

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING 2017-0832 TO
PLANNED UNIT DEVELOPMENT

APRIL 17, 2018

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 2017-0832.

<i>Location:</i>	9115 Hare Avenue North side of Hare Avenue between Mill Creek Road and Lamson Street
<i>Real Estate Number:</i>	143749 0000
<i>Current Zoning District:</i>	Residential Medium Density-A (RMD-A)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Medium Density Residential (MDR)
<i>Proposed Land Use Category:</i>	Residential Professional Institutional (RPI)
<i>Planning District:</i>	Greater Arlington/Beaches, District 2
<i>Applicant/Agent:</i>	Michael J Bueme Bueme Engineering, Inc. 975 Arthur Moore Drive Green Cove Springs, FL 32043
<i>Owner(s):</i>	Gary Hale Ace Door & Window Service, Inc. 9115 Hare Avenue Jacksonville, Florida 32211
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning 2017-0832 seeks to rezone approximately 0.14 acres from Residential Medium Density-A (RMD-A) to PUD. The property owner intends to expand their existing business on the adjacent parcel onto the proposed site.

The project is located with the Woodland Acres Neighborhood Action Plan and is a part of the Woodland Acres Land Use and Zoning Study area.

Staff finds the proposed amendment is consistent with the Woodland Acres Neighborhood Plan Study (1978) and the Land Use and Zoning Study (2007). A proposed zoning plan for Woodland Acres was developed in 1978 to “better suit the community’s needs”. One of the stated reasons was to discourage encroachment of commercial use.

The Woodland Acres Land Use and Zoning Study (2007) echoes the sentiments of the earlier study. The 2007 study states:

Given the mix of uses in the census tract encompassing the study area, Woodland Acres is sufficiently served by commercial acreage without any changes to existing land use designations. The commercial development needs to be built so as to be a good neighbor to residential development because of the location of commercial land use categories adjacent to residential categories. (Page 20)

The Department finds the land use amendment and PUD rezoning enhances the neighborhood character and is consistent with the guidelines and findings of this Study. The PUD restricts the allowable uses and includes architectural limitations which will be consistent and compatible with the neighborhood.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in a Medium Density Residential (MDR) functional land use category according to the FLUMs (Future Land Use Map series) adopted as part of the 2030 Comprehensive Plan. The MDR future land use category is intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and row houses should be the predominant development typologies in this category. MDR is generally intended to provide transitional uses between commercial and single family residential uses.

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. 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.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses, shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

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 categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series Ordinance 2017-831 that seeks to amend the portion of land that is within the MDR land use category to RPI.

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:

Future Land Use Element (FLUE) Policy 2.2.4

Maintain existing stable neighborhoods through coordinated rehabilitation and conservation action by the Building Inspection Division and Planning and Development Department. Protect residential areas from encroachment by incompatible land uses through proper zoning, and from through or heavy traffic by use of buffers and other mitigating measures.

FLUE 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.

The written description includes several restrictions including limiting the allowable use to a business office. No other uses which may create an adverse impact are permitted.

FLUE Policy 3.1.20

The City shall recognize and maintain neighborhoods through the development and implementation of district plans and/or neighborhood plans, which identify the needs of the City's neighborhoods and the opportunities to improve and maintain those neighborhoods in light of continued growth and development pressures within and surrounding them.

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.

The written description provides that the existing structure will maintain its residential character and not be expanded or enlarged. These restrictions will preserve the existing residential character and support the Woodland Acres Study. An increase in through traffic is not expected since the use is limited to a business office.

FLUE Policy 4.1.8B

The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

(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 business office 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 streetscape: The written description indicates the existing residential dwelling will maintain its residential character and not be enlarged or expanded. This restriction will maintain the residential streetscape on Hare Road.

The use of existing and proposed landscaping: The written description indicates that five trees and twenty-six shrubs will be planted along the south and west property lines. These plants will provide screening and continue the residential streetscape character.

The use and variety of building setback lines, separations, and buffering: The written description indicates the existing setbacks will continue, reinforcing the residential streetscape and character.

The use and variety of building sizes and architectural styles: The written description indicates the existing residential dwelling will maintain its residential character, maintaining the

residential streetscape on Hare Road.

(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 an area where residential and commercial uses abut each other. The restrictions in the PUD will provide a transition between these incompatible uses.

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(s)
North	MDR	RMD-A	Single-family residential
East	RPI	CCG-2	Commercial
South	RPI	CCG-2	Warehouse/Vehicle Repair
West	MDR	RMD-A	Single-family residential

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: Using the PUD to limit the allowed uses and restrict any architectural changes to the existing structure will not promote the intensification and encroachment of commercial development into the residential area. Single-family dwellings that surround and are immediately adjacent to the subject property will not be negatively impacted with noise, vibrations and light glare. The PUD Zoning District is consistent and compatible with the character of the primarily residential neighborhood.

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category as an office. The PUD is appropriate at this location because it will support the existing commercial use and allow it to grow and prosper.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. No recreation area is required.

(8) Impact on wetlands

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

(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.

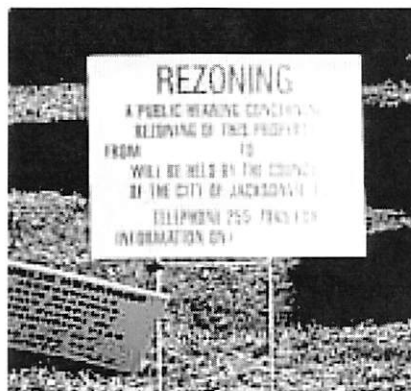
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

There is an existing sidewalk along Hare Avenue.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 5, 2018, 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 2017-832 be **APPROVED with the following exhibits:**

1. The original legal description dated June 2, 2017.
2. The original written description dated April 4, 2018.
3. The original site plan dated April 4, 2018.



Aerial



Subject Property



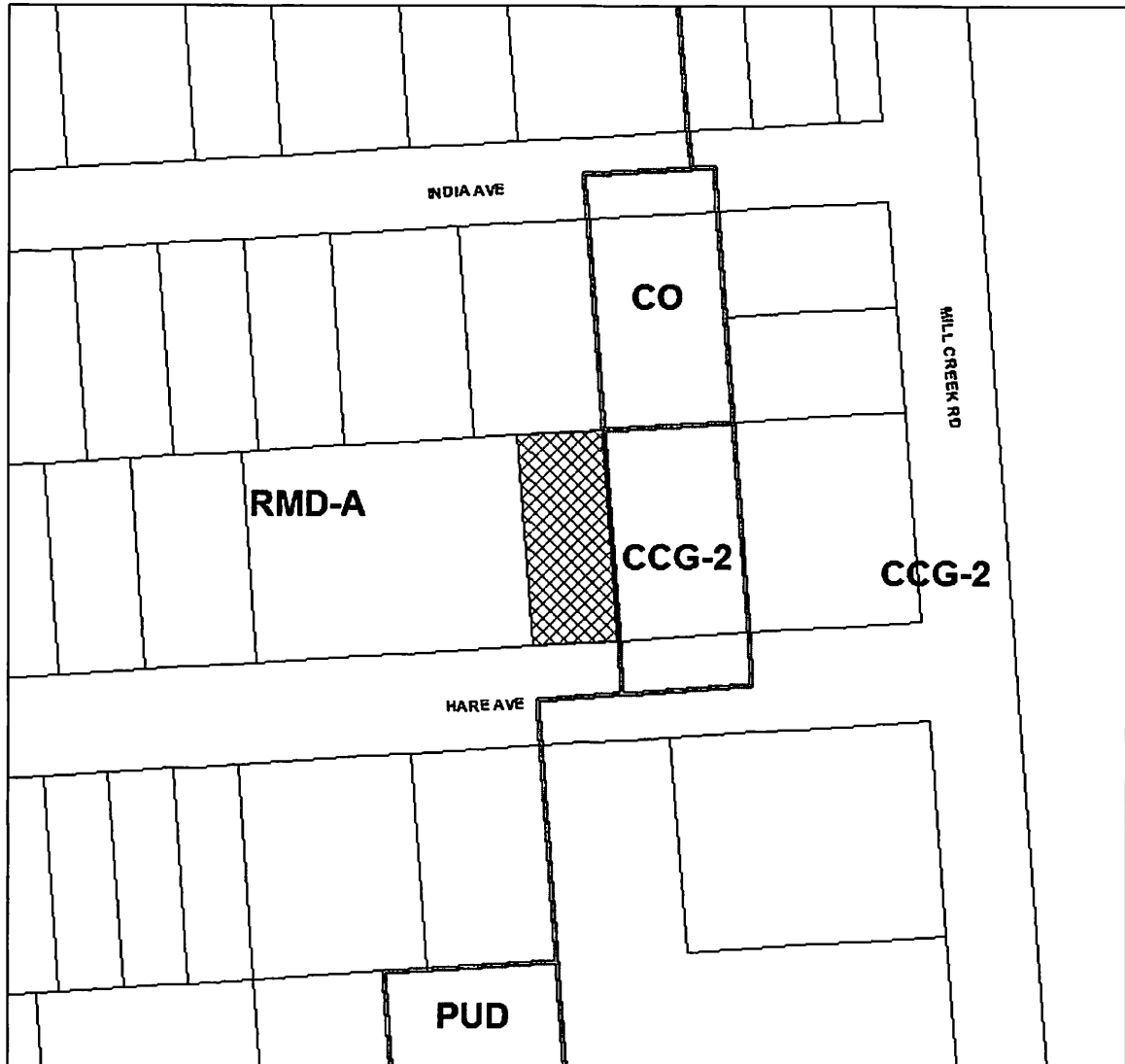
Adjoining property to the west (same ownership)

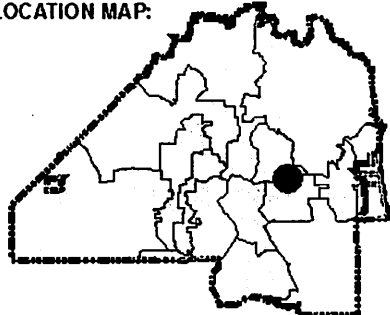



Adjoining property to the south, across Hare Avenue



Adjoining property to the west



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 30 60 120 Feet</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2017-0832</p>	<p>TRACKING NUMBER:</p> <p>T-2017-1558</p>	<p>COUNCIL DISTRICT:</p> <p>1</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0832 **Staff Sign-Off/Date** / N/A
Filing Date 12/12/2017 **Number of Signs to Post** 1

Hearing Dates:
1st City Council 01/23/2018 **Planning Comission** 01/18/2018
Land Use & Zoning 02/06/2018 **2nd City Council** 02/13/2016

Neighborhood Association WOODLAND ACRES ASSOCIATION
Neighborhood Action Plan/Corridor Study WOODLAND ACRES

Application Info

Tracking # 1558 **Application Status** PENDING
Date Started 09/22/2017 **Date Submitted** 09/22/2017

General Information On Applicant

Last Name BUEME **First Name** MICHAEL **Middle Name** J

Company Name
 BUEME ENGINEERING, INC.

Mailing Address
 975 ARTHUR MOORE DRIVE

City GREEN COVE SPRINGS **State** FL **Zip Code** 32043

Phone 9047103121 **Fax** 904 **Email**

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name HALE **First Name** GARY **Middle Name**

Company/Trust Name
 ACE DOOR & WINDOW SERVICE, INC.

Mailing Address
 9115 HARE AVENUE

City JACKSONVILLE **State** FL **Zip Code** 32211

Phone 9049622562 **Fax** **Email** GARY@ACEDOOR.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 143749 0000	1	2	RMD-A	CCG-2

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

Existing Land Use Category
 MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5258

Total Land Area (Nearest 1/100th of an Acre) 0.14**Justification For Rezoning Application**

OWNER WANTS TO EXPAND EXISTING 25YR BUSINESS OPERATION

Location Of Property**General Location**

EAST JACKSONVILLE (WEST OF REGENCY SQUARE MALL)

House #	Street Name, Type and Direction	Zip Code
9115	HARE AVE	32211

Between Streets

MILL CREEK ROAD and LAMSON STREET

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

Exhibit 1 ✓ A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A ✓ Property Ownership Affidavit – Notarized Letter(s).

Exhibit B ✓ Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

✓ One copy of the Deeds to indicate proof of property ownership.

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 by my signature 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

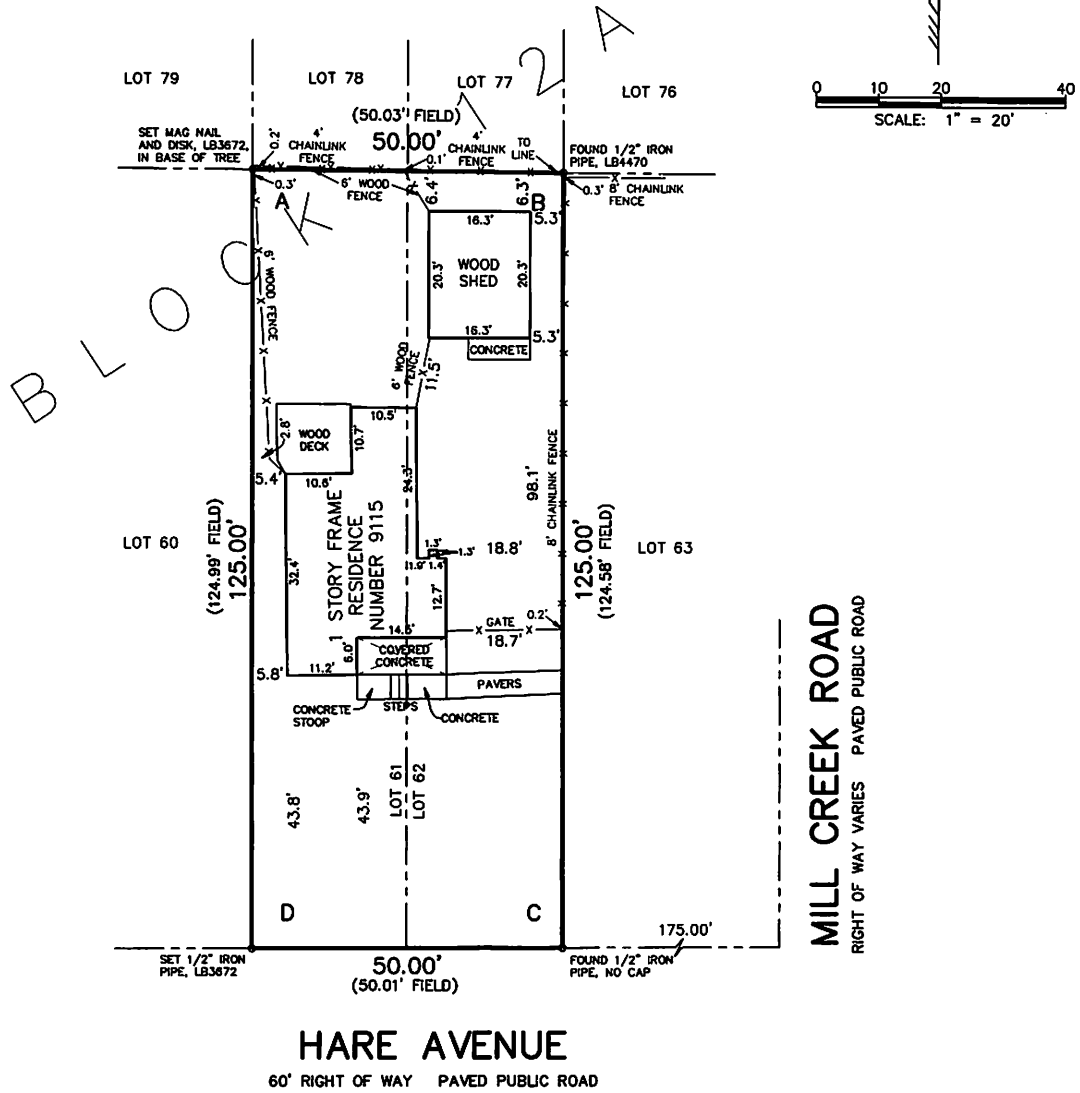
Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
0.14 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
37 Notifications @ \$7.00 /each: \$259.00
- 4) Total Rezoning Application Cost:** \$2,269.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

MAP SHOWING SURVEY OF

LOTS 61 AND 62, BLOCK 12A, OAKWOOD VILLA ESTATES AS RECORDED IN PLAT BOOK 8, PAGES 23 THROUGH 25, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



HARE AVENUE

60' RIGHT OF WAY PAVED PUBLIC ROAD

NOTES:

1. THIS IS A BOUNDARY SURVEY.
2. NO BUILDING RESTRICTION LINES AS PER PLAT.
3. INTERIOR ANGLES PER FIELD SURVEY AS FOLLOWS:
 - A = 89°31'53"
 - B = 90°27'33"
 - C = 90°00'26"
 - D = 90°00'08"
4. NORTH PROTRACTED FROM PLAT.

THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0383H, REVISED JUNE 3, 2013 FOR DUVAL COUNTY, FLORIDA.

THIS SURVEY WAS MADE FOR THE BENEFIT OF GARY HALE.

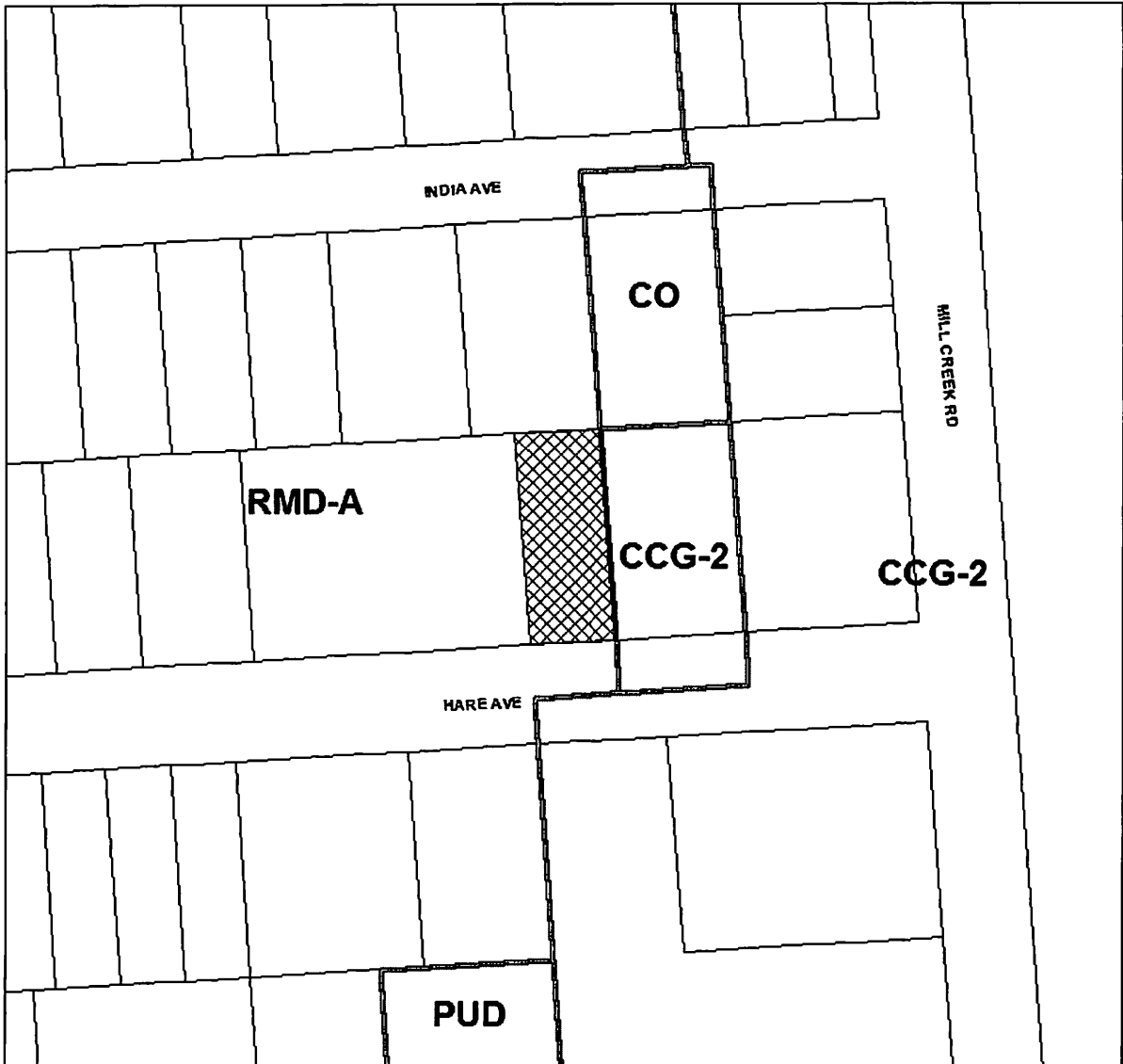
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

DONN W. BOATWRIGHT, P.S.M.
FLORIDA LIC. SURVEYOR and MAPPER No. LS 3295
FLORIDA LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____
DRAWN BY: PGP
FILE: 2017-0731

BOATWRIGHT LAND SURVEYORS, INC.
1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: JUNE 2, 2017
SHEET 1 OF 1



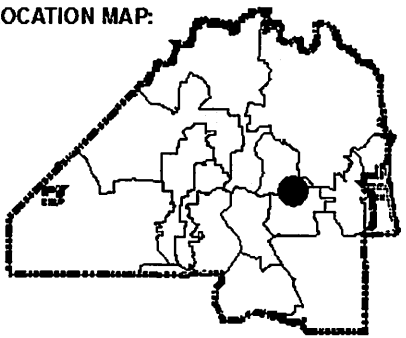

<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 30 60 120 Feet</p>
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EXHIBIT A - Property Ownership Affidavit

Date: Aug 8, 2017

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:
915 Hale Avenue, Re # 143749-0000

To Whom it May Concern:

I Gary Hale hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Land Use Amendment + Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

By [Signature]
Print Name: GARY HALE

Print Corporate Name:
Ace Door Window Service, Inc.
By _____
Print Name: Gary Hale
Its: VP

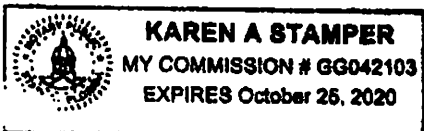
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 8 day of AUGUST 2017, by GARY S HALE, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)



KAREN A STAMPER
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 10-25-20

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: Aug 8, 2017

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

Re: Agent Authorization for the following site location: 9115 Hule Avenue
Rz # 143749-0000

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Bueme Engineering, Inc. to act as agent to file application(s) for Rezoning & Land Use Amendment for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

By [Signature]
Print Name: GARY HALE

Print Corporate Name: Ace Door & Window Service, Inc.
By _____
Print Name: Gary Hale
Its: VP

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

STATE OF FLORIDA
COUNTY OF DUVAL

17 Sworn to and subscribed and acknowledged before me this 8 day of AUGUST 2017, by GARY S HALE, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



KAREN A STAMPER
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 10-25-20

Binding Letter

Date: _____

4/3/18

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

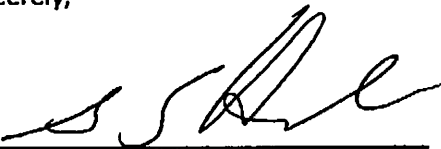
RE:

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: _____



Its: _____



EXHIBIT D

PUD Written Description

ACE DOOR & WINDOW ADMINISTRATIVE OFFICE PUD April 4, 2018

I. PURPOSE AND INTENT

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan potentially incorporating shared access, utilities, stormwater treatment and other development criteria as may be necessary. The creation of a master planned development affords an efficient use of the land. This PUD will also provide the needed facilities for businesses and all the positive economic impacts to the community it creates.

The site consists of 0.14+/- acres of land located on the north side of Hare Avenue, between Mill Creek Road and Lamson Street.

Project Agent/Engineer: Michael Bueme, P.E., B.C.
Bueme Engineering, Inc.
975 Arthur Moore Drive
Green Cove Springs, FL 32043

Project Owner/Developer: Ace Doors & Window Service, Inc.
9115 Hare Avenue
Jacksonville, Florida 32211

Current Land Use Category: MDR (Medium Density Residential) Proposed CGC (Community/General Commercial).

Current Zoning District: RMD-A (Residential Medium Density-A) Proposed PUD (Planned Unit Development).

Requested Land Use Category: CGC (Community/General Commercial)

Requested Zoning District: PUD (Planned Unit Development)

Real Estate Numbers(s): 143749-0000

Total Acreage: 0.14+/-acres

Total number of dwelling units by each type: Not Applicable

Total amount of non-residential floor area: 820 sq. ft.

Total amount of recreation/ or open space: Not Applicable

Total amount of public/private rights of way: Not Applicable

Maximum coverage of all buildings and structures: 35%

Phase schedule of construction. Not Applicable

How does the proposed PUD differ from the usual application of the Zoning Code? This PUD district will differ from conventional zoning districts by excluding the less desirable uses found in the conventional districts. This PUD district will be specifically limited to the administrative, professional and business office uses provided herein. Excluding the less desirable uses will make this PUD district more compatible with the existing and proposed surrounding uses.

The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property.

The property owner will maintain the parking areas, landscaping areas and the interior and exterior of the buildings. The continued operation and maintenance of these facilities will be provided by the owner.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Administrative, professional and business offices.

B. Permitted accessory uses and structures. See Section 656.403.

C. Restrictions on Uses:

1. 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.
2. Modifications to the PUD may be accomplished pursuant to Section 656.341 (f) of the Zoning Code.
3. The structure shall maintain its residential and shall not be expanded or enlarged.

III. DESIGN GUIDELINES

A. Lot requirements:

1. *Minimum lot area: 6,250 square feet.*
2. *Minimum lot width: 50 feet.*
3. *Maximum lot coverage: 35 percent.*
4. *Minimum front yard: 20 feet.*
5. *Minimum side yard: West side yard 3 feet and east side yard 18.7 feet (wood shed 5.3 feet).*
6. *Minimum rear yard: 10 feet (wood shed 6.4 feet).*
7. *Maximum height of structure: 35 feet.*

B. Ingress, Egress and Circulation:

1. *Parking Requirements:*

a. The parking requirements for this development shall be 3 spaces with 1 being a handicap space. This site can also utilize the parking field next door from the parent parcel at 9123 Hare Avenue.

2. Vehicular Access:

a. Vehicular access to the Property shall be by way of one driveway to Hare Avenue as shown in the Site Plan. The location of access and driveway connection may vary and the final location shall be subject to final engineering design.

3. Pedestrian Access:

a. There is an existing sidewalk contiguous to this site on the north side of Hare Avenue. Sidewalks installed in accordance with the 2030 Comprehensive Plan shall provide pedestrian access.

C. Signs:

1. One double-faced, monument sign 24 square feet in area and 6 feet in height is permitted along Hare Avenue. The monument sign may be externally or internally illuminated.

2. Because the signs permitted are architectural elements of this PUD, intended to be compatible with and complementary of the building in the PUD, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and/or numbers on the sign and shall not include the frame or surrounding mount.

3. Directional signs subject to the review and approval of the Planning and Development Department.

D. Landscaping:

1. This structure was originally constructed as a single family home and will continue to and be maintained to look like a single family home. There will be 5 shade trees (minimum 2 inch caliper) installed along with shrubs (18 inches high at time of planting, spaces 30 inches on center) between each shade tree as depicted on the PUD site plan. Strict compliance with the landscaping regulations would not allow for the needed use provided in this PUD.

E. Utilities:

1. Water, electric and sanitary sewer will be provided by Jacksonville Electric Authority (JEA).

F. Wetlands:

1. There are no wetlands on the site.

IV. 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 existing and proposed uses within the Property, and showing the general layout of the overall Property.

The PUD rezoning site plan is a conceptual PUD rezoning site plan for the purpose of rezoning to the PUD Zoning District. Final design is subject to change through final site planning, engineering, architectural design and market demands. All development improvements are subject to the criteria and approval of the appropriate permitting agencies.

V. JUSTIFICATION FOR PUD CLASSIFICATION FOR THIS PROJECT

The justification for the PUD zoning district which provides for a written description of the intended plan of development and site plan is as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;

- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan. According to the Future Land Use Map series (FLUMs) of the 2030 Comprehensive Plan, the designated land use category is MDR (Medium Density Residential), the proposed category is CGC (Community General Commercial), which allows for the above listed uses. If the PUD is approved, the site will be consistent with the CGC land use category and the 2030 Comprehensive Plan.

B. Consistency with the Concurrency/Mobility Management System. The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency/Mobility Management System Office.

C. Allocation of Residential Land Use. There is no residential component to this PUD.

D. Internal Compatibility/Vehicular Access. The proposed PUD contains limitations on the commercial uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The site will have access from Hare Avenue. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the City of Jacksonville Traffic Engineer.

E. External Compatibility/Intensity of Development. The Property is located in an established mixed use commercial and residential area along Hare Avenue. The use will serve the parent parcel next door at 9123 Hare Avenue. The parent parcel provides a needed business for the community. There is no residential component to this PUD.

F. Recreation/Open Space. Not Applicable.

G. Impact on Wetlands. There are no wetlands on the subject property.

H. Listed Species Regulations. The site contains less than 50 acres and therefore a listed species survey is not required.

I. Off-Street Parking and Loading Requirements. The site will provide adequate on site parking to serve the proposed use. Parking is also provided on the parent parcel next door at 9123 Hare Avenue.

J. Sidewalks, Trails, and Bikeways. Sidewalks will be constructed as may be necessary as per the goals and objectives of the 2030 Comprehensive Plan.

K. Stormwater Retention. Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction.

L. Utilities. The Jacksonville Electric Authority (JEA) will provide electric, potable water service and sewer service.

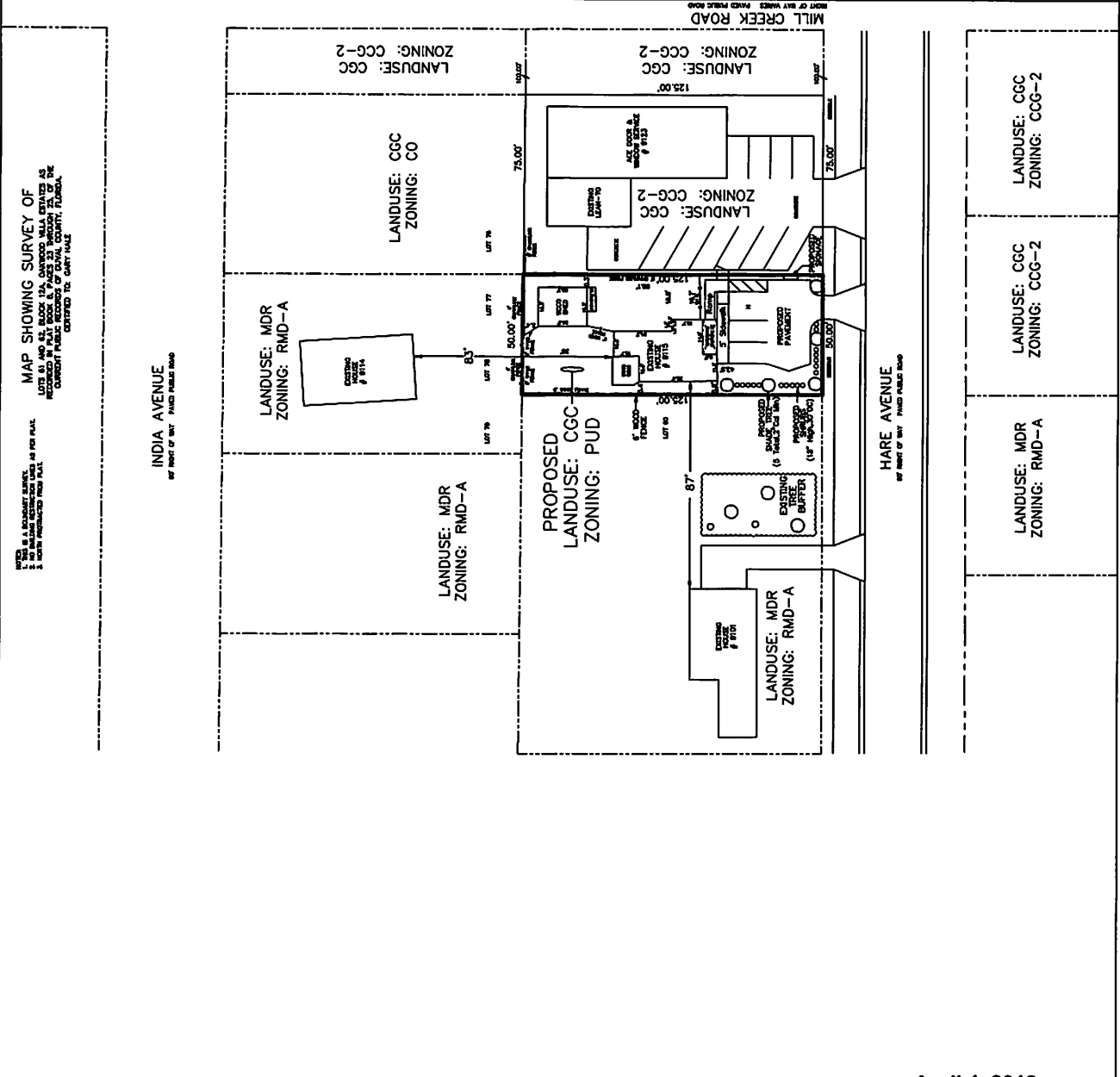
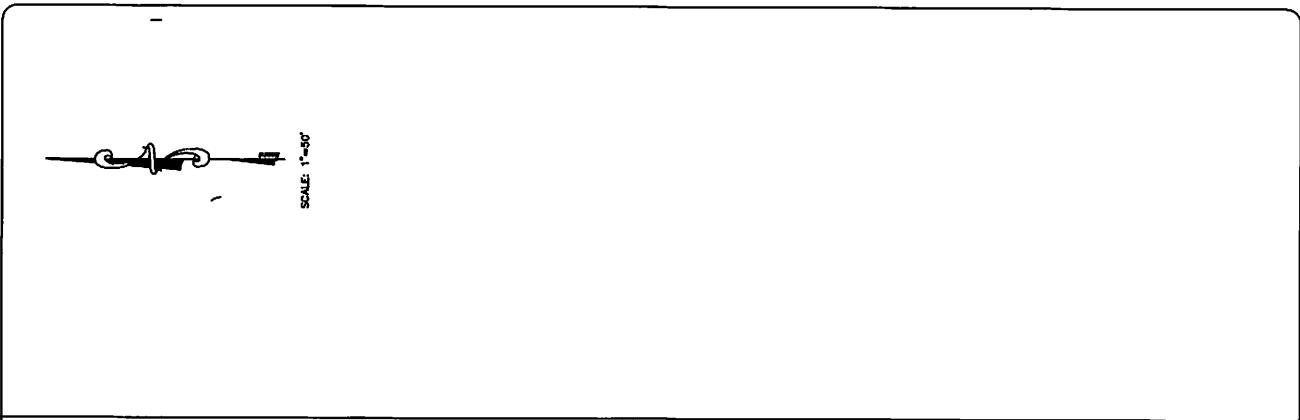
BUEME ENGINEERING, INC.
 CERTIFICATE OF AUTHORIZATION 00007202
 975 ARTHUR HOODE DRIVE • GREEN CREEK STRAITS, FLORIDA 32043
 PHONE: (904) 794-3232 • FAX: (904) 651-9166

SEAL

NO.	DATE	DESCRIPTION
1	04/04/2018	ISSUED FOR PERMIT
2	04/04/2018	ISSUED FOR PERMIT
3	04/04/2018	ISSUED FOR PERMIT
4	04/04/2018	ISSUED FOR PERMIT
5	04/04/2018	ISSUED FOR PERMIT

SITE IMPROVEMENTS
FOR
AGE DOOR & WINDOW
PUD MASTER SITE PLAN

SHEET
 1 OF 1





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

Detail by Entity Name

Florida Profit Corporation

ACE DOOR & WINDOW SERVICE, INC.

Filing Information

Document Number V69101
FEI/EIN Number 59-3142728
Date Filed 10/02/1992
State FL
Status ACTIVE
Last Event NAME CHANGE
AMENDMENT
Event Date Filed 04/05/2002
Event Effective Date NONE

Principal Address

9123 HARE AVE
JACKSONVILLE, FL 32211

Changed: 04/07/2000

Mailing Address

9123 HARE AVE
JACKSONVILLE, FL 32211

Changed: 04/07/2000

Registered Agent Name & Address

HALE, VICTOR A
9123 HARE AVENUE
JACKSONVILLE, FL 32211

Name Changed: 04/05/2001

Address Changed: 04/05/2001

Officer/Director Detail

Name & Address

Title VP

HALE, GARY SVP
3929 SAN REMO DR

JACKSONVILLE, FL 32217

Title P

HALE, VICTOR AP
 1134 W. MONTEGO RD
 JACKSONVILLE, FL 32216

Title T

HALE, GARY ST
 3929 SAN REMO DR
 JACKSONVILLE, FL 32217

Annual Reports

Report Year	Filed Date
2015	02/18/2015
2016	01/30/2016
2017	01/07/2017

Document Images

01/07/2017 -- ANNUAL REPORT	View image in PDF format
01/30/2016 -- ANNUAL REPORT	View image in PDF format
02/18/2015 -- ANNUAL REPORT	View image in PDF format
01/13/2014 -- ANNUAL REPORT	View image in PDF format
01/26/2013 -- ANNUAL REPORT	View image in PDF format
02/12/2012 -- ANNUAL REPORT	View image in PDF format
01/20/2011 -- ANNUAL REPORT	View image in PDF format
01/11/2010 -- ANNUAL REPORT	View image in PDF format
04/07/2009 -- ANNUAL REPORT	View image in PDF format
01/08/2008 -- ANNUAL REPORT	View image in PDF format
01/04/2007 -- ANNUAL REPORT	View image in PDF format
01/04/2006 -- ANNUAL REPORT	View image in PDF format
04/27/2005 -- ANNUAL REPORT	View image in PDF format
01/08/2004 -- ANNUAL REPORT	View image in PDF format
04/17/2003 -- ANNUAL REPORT	View image in PDF format
04/09/2002 -- ANNUAL REPORT	View image in PDF format
04/05/2002 -- Name Change	View image in PDF format
04/05/2001 -- ANNUAL REPORT	View image in PDF format
04/07/2000 -- ANNUAL REPORT	View image in PDF format
03/29/1999 -- ANNUAL REPORT	View image in PDF format
07/29/1998 -- ANNUAL REPORT	View image in PDF format
02/11/1997 -- ANNUAL REPORT	View image in PDF format
01/15/1997 -- MISC.	View image in PDF format
01/03/1997 -- NAME CHANGE	View image in PDF format
06/25/1996 -- ANNUAL REPORT	View image in PDF format

ACE DOOR & WINDOW SERVICE INC
 9123 HARE AVE
 JACKSONVILLE, FL 32211

Primary Site Address
 9115 HARE AVE
 Jacksonville FL 32211

Official Record Book/Page
 15332-01433

Title #
 7423

9115 HARE AVE

Property Detail

RE #	143749-0000
Tax District	GS
Property Use	0100 Single Family
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	02639 OAKWOOD VILLA ESTATES
Total Area	6228

Value Summary

Value Method	2016 Certified	2017 In Progress
	CAMA	CAMA
Total Building Value	\$21,402.00	\$22,786.00
Extra Feature Value	\$1,500.00	\$1,544.00
Land Value (Market)	\$7,275.00	\$7,275.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$30,177.00	\$31,605.00
Assessed Value	\$30,177.00	\$31,605.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$30,177.00	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
15332-01433	8/5/2010	\$21,500.00	SW - Special Warranty	Unqualified	Improved
15305-01520	6/29/2010	\$100.00	SW - Special Warranty	Unqualified	Improved
15258-00545	5/26/2010	\$100.00	CT - Certificate of Title	Unqualified	Improved
14036-00123	6/14/2007	\$84,000.00	WD - Warranty Deed	Qualified	Improved
11723-02471	3/26/2004	\$55,000.00	WD - Warranty Deed	Unqualified	Improved
02914-00611	1/1/1899	\$0.00	- Unknown	Unqualified	Improved
02300-00426	1/1/1899	\$0.00	- Unknown	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GRWR2	Garage/Util Bdg Wood	1	16	20	320.00	\$1,544.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	0101	RES MD 8-19 UNITS PER AC	RMD-A	50.00	125.00	Common	50.00	Front Footage	\$7,275.00	1	8-23 23-25-27E
										2	OAKWOOD VILLA ESTATES
										3	LOTS 61,62 BLK 12A

Buildings

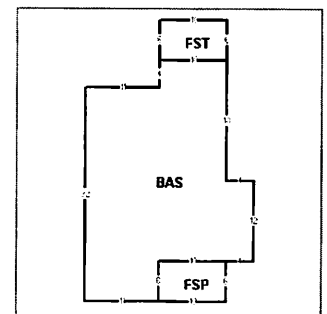
Building 1
 Building 1 Site Address
 9115 HARE AVE
 Jacksonville FL 32211

Building Type	0101 - SFR 1 STORY
Year Built	1963
Building Value	\$22,786.00

Type	Gross Area	Heated Area	Effective Area
Base Area	700	700	700
Finished Storage	60	0	30
Fin Screened Porch	60	0	21
Total	820	700	751

Element	Code	Detail
Exterior Wall	26	26 Alum/Vinyl
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	3	3 Plastered
Int Flooring	14	14 Carpet
Int Flooring	8	8 Sheet Vinyl
Heating Fuel	1	1 None
Heating Type	1	1 None
Air Cond	2	2 Wall Unit

Element	Code	Detail
Stories	1.000	
Bedrooms	2.000	
Baths	1.000	
Rooms / Units	1.000	



2017 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$31,605.00	\$0.00	\$31,605.00	\$345.28	\$361.62	\$344.58
Public Schools: By State Law	\$31,605.00	\$0.00	\$31,605.00	\$137.43	\$133.91	\$136.49
By Local Board	\$31,605.00	\$0.00	\$31,605.00	\$67.84	\$71.05	\$67.38
FL Inland Navigation Dist.	\$31,605.00	\$0.00	\$31,605.00	\$0.97	\$1.01	\$0.95
Water Mgmt Dist. SJRWMD	\$31,605.00	\$0.00	\$31,605.00	\$8.71	\$8.61	\$8.61
Gen Gov Voted	\$31,605.00	\$0.00	\$31,605.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$31,605.00	\$0.00	\$31,605.00	\$0.00	\$0.00	\$0.00
			Totals	\$560.23	\$576.20	\$558.01
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$30,177.00	\$30,177.00	\$0.00	\$30,177.00		
Current Year	\$31,605.00	\$31,605.00	\$0.00	\$31,605.00		

2017 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](#)