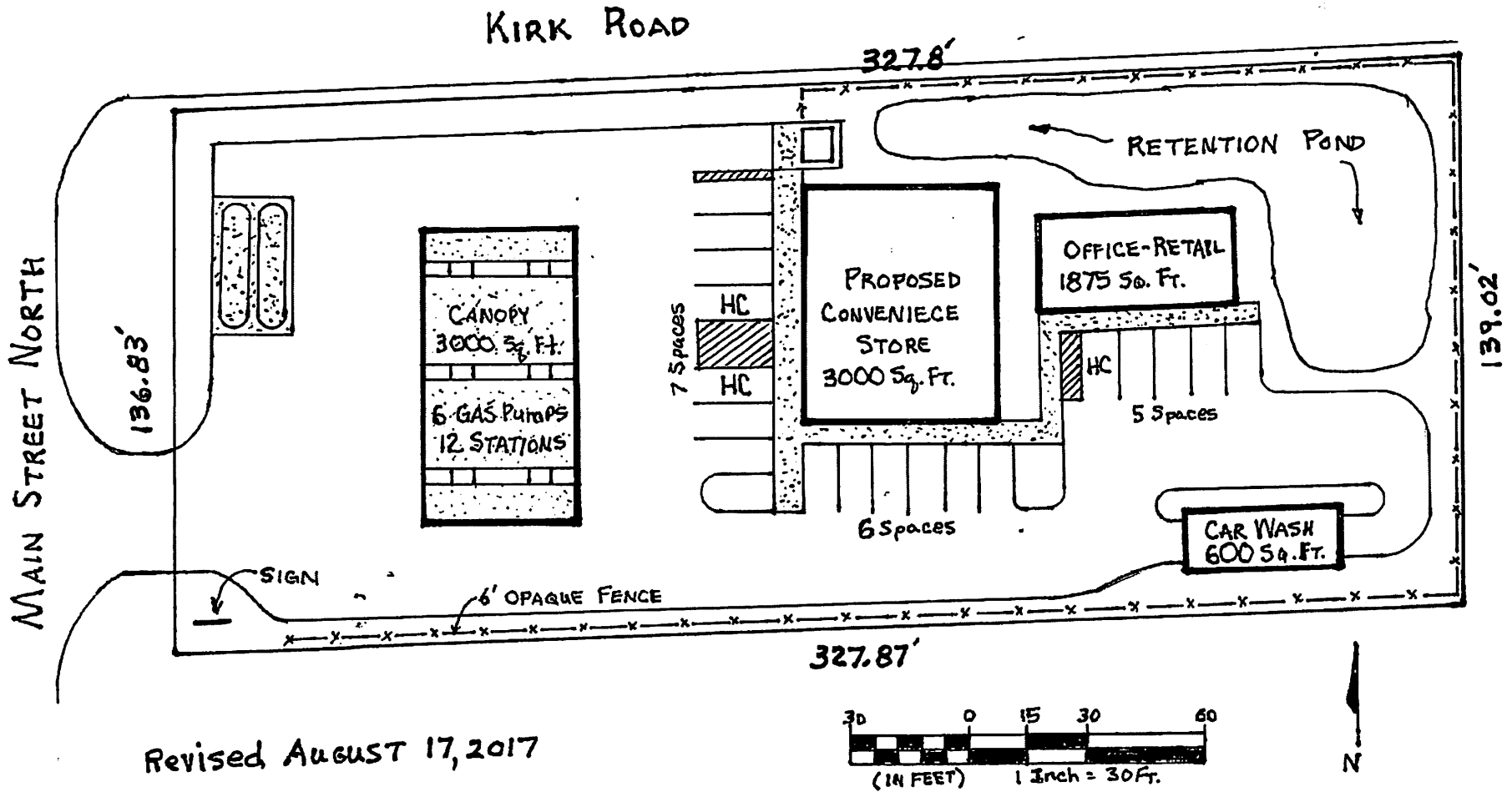
Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

EXHIBIT E SITE PLAN



REVISED SEPTEMBER 18, 2017

EXHIBIT E SITE PLAN



Revised August 17, 2017

August 17, 2017

Exhibit 4
Page 1 of 1

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0491 TO
PLANNED UNIT DEVELOPMENT

AUGUST 17, 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 **2017-0491** to Planned Unit Development.

Location: 15199 Main Street North
Southeast corner of Main Street North and Kirk Road

Real Estate Number(s): 108282 0000

Current Zoning District: Commercial Community/General-2 (CCG-2)
Residential Low Density-120 (RLD-120)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Applicant/Agent: Dan Boswell
4014 Ranie Road
Jacksonville, FL 32218

Owner: Bouchon Investments, LLC
Attn: Louis Sabatier
2460 Harbour Vielo Drive
Ponte Vedra Beach, FL 32082

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2017-0491** seeks to rezone approximately 1.03 acres of land from Commercial Community/General-2 (CCG-2) and Residential Low Density-120 (RLD-12) to Planned Unit Development (PUD). There is a companion Application for

Small Scale Land Use Amendment to the Future Land Use Map Series of the *2030 Comprehensive Plan*, **Ordinance 2017-0490 (Application 2017C-002)** that changes the functional land use category of the subject property from Low Density Residential (LDR) to Community General Commercial (CGC). The rezoning to PUD is being sought so that the property can be developed with a multi-use retail development that will include a gas station and additional commercial units. The property currently features two separate zoning categories minimizing potential redevelopment options for the property.

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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in both the Community General Commercial (CGC) and Low Density Residential (LDR) functional land use categories according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. However, a companion Application for Small Scale Land Use Amendment to Future Land Use Map Series-*2030 Comprehensive Plan*, i.e. Ordinance 2017-0490 (Application 2017C-002) was filed requesting amendment of the subject property's functional land use category from CGC and LDR to only CGC. This land use amendment and rezoning would allow the entire parcel to be unified under the CGC land use category. The CGC category is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Future land use amendment requests for new Community/General Commercial (CGC) designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. Use shall be sited in a manner to promote internal circulation and ease of access between abutting uses and sites to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map. These protections should be addressed in the PUD process, including limiting access on Kirk Road.

Commercial retail sales and service, filing stations, and commercial offices are primary uses within the CGC in the Suburban area.

The western side of the parcel is located on North Main Street, a principle arterial roadway. The site has northern frontage on a local roadway, Kirk Road. Single-family homes and mobile homes are located directly to the north and east of the site along Kirk Road. An electrical contractor's commercial office and a custom motorcycle service shop are located to the south of the property. North Main Street and a railroad line lie to the west. Large vacant light industrial parcels are located to the west of the railroad tracks.

If the amendment is adopted by the City Council, this Application for Rezoning from RLD-120 and CCG-1 to CCG-1 will be 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 noted below.

(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 of the Zoning Code, *Advisory recommendation on amendment of Zoning Code or rezoning of land*, the subject property is proposed to be in the CGC functional land use category as identified in the Future Land Use Map series (FLUMs). The PUD site plan appears to be compatible with the development characteristics of the CGC, Suburban Area (UA) land use category description.

Future Land Use Element (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 1.1.10

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

FLUE 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.

FLUE Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Objective 3.2

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

FLUE Policy 3.2.1

The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE 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.

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 Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Transportation Element (TE) Policy 3.2.6

The City shall require access to new and redevelopment non-residential parcels with frontage along two or more roadways are limited to one access point per roadway. Access from the higher functional class roadway, or roadways with the higher average daily traffic inclusive of development traffic for roadways of the same functional class, shall be limited to right turn-in/right turn-out only, unless 1) it can be demonstrated in a traffic study, submitted for review and approval to the JPDD, that such access restrictions would present a safety hazard, would cause undue congestion or delay on adjacent road facilities, would cause environmental degradation, or would hinder adequate traffic circulation, 2) there already exists more than one full access point on the roadway, and at least one of the full access points is eliminated.

TE Policy 2.3.8

The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The subject site is currently vacant land located at the southeast corner of Main Street North and Kirk Road. The applicant is seeking to rezone the PUD to allow the construction of a new convenience store with gas pumps, car wash, and an office building. There is a companion land use amendment (Ord. 2017-0490) to change the land use of the LDR section of the property to CGC to allow for the commercial development of the entire site. Therefore, the proposed rezoning, as conditioned, is relatively consistent with FLUE Policies 1.1.10, 1.1.12, 1.2.9, 3.2.1, 3.2.4, and 3.2.7, FLUE Objectives 1.1, 3.2 and 6.3. Further, the subject site will be served by city water and city sewer.

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

Airport Environment Zone

The site is located within the 150-foot Airport Height and Hazard Restriction Zones for Jacksonville International Airport. Zoning will limit development to a maximum height of less than 150', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

FLUE Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Corridor Plan Consistency

The amendment site is within the boundaries of the *North Jacksonville – Dunn Ave. & Main St.*

Corridor Revitalization Plan. The site is located within District # 8 (Pecan Park District) of the Main Street segment of the plan. The plan states that this district serves as a transition between urbanizing districts to the south and more rural areas to the north. The plan calls for the intersection of Pecan Park Road and North Main Street to become a node for place-making development. The site is a 1/5th of a mile to the south of the intersection.

Vision Plan Consistency

The site is also within the boundary of the North Jacksonville Vision Plan. Best practices for corridor redevelopment, as stated in the plan, are a response to the desires of the residents of North Jacksonville for a better community image and to be served by higher quality retail and commercial services, without having to drive great distances. This amendment is consistent with the plan as it is creating new commercial services within short driving or walking distance of local residents.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 of the Ordinance Code, *Concurrency and Mobility Management System*, 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 does not intend to allocate any of the property for residential uses.

(4) Internal compatibility

This proposed PUD is **inconsistent**, as proposed, with the 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 PUD is for the development of a convenience store with gas pumps, car wash, and additional office space. No additional open space is proposed.

The use of existing and proposed landscaping: The subject property is currently undeveloped. The site will be developed in accordance with Part 12 of the Zoning Code. However, the Written Description states that the required perimeter landscaping may be relocated elsewhere within the property when ownership or occupancy of the property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the property.

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

Traffic and pedestrian circulation patterns:

The PUD is proposing two entrances to the site. The entrances are proposed to be on Main Street North and Kirk Road. An email dated August 2nd from Traffic Engineering states that Kirk Road does not currently meet the minimum FDOT standards.

The use and variety of building setback lines, separations, and buffering: The Written Description calls for twenty (2) foot front, and ten (10) foot side and rear setbacks. Additionally, the Written Descriptions states that the rear setback will be at least fifteen (15) feet when the property line is adjacent to residentially zoned property.

The use and variety of building groupings: The site plan shows the location of three separate buildings in addition to the gas pump canopy on the site. The PUD calls for the construction of a convenience store, car wash, gas pumps, and a separate office building located to the rear (east) of the convenience store.

The use and variety of building sizes and architectural styles:

The applicant has not submitted any architectural renderings of the proposed buildings.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed development will rely heavily on vehicular use due to the proposed use of the property as a convenience store. The vehicular use areas include the gas station pumps at the front of the property, parking adjacent to the convenience store and office building, and a car wash proposed to be located near the southeast corner of the property.

Signage: The proposed PUD allows for one double-sided entrance sign not to exceed 64 square feet in area and 24 feet in height; one double-sided identification sign per outparcel not to exceed 24 square feet in area and twelve (12) feet in height. The signs are required to be monument style signs or as otherwise approved by the Planning and Development Department. Wall signs are limited to no more than 10% of the total area of the occupancy frontage of the building abutting a public right-of-way. Additionally, one under-the-canopy sign per occupancy, not exceeding eight (8) square feet) is permitted, provided that the square footage used for the under-the-canopy sign is subtracted from the allowable wall signage. Directional signs are permitted provided that they do not exceed six (6) square feet in area and two (2) feet in height. Finally, construction and real estate signs are permitted in compliance with Part 13 of the Zoning Code and temporary signs are limited to no more than twelve (12) square feet in area and twelve (12) feet in height.

(5) External Compatibility

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

Those areas of the proposed PUD located on or near its perimeter and the conditions and

limitations thereon: The proposed vehicular access to the site via Kirk Road a local road that does not currently meet minimum FDOT roadway standards.

The type, number and location of surrounding external uses: The proposed development is located in an area that features both commercial and residential uses. The properties along Main Street North are commercially zoned and the properties along Kirk Road are residentially zoned.

The Comprehensive Plan and existing zoning on surrounding lands: The request for the proposed PUD to develop the site for use as a convenience store with additional office space. The proposed uses are relatively consistent with the CGC land use category. The adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	CGC/LDR	CCG-2/RLD-100A	Single-family
South	CGC/LDR	CCG-2/RLD-120	Commercial
East	LDR	RLD-120	Single-family
West	CGC	CCG-2	Railroad /Undeveloped

Lighting: The applicant has not submitted a lighting plan for the proposed development.

(6) Intensity of Development

The proposed development is located on a site that features split zoning and split land use between commercial and residential uses. The applicant is seeking to redevelop the entire parcel consistent with commercial development. The PUD is generally appropriate at this location with adequate buffering from the residential uses to the north and east because it will be consistent with similar development to the south.

The availability and location of utility services and public facilities and services:
JEA indicates that water and sewer are available at this location.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: As shown on the proposed site plan, access to the site is proposed to be located along both Main Street North and Kirk Road. However, according to an email dated August 2, 2017, Kirk Road does not meet minimum FDOT roadway standards.

(7) Usable open spaces plazas, recreation areas.

The proposed PUD is for a gas station and other commercial uses; therefore, no open space or recreational area requirements exist.

(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.

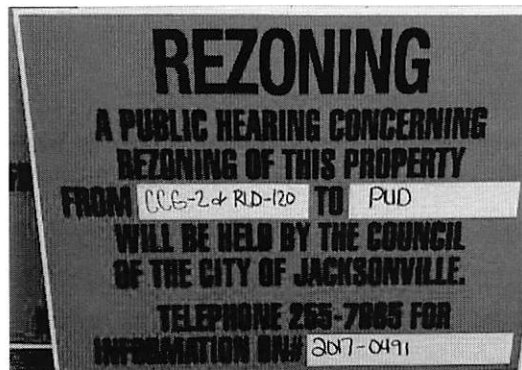
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 1, 2017, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2017-0491 be **APPROVED** with the following exhibits:

1. The original legal description dated February 20, 2017.
2. The original written description dated February 21, 2017.
3. The original site plan dated February 20, 2017.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2017-0491 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. The access point along Kirk Road shall be eliminated and access to the property shall

be limited to Main Street North.

2. The rear setback for structures along the east property line shall be no less than twenty (20) feet.

3. A minimum, ten (10) foot landscape buffer shall be maintained along the east property line.

4. Prior to the Land Use and Zoning (LUZ) Committee meeting a revised site plan shall be submitted to the Planning and Development Department showing the elimination of the access point along Kirk Road.

5. 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, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed twenty feet (20'- 0"). The developer shall mount light fixtures on canopies so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy. 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.

6. Prior to requesting a final building inspection or occupying the facility in any manner, the owner, applicant, or developer shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.



Aerial

Source: Staff, Planning and Development Department
Date: 08.02.2017



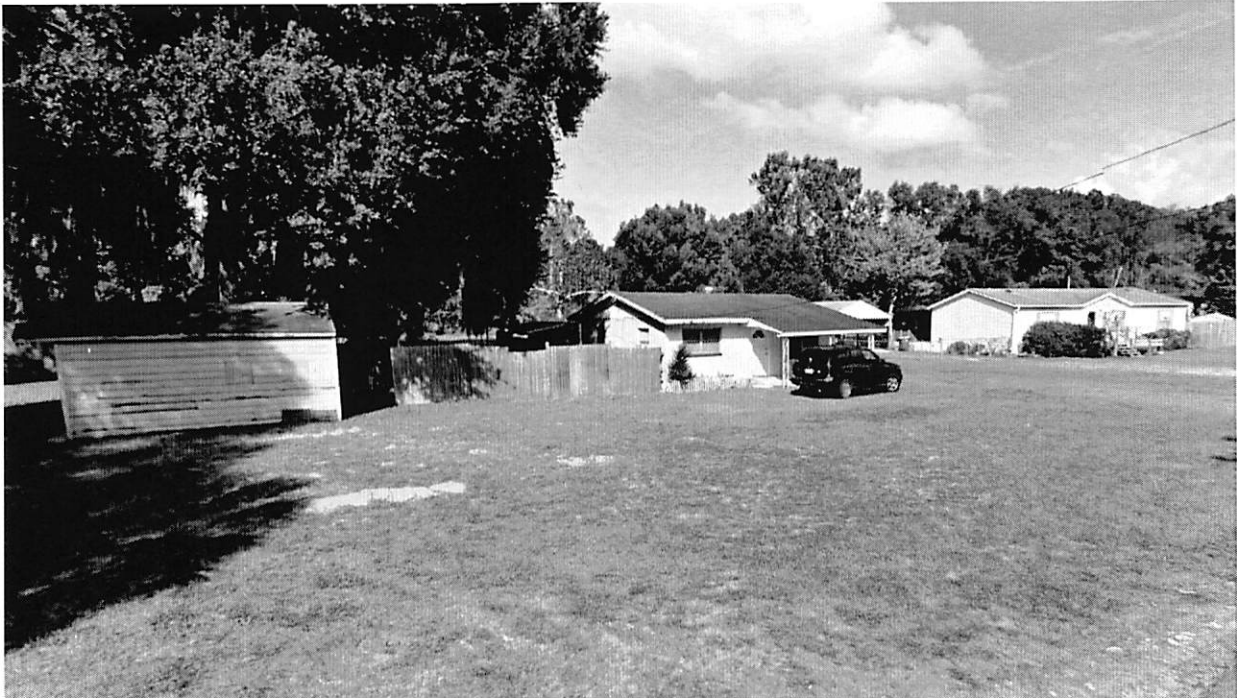
Subject Property
Source: Google StreetView
Date: 08.02.2017



Railroad tracks to the west, across Main Street North
Source: Google StreetView
Date: 08.02.2017



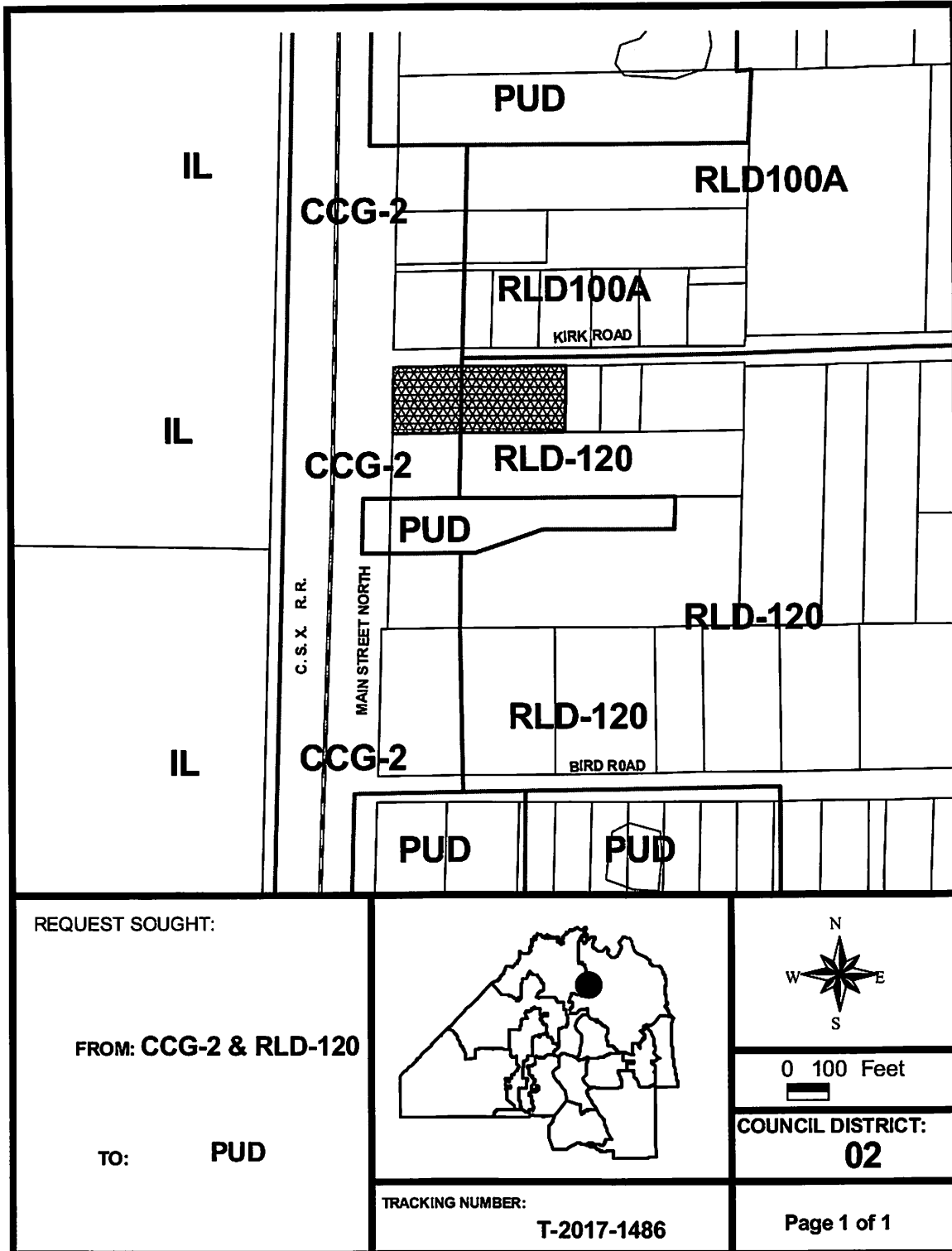
Adjoining property to the south
Source: Google StreetView
Date: 08.02.2017



Adjoining property to the north, across Kirk Road
Source: Google StreetView
Date: 08.02.2017



Kirk Road looking East
Source: Google StreetView
Date: 08.02.2017



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0491 Staff Sign-Off/Date N/A / N/A
 Filing Date 07/25/2017 Number of Signs to Post 3
 Hearing Dates:
 1st City Council 08/22/2017 Planning Commission 08/17/2017
 Land Use & Zoning 09/06/2017 2nd City Council N/A
 Neighborhood Association EDEN GROUP, INC.
 Neighborhood Action Plan/Corridor Study DUNN AND MAIN

Application Info

Tracking # 1486 Application Status PENDING
 Date Started 06/09/2017 Date Submitted 06/09/2017

General Information On Applicant

Last Name BOSWELL First Name DAN Middle Name C
 Company Name
 Mailing Address 4014 RANIE ROAD
 City JACKSONVILLE State FL Zip Code 32218
 Phone 9044767993 Fax 9047660477 Email DANCOSWELL@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SABATIER First Name LOUIS Middle Name
 Company/Trust Name BOUCHON INVESTMENTS, LLC / LOUIS SABATIER
 Mailing Address 2460 HARBOUR VIELO DRIVE
 City PONTE VEDRA BEACH State FL Zip Code 32082
 Phone 9045343904 Fax Email LOUISSABATIER@COMCAST.NET

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s) TRACKING # 1340 FILEY ON 1/8/2017

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 108282 0000	2	6	CCG-2	PUD
Map 108282 0000	2	6	RLD-120	PUD

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

Existing Land Use Category

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

5233

Total Land Area (Nearest 1/100th of an Acre) 1.03**Development Number****Proposed PUD Name** MAIN STREET @ KIRK ROAD RETAIL PUD**Justification For Rezoning Application**

PROPOSED PUD WILL PROVIDE NEEDED COMMERCIAL EXPANSION IN AN AREA UNDERGOING VARIOUS RESIDENTIAL AND COMMERCIAL DEVELOPMENTS. PROPOSED DEVELOPMENT WILL BE A MULTI-USE RETAIL DEVELOPMENT TO SERVE THE MAIN STREET CORRIDOR. DEVELOPMENT OF SITE WILL ALSO CONSOLIDATE THE TOTAL SITE UNDER ONE LAND USE CATEGORY AND ZONING DISTRICT - CURRENTLY DIVIDED NEARLY IN HALF, THUS LIMITING COMPREHENSIVE SITE DEVELOPMENT ALONG A MAJOR US HIGHWAY 17. PROPOSED DEVELOPMENT WILL ALSO ENHANCE KIRK ROAD DEVELOPMENT.

Location Of Property**General Location**

SOUTHEAST CORNER OF NORTH MAIN STREET AND KIRK ROAD

House #	Street Name, Type and Direction	Zip Code
15199	MAIN ST N	32218

Between Streets

KIRD ROAD and BIRD 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 | |
| 1.03 Acres @ \$10.00 /acre: | \$20.00 |
| 3) Plus Notification Costs Per Addressee | |
| 17 Notifications @ \$7.00 /each: | \$119.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,408.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT A

Property Ownership Affidavit

Date: 12/14/2016

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, LOUIS SABATIER 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 REZONING & LAND USE CHANGE,
submitted to the Jacksonville Planning and Development Department.
BOUCHON INVESTMENTS LLC

By: [Signature]
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 14TH day of
DECEMBER (month), 2016 (year) by LOUIS SABATIER
who is personally known to me or has produced DRIVER LICENSE
as identification.

Catrina A. Smith
(Notary Signature)



EXHIBIT B

Agent Authorization

Date: 12/14/2016

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:

15199 N. MAIN ST. JACKSONVILLE, FL 32218

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 DAN C. BOSWELL to act as agent to file application(s) for REZONING & LAND USE CHANGE for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

(Owner's Signature)



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 14TH day of DECEMBER (month), 2016 (year) by LOUIS SABATIER, who is personally known to me or has produced DRIVER LICENSE as identification.

Catrina A. Smith

(Notary Signature)

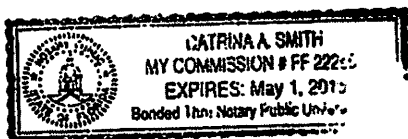


EXHIBIT C

Binding Letter

Date: Dec. 23, 2016

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: MAIN ST & KIRK RD RETAIL PUE

Ladies and Gentlemen:

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

Sincerely,

By: M. Sebastian
(Owner's Signature) LEGAL REPRESENTATIVE

Its: _____

ORDINANCE _____

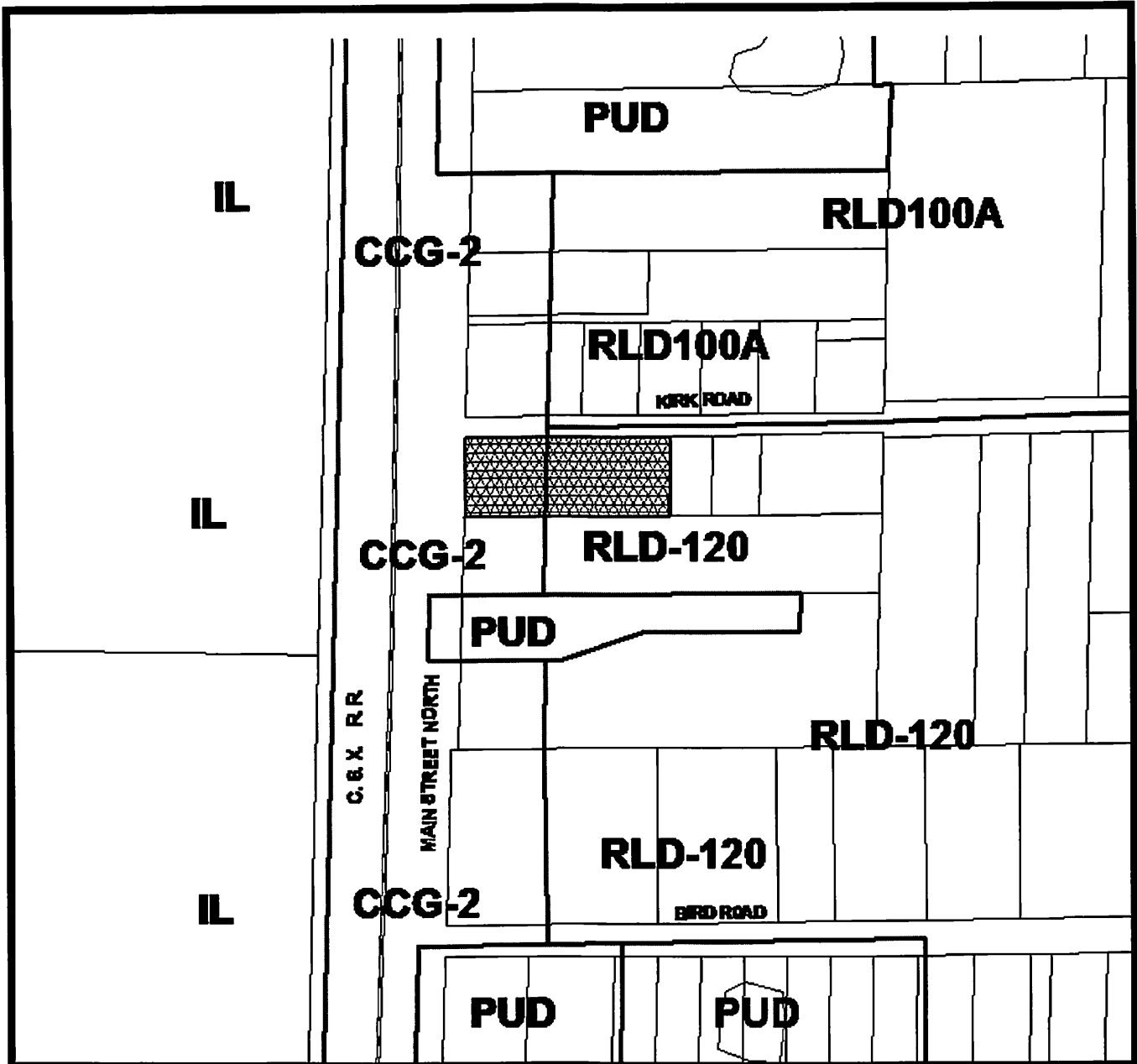
PUD Legal Description

February 20, 2017

LOT 2, EXCEPTING THE SOUTH 137 FEET THEREOF, THE EAST 300 FEET THEREOF AND THAT PORTION OF SAID LOT DESCRIBED IN OFFICIAL RECORDS VOLUME 5655, PAGE 1681, PLEASANT PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 31 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; AND

LESS AND EXCEPT ANY PORTION LYING WITHIN THE CURRENT RIGHT-OF-WAY OF MAIN STREET NORTH.

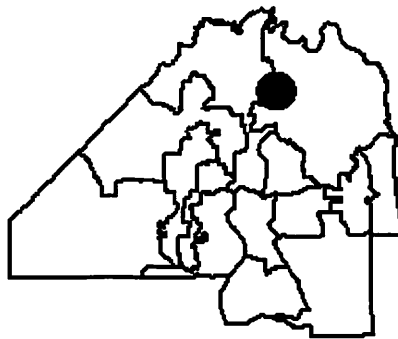
EXHIBIT 1



REQUEST SOUGHT:

FROM: **CCG-2 & RLD-120**

TO: **PUD**



0 100 Feet



COUNCIL DISTRICT:

02

TRACKING NUMBER:

T-2017-1486

Page 1 of 1

Exhibit D

WRITTEN DESCRIPTION

MAIN STREET @ KIRK ROAD RETAIL PUD

February 21, 2017

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

The 1.03 acre site is located at southeast corner of Main Street and Kirk Road and is currently vacant. Surrounding uses include Main Street right-of-way and railroad right-of-way to the west, vacant land and single-family and mobile homes to the north, single-family and mobile homes to the east, and heavy commercial uses to the south. The requested commercial development proposes a gas station with convenience store (50 X 60 feet), a canopied (40 X 75 feet) 3-islands with 12 gas pump stations, and automatic car wash (15 X 40 feet) along with a 25 X 50 foot office/commercial uses behind and east of the convenience store as shown on the attached Exhibit E Site Plan. One entrance from North Main Street and one entrance near the western end of the site on Kirk Road are proposed. A total of 18 parking spaces (including 3 of which are handicapped spaces) are indicated on the site plan to serve the total of 4,875 square feet of commercial buildings (3,000 square feet for the convenience store and 1,875 square feet for the ancillary office/retail building). A retention pond is indicated on the site plan in the northeast portion of the site.

B. Project Name: Main Street at Kirk Road Retail PUD

C. Project Architect/Planner: Bouchon Investments LLC

D. Project Engineer: NA

E. Project Developer: Bouchon Investments LLC

F. Current Land Use Description: Community/General Commercial and Low Density Residential

G. Proposed Land Use Description: Community/General Commercial (CGC)

H. Current Zoning District: Commercial Community/General-2 (CCG-2) and Residential Low Density-120 (RLD-120)

I. Requested Zoning District: Planned Unit Development (PUD)

J. Real Estate Number(s): 108282-0000

II. QUANTITATIVE DATA

A. Total Acreage: 1.03 acres

B. Total number of dwelling units: 0

C. Total amount of non-residential floor area: 5,000 square feet

D. Total amount of recreation area: 0 acres

E. Total amount of open space: 0 acres

F. Total amount of public/private rights-of-way: 0 acres

G. Total amount of land coverage of all buildings and structures: 8,475 square feet maximum (canopied pump stations, convenience store, car wash, and office/commercial building).

H. Phase schedule of construction (include initiation dates and completion dates): Initiation of construction within 90 days of PUD approval and completion within 1 year of PUD approval.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code? This proposed PUD will expand allowable commercial uses which are consistent with other commercial developments in the area and which buffer proposed uses from adjoining residential uses to the north and the east. Through the provisions of the site plan, fencing and buffering will be provided.

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. Not Applicable

IV. USES AND RESTRICTIONS

A. Permitted Uses: The following commercial and office uses are proposed through this PUD to be included for potential site development:

- 1) Commercial retail sales and service establishments.**
- 2) Retail sales or new or used automobiles, trucks and tractors, mobile homes, boat, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards, or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.**
- 3) Filling or gas stations meeting the performance standards and developments criteria set forth in Part 4.**
- 4) Service stations, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and**

development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

- 5) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- 6) All types of professional and business offices, and buildings trades contractors that require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment and similar uses.
- 7) Parking and storage of boats, motor homes and travel trailers.
- 8) Fruit, vegetable, poultry, or fish markets.
- 9) Hotels and Motels.
- 10) Art galleries, museums, community centers, dance, art or music studios.
- 11) Vocational, trade or business schools and similar uses.
- 12) An establishment or facility which includes the retail sale and service of all alcoholic beverages for off-premises consumption or for on-premises consumption in conjunction with a restaurant.
- 13) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- 14) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- 15) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premise consumption.
- 16) Private Clubs.
- 17) Personal property storage establishments meeting the performance standards and development criteria in Part 4.
- 18) Manual car wash.
- 19) Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- 20) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

- 21) Churches, including a rectory or similar use.
- 22) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted with outside storage or display.

B. Permissible Uses by Exception: The following uses shall be recognized as permissible uses by exception:

- 1) Billiard Parlors.
- 2) Restaurants with the outside sale and service of food meeting performance standards and development criteria set forth in Part 4.
- 3) Travel trailer parks meeting the performance standards and development criteria set for in Part 4.
- 4) School meeting the performance standards and development criteria set forth in Part 4.
- 5) Nursing homes.
- 6) Housing for the elderly.
- 7) Group care home meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception: Not Applicable

D. Permitted Accessory Uses and Structures: Accessory uses and structures are allowed as set forth in Section 656.403.

E. Restrictions on Uses: Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the property.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None

(2) *Minimum lot width:* None, except as otherwise required for certain uses.

(3) *Minimum lot coverage:* None, except as otherwise required for certain uses.

(4) *Minimum front yard:* 20 Feet

(5) *Minimum side yard:* 10 feet; where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.

(6) *Minimum rear yard:* 10 feet

(7) *Maximum height of structures:* 60 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. There may be shared parking between individual parcels subject to the review and approval of the Planning and Development Department.

(2) *Vehicular Access:*

a. Vehicular access to the Property shall be primarily by way of North Main Street and secondarily by way of Kirk Road within 140 feet of North Main Street, substantially 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.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) Pedestrian Access

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

C. Signs:

- (1) One (1) double-sided on-site entrance identification sign not to exceed sixty-four (64) square feet in area and twenty-four (24) feet in height; One double-sided identification sign per outparcel not to exceed twenty-four (24) square feet in area and twelve (12) feet in height. Such freestanding sign shall be of a monument style or as otherwise approved by the Planning and Development Department, and shall have architectural elements and design consistent with the buildings with which they are associated.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 8 square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed 6 square feet in area and 2 feet in height.
- (5) Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary sign(s) of a maximum of twelve (12) feet in area and twelve (12) feet in height are also permitted. Directional signs in compliance with Part 13 of the Zoning Code are permitted within the PUD.

D. Landscaping:

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

E. Recreation and Open Space: None

F. Utilities

Water will be provided by JEA.
Sanitary Sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

The site does not presently contain any Wetlands.

V. DEVELOPMENT PLAN APPROVAL

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

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT
CLASSIFICATIONS FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code.

The PUD binds the Applicant and successors to this Written Narrative and the Site Plan; the proposed uses in the PUD's Written Narrative for various commercial uses insures more control of the less desirable commercial uses which would be incompatible for the surrounding area; the PUD also provides for site-specific requirements including buffering, controlled ingress-egress and signage requirements.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area.

As proposed in the Site Plan and Written Narrative, the proposed uses for the development will be compatible with similar commercial uses along North Main Street in the vicinity of the proposed site.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The property is currently split with two land use categories – approximately 44% is Community/General Commercial (CGC) on the east end of the site and the remaining 56% on the western end of the site is Low Density Residential-120 (RLD-120) along a major arterial – US Highway 17 (North Main Street) as classified as such in the 2030 Comprehensive Plan's Transportation Element. This PUD rezoning application intends to companion with a land use amendment change to CGC for the rear 183 feet plus of property to support various uses allowed consistent with the Commercial Community General-2 (CCG-2) on the portion of the parcel fronting along North Main Street. This PUD proposes various portions of permissible uses and permissible uses by exception found in the CCG-2 district which will complement surrounding land uses and zoning districts along North Main Street. The project site is located within the Suburban Development Area.

Future Land Use Element

COMMUNITY/GENERAL COMMERCIAL (CGC)

CGC - GENERAL INTENT

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

CGC - SUBURBAN AREA (SA) INTENT

The Suburban Area is intended to provide development in a nodal development pattern.

Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

CGC - SUBURBAN AREA USES

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

Principal Uses

Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Existing dwellings which were legally built as single or multifamily dwellings prior to adoption of the 2030 Comprehensive Plan are allowed within this category. Adult entertainment facilities are allowed by right only in Zoning District CCG-2.

Secondary Uses

Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Dude ranches; Riding academies; Private camps; Camping grounds; Shooting ranges; Fishing and hunting camps; Fairgrounds; Race tracks; Stadiums and arenas; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors; Rescue missions; and Day labor pools.

The proposed PUD would specifically advance the following Objectives and Policies of the Land Use Element of the 2030 Comprehensive Plan:

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

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

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

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

Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns,

maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

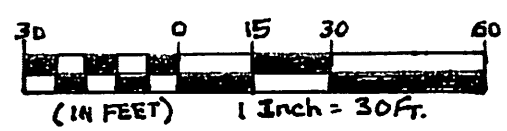
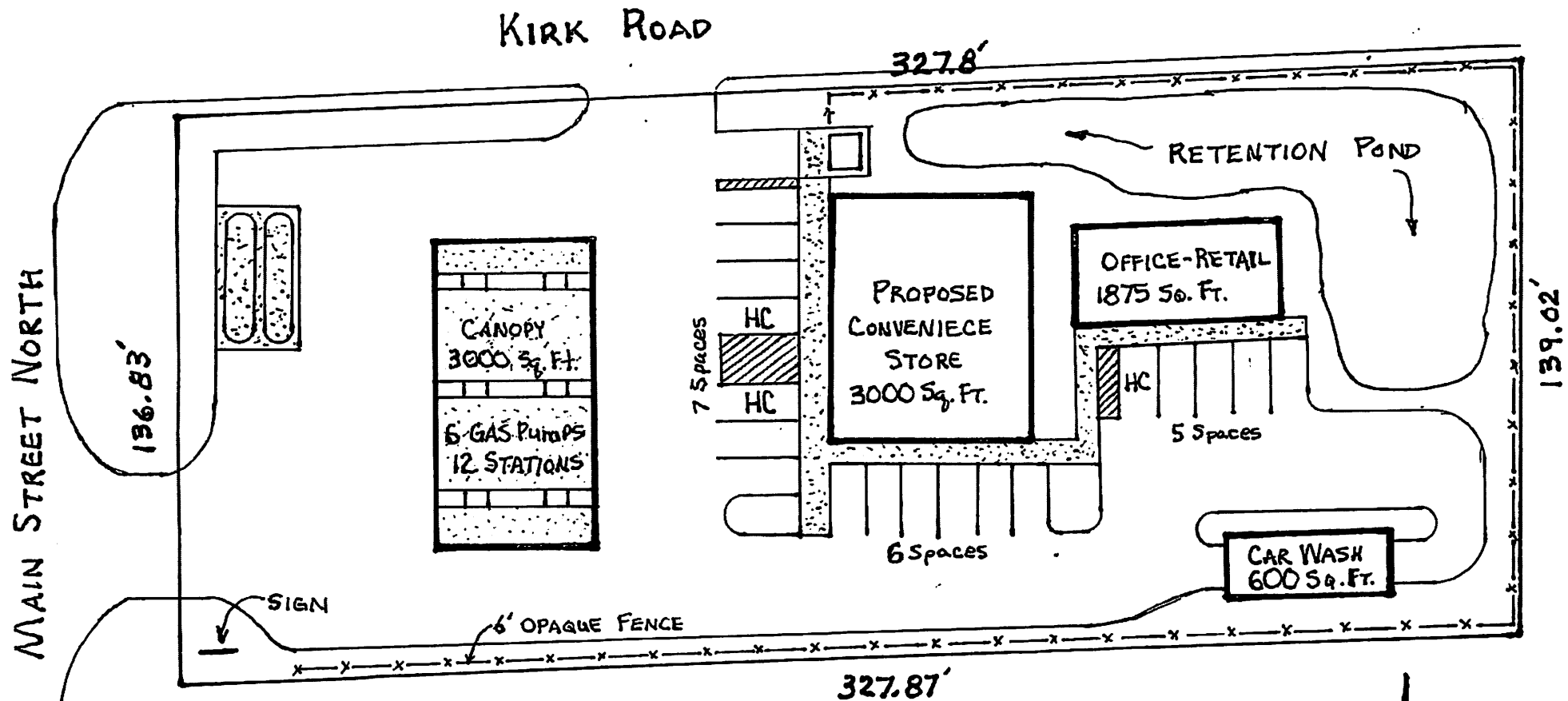
Policy 3.1.3: Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

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.

EXHIBIT E SITE PLAN



MAIN STREET NORTH

KIRK ROAD

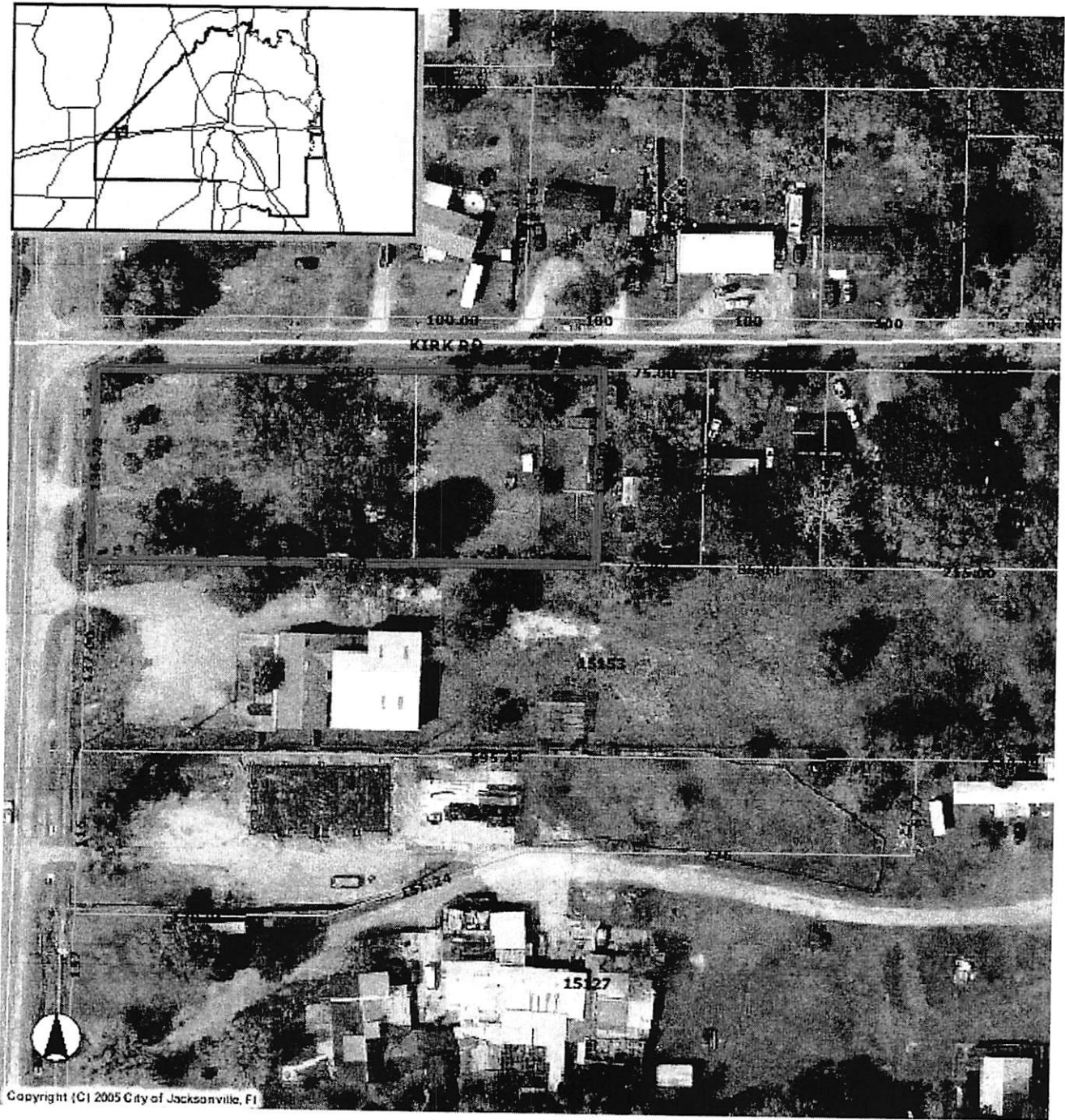
EXHIBIT F

PUD Name

Main Street @ Kirk Road Retail PUD

Land Use Table

Total gross acreage	1.03 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0.86 Acres	84 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0.17 Acres	16 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	8,475 Sq. Ft.	18 %



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EXHIBIT H

AERIAL MAP

THIS INSTRUMENT PREPARED BY:

Main Street Jax LLC
13133 Professional Drive # 100
Jacksonville, Fl. 32225

RE PARCEL ID # 108282-0000

WARRANTY DEED
(In Lieu of Foreclosure)

THIS WARRANTY DEED made this 2nd day of ~~August~~ **2012** by Main Street Jax LLC, a Florida Limited Liability Company hereinafter referred to as Grantor, whether one or more, and whose address is 13133 Professional Drive, Suite 100, Jacksonville, Fl. 32225, to Bouchon Investments LLC, a Florida Limited Liability Company, hereinafter referred to as Grantee, whether one or more, and whose address is 135 Professional Drive # 101, Ponte Vedra Fl. 32082

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

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

This deed is an absolute conveyance in satisfaction of that certain Mortgage dated January 17, 2012, from Main Street Jax LLC, Florida Limited Liability Company to Bouchon Investments LLC, a Florida Limited Liability Company and recorded in Official Records Book 15824, Page 990, of the Public Records of Duval County, Florida, given by Grantor to Grantee and in complete satisfaction of the debt.

SUBJECT TO taxes accruing subsequent to December 31, 2012.

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

TO HAVE AND TO HOLD the same in fee simple forever.
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 those of record.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer the day and year first above written.

Signed and sealed in our presence:

Main Street Jax LLC, a Florida Limited Liability Company,
by: Harbour Place Professional Park Co, a Florida Corporation, its Manager

Naurie A Faber
Naurie A Faber
Witness

By: *[Signature]*
Louis Sabatier, President

State of **FLORIDA**
County of **DUVAL**

The foregoing instrument was acknowledged before me this 2nd day of August 2012 by Louis Sabatier, for Harbour Place Professional Park Co., a Florida Corporation, who is personally known by me or ___ has produced _____ as identification.

Kerri Carr
[Signature]
Notary Public



My commission expires: 7-27-2015

EXHIBIT "A"

Lot 2, excepting the South 137 feet thereof, the East 300 feet thereof and that portion of said lot described in Official Records Volume 5655, Page 1681, Pleasant Park, according to the plat thereof recorded in Plat Book 9, Page 31 of the current public records of Duval County Florida, less and except any portion lying within the current right-of-way of Main Street North.

Parcel ID Number: 108282-0000
15199 N Main Street Jacksonville, Fl. 32218

BOUCHON INVESTMENTS LLC
 24600 HARBOUR VIEW DR
 PONTE VEDRA, FL 32082

Primary Site Address
 15199 N MAIN ST
 Jacksonville FL 32218

Official Record Book/Page
 16022-02344

Title #
 7208

15199 N MAIN ST

Property Detail

RE #	108282-0000
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	01884 PLEASANT PARK
Total Area	49699

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$1,649.00	\$1,649.00
Land Value (Market)	\$69,486.00	\$69,486.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$71,135.00	\$71,135.00
Assessed Value	\$71,135.00	\$71,135.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$71,135.00	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
16022-02344	8/2/2012	\$50,000.00	WD - Warranty Deed	Unqualified	Vacant
13987-00476	5/2/2007	\$275,000.00	WD - Warranty Deed	Qualified	Vacant
12635-01447	11/15/2002	\$80,000.00	WD - Warranty Deed	Qualified	Improved
07732-01492	9/15/1992	\$32,000.00	WD - Warranty Deed	Unqualified	Improved
07202-02387	10/9/1991	\$25,000.00	WD - Warranty Deed	Qualified	Improved
03251-00596	8/10/1971	\$4,000.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	0	0	0	138.00	\$483.00
2	FWDC1	Fence Wood	0	0	0	361.00	\$1,166.00

Land & Legal

Land										Legal		
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description	
1	1000	COMMERCIAL	CCG-2	0.00	0.00	Common	19,712.00	Square Footage	\$59,136.00	1	9-31 40-1N-27E 1.14	
2	0100	RES LD 3-7 UNITS PER AC	RLD-120	0.00	0.00	Common	0.69	Acreage	\$10,350.00	2	PLEASANT PARK	
										3	LOT 2(EX S 137FT, E 375FT)	

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$71,135.00	\$0.00	\$71,135.00	\$814.37	\$813.92	\$786.80
Public Schools: By State Law	\$71,135.00	\$0.00	\$71,135.00	\$346.55	\$323.95	\$334.19
By Local Board	\$71,135.00	\$0.00	\$71,135.00	\$160.00	\$159.91	\$154.29
FL Inland Navigation Dist.	\$71,135.00	\$0.00	\$71,135.00	\$2.28	\$2.28	\$2.13
Water Mgmt Dist. SJRWMD	\$71,135.00	\$0.00	\$71,135.00	\$21.52	\$20.52	\$20.52
Gen Gov Voted	\$71,135.00	\$0.00	\$71,135.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$71,135.00	\$0.00	\$71,135.00	\$0.00	\$0.00	\$0.00
Totals				\$1,344.72	\$1,320.58	\$1,297.93
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$71,174.00	\$71,174.00	\$0.00	\$71,174.00		
Current Year	\$71,135.00	\$71,135.00	\$0.00	\$71,135.00		

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

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.

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

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
BOUCHON INVESTMENTS LLC

Filing Information

Document Number	L11000100637
FEI/EIN Number	45-3414123
Date Filed	09/01/2011
Effective Date	09/01/2011
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	04/28/2015

Principal Address

24600 HARBOUR VIEW DRIVE
PONTE VEDRA, FL 32082

Changed: 11/22/2016

Mailing Address

P.O. BOX 1354
PONTE VEDRA, FL 32004-1354

Changed: 04/28/2015

Registered Agent Name & Address

Sabatier, Louis
24600 Harbour View Drive
Ponte Vedra, FL 32082

Name Changed: 01/05/2017

Address Changed: 01/05/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

SABATIER, ANNE MARIE
P.O. BOX 1354
PONTE VEDRA, FL 32004-1354

Title MGRM

Sabatier, Louis
P.O. BOX 1354
PONTE VEDRA, FL 32004-1354

Annual Reports

Report Year	Filed Date
2015	04/28/2015
2016	03/30/2016
2017	01/05/2017

Document Images

01/05/2017 -- ANNUAL REPORT	View image in PDF format
03/30/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- REINSTATEMENT	View image in PDF format
02/25/2013 -- ANNUAL REPORT	View image in PDF format
03/15/2012 -- ANNUAL REPORT	View image in PDF format
09/01/2011 -- Florida Limited Liability	View image in PDF format