

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2018-608 TO**  
**PLANNED UNIT DEVELOPMENT**

**OCTOBER 4, 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 Ordinance **2018-608** to Planned Unit Development.

***Location:*** 10062 103<sup>rd</sup> Street (SR 134), between Connie Jean Road and Chardon Drive

***Real Estate Number(s):*** 015347-0000 & 015347-0010

***Current Zoning District:*** Planned Unit Development (PUD 2006-475-E)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Medium Density Residential (MDR) & Community General Commercial (CGC)

***Proposed Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Lara D. Hipps  
Hipps Group Inc.  
1650 Margaret Street #323  
Jacksonville, Florida 32204

***Owner:*** Vince Serrano  
10053 103<sup>rd</sup> Street  
Jacksonville, Florida 32210

***Staff Recommendation:*** DENY

**GENERAL INFORMATION**

Application for Planned Unit Development **2018** seeks to rezone approximately 4.97 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be used for outside bus storage and minor repair with some office space.

There is a companion Land Use Amendment L-5303-18C which is requesting a change of the southern property from Medium Density Residential (MDR) to Community General Commercial (CGC). The Planning & Development Department is recommending denial of this request.

The property is currently zoned PUD. The entire PUD allows for the development of two story townhomes. The portion of PUD being rezoned in this application was the entrance road to the townhomes and a portion of the townhome development. The PUD 2006-475-E, was enacted on June 27, 2006 with the following conditions:

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated May 18, 2006, and attached hereto as **Exhibit 4**, and the Transportation Planning Division Memorandum dated May 3, 2006, and attached hereto as **Exhibit 5**, or as otherwise approved by FDOT, the Traffic Engineering Division and the Planning and Development Department, if the internal roadway will be public and donated to the City exclusive of the emergency access point off Parman Road.
- (b) The required recreation area shall be at least 150 square feet per unit, and shall include, at a minimum, a multi-purpose playfield. Detailed plans shall be submitted and are subject to the review and approval of the Planning and Development Department.
- (c) The front yard setback shall be a minimum of 27 feet from the back edge of the curb where sidewalks are located to the garage face and 15 feet to the building façade. There shall be 20 feet from the back edge of the curb when no sidewalks are located to the garage face and 15 feet to the building façade.
- (d) The change of, or transition between “townhome” and “detached townhome” products shall be at a block end (when platted), street, community open space, or retention pond.
- (e) Access for emergency vehicles only shall be provided along Parman Road. The access easement shall have a pavement width of 12 feet.
- (f) Additional parking shall be constructed at a minimum of two spaces per townhome building.
- (g) The rear yard setback for “townhomes” and “detached townhomes” shall be a minimum of 10 feet.
- (h) Designs for “detached townhomes” shall be provided at least 3 facade elevations and no more than two of the same elevation may be adjacent to one another.
- (i) Landscaping and fencing at entranceways shall be subject to the review and approval of the Planning and Development Department.

- (j) Accessory uses shall comply with 656.403 of the Zoning Code.
- (k) The maximum building height for the commercial parcel shall not exceed 35 feet.
- (l) Uses with outside sale and service and drive-thru's or drive-ins may be approved through the minor modification process.

The Planning & Development Department is recommending denial of this application therefore all conditions of the previous PUD rezoning will continue if the proposed PUD is denied.

### 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?*

No. The subject properties have a Functional Land Use Category of CGC to the north and MDR to the south. The Land Use Amendment application, L-5303-18C proposing a change to the MDR portion to allow CGC is recommended for denial by Staff. When applying the criteria of consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. Thus, the fact that the intensity of a proposed commercial outside bus storage does not ensure overall consistency with the 2030 Comprehensive Plan. Therefore, the transition, compatibility, and intensity of uses are accomplished through appropriate zoning and are an important consideration to the welfare and sustainability of an area. 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?*

Yes. The written description and the site plan of the intended plan of development, creates development standards that are in conflict with portions of the City's land use regulations and do not promote development standards that are compatible with existing development. These include: waiving Part 6 of the parking regulation and waiving Part 12 Landscaping Requirements

**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*

Review of the PUD shows that the permitted uses and structures as well as the permitted uses by exception allow most uses within the CCG-1 zoning category. The current use is a non-conforming use of bus parking in a MDR and CGC land use category. The companion land use application is a portion of the parcel that does not have frontage on 103<sup>rd</sup> St. The Land Use application (2018-607) is recommending denial of the land use change due to the potential negative impacts to the surrounding residential area.

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:

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 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.

Policy 3.1.3

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

Policy 3.2.2

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

Policy 3.2.4

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

**The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

### Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Herlong Recreational Airport and Cecil 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 656.1005.1(d). See Objective 2.5 of the Future Land Use Element below:

#### 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.

### Southwest Vision Plan

The subject site is located within the Suburban Area boundary of the Southwest Vision Plan (2003-1049-E). According to the Vision Plan, the proposed land use amendment is inconsistent with Guiding Theme 1, which states, "Strengthen existing neighborhoods and create new neighborhoods." The proposed land use amendment to CGC is the type of growth that the plan identifies as "growth that can often be isolated or poorly fit into its surroundings" and "detracts from the existing character of neighborhoods". Therefore, the amendment is inconsistent with the Southwest Vision Plan.

#### *(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. There has been no Concurrency or Mobility reserved for this site. The applicant/agent/owner may need to stop by or contact the Concurrency & Mobility Management System office to determine if they need Mobility or Concurrency applications for this project.

#### *(3) Allocation of residential land use*

Not applicable. This proposed Planned Unit Development intends to utilize lands for outside bus storage and minor repair with office space.

#### *(4) Internal compatibility*

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

The use of existing and proposed landscaping: The PUD indicates it will waive all landscaping requirements in Part 12 of the zoning code leaving the site with "as built conditions" other than building a minimum 6 feet 95% opaque fence where the property is adjacent to residential districts and/or dwelling units.

The treatment of pedestrian ways: The PUD indicates the development will comply with the 2030 Comprehensive Plan.

The separation and buffering of vehicular use areas and sections of vehicular use areas: Because there is a request for waiving Part 12 landscaping requirements the site will not be required to have any code required landscaping for parking for the buses or other vehicles on site.

*(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 type, number and location of surrounding external uses: The proposed development is located on the southern side of 103<sup>rd</sup> Street, which is less commercial in nature than the northern side. The northern side of the road along 103<sup>rd</sup> Street is auto sales, towing, outside vehicular storage, and environmental services (office). The southern portion has more residential uses (mobile home parks) with less intense commercial uses, including; flex space (used mostly for office space) and indoor auto repairs.

The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2	Towing/Service & Auto Sales
South	MDR	PUD	Undeveloped single family subdivision
East	CGC/MDR	CO/RMD-MH	Mobile Home/Mobile Home Park
West	CGC/MDR	CCG-2/RMD-D/PUD	Warehouse/Flex Space/Retention Pond/ Undeveloped single family subdivision

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:

With the amount of residential in the area to the south of 103<sup>rd</sup> Street there is potential for privacy and safety issues as well as a creation of a nuisance to property owners with the proposed use. Buses generate a lot of noise early in the morning and throughout the day. Bus pick up can start as early as 6 AM and having buses return as late as 7 or 8 PM. The PUD also proposes a minor repair shop on the southern portion of the property which is directly adjacent to a Mobile Home park (to the east). Other than a proposed 6 feet 95% opaque fence the owner does not intend on providing any landscape buffering that does not already exist. The buses have already been parking at the location, without zoning approval, and create a traffic problem when returning. Staff observed buses returning from their routes at approximately 10 AM, with buses coming from in town going west bound having to turn onto the property via the turn lane. Buses showed up about five or six at a time extending into 103<sup>rd</sup> Street backing up the left lane of traffic. There is not sufficient queuing for vehicles this size.

*(6) Intensity of Development*

The proposed development will not be consistent with the MDR functional land use category. The proposed land use amendment is not supported by staff and therefore the intensity of a commercial use is not supported in the MDR functional land use category. The PUD is not appropriate at this location because it will continue a traffic problem on 103<sup>rd</sup> Street and prolong the noise nuisance for residents in the surrounding mobile home parks.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The site indicates some lighting on site but may not be sufficient for the safety of bus drivers during the early mornings and late evening of winter when daylight is scarce. The proposed written description also neglects all landscape buffering for the site.

The availability and location of utility services and public facilities and services: In order to use public utilities the owner will have to maintain a pump station with a JEA dedicated force main.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: The intensity of bus storage with minor repair garage is not compatible with the residential uses in the area. The noise from buses early in the morning into the evening creates a nuisance to neighbors as well as a traffic problem on 103<sup>rd</sup> with buses queuing in the middle of the street returning from their routes.

*(7) Usable open spaces plazas, recreation areas.*

Not required for commercial use.

*(8) Impact on wetlands*

Any wetlands will be permitted according to local, state, and federal requirements.

*(9) Listed species regulations*

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

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

The written description asks that all parking requirements in Part 6 be waived. Parking spaces for the office space are depicted on the site plan.

*(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 September 20, 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 2018-608 be **DENIED** with the following exhibits:

- The original legal description dated August 21, 2018
- The revised written description dated August 8, 2018
- The original site plan dated May 30, 2018



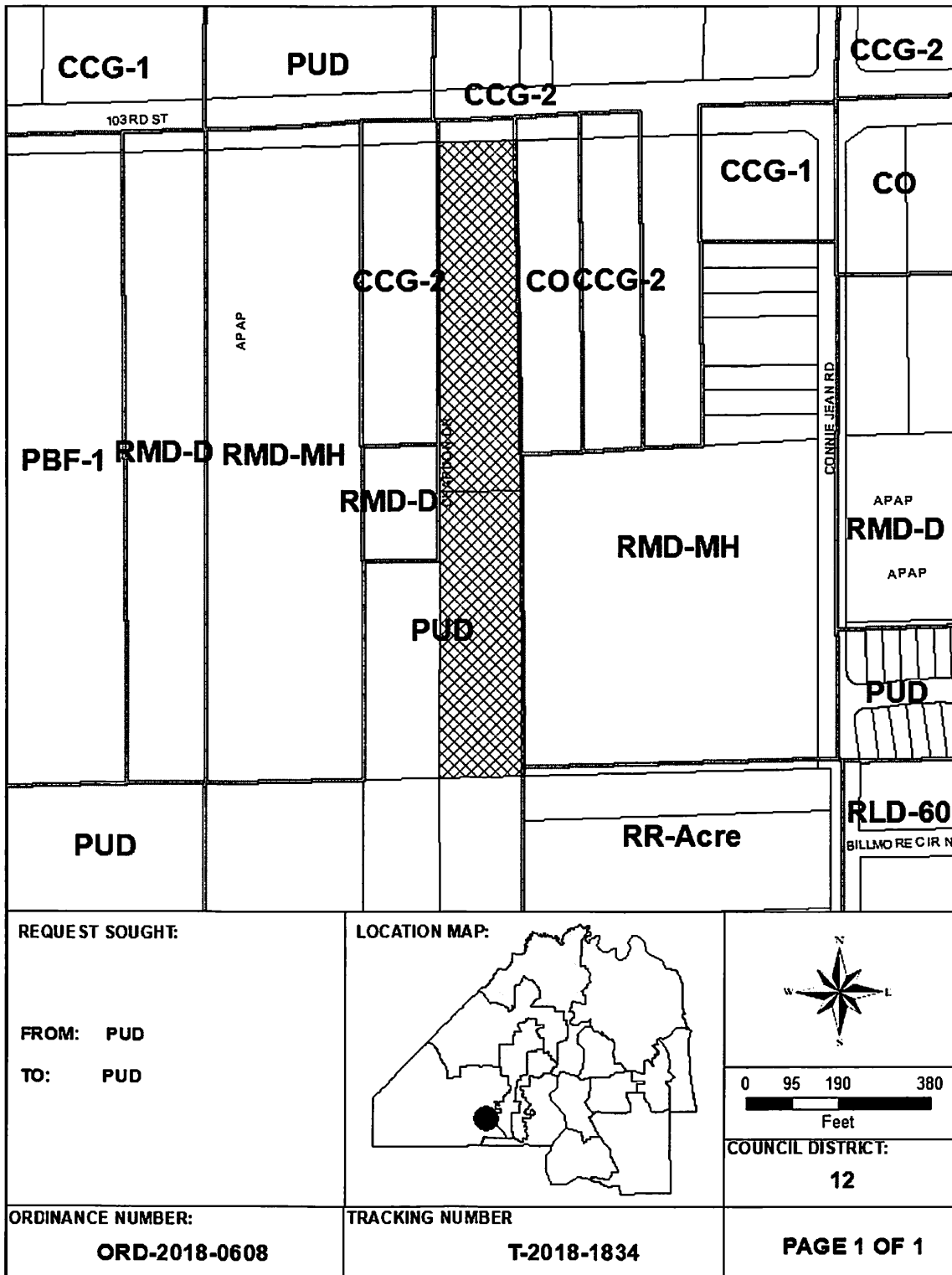


Aerial



Buses queuing to turn onto subject property in turn median along 103<sup>rd</sup> street

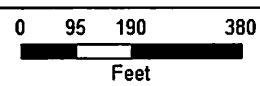
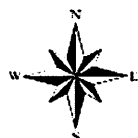
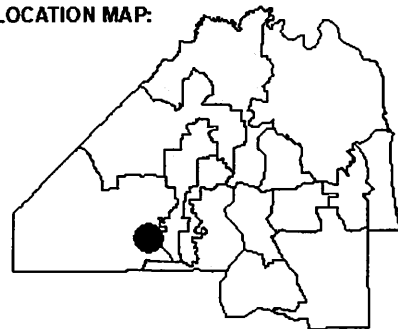
Source: COJ, Planning & Development Department  
Date: 09/20/2018



REQUEST SOUGHT:

FROM: PUD  
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:  
12

ORDINANCE NUMBER:  
ORD-2018-0608

TRACKING NUMBER  
T-2018-1834

PAGE 1 OF 1

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2018-0608 **Staff Sign-Off/Date** CMP / 08/14/2018  
**Filing Date** 09/11/2018 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 10/09/2018 **Planning Commission** 10/04/2018  
**Land Use & Zoning** 10/16/2018 **2nd City Council** 10/23/2018  
**Neighborhood Association** ARGYLE AREA CIVIC COUNCIL; BENT CREEK HOA; WEST JAX CIVIC ASSOC  
**Neighborhood Action Plan/Corridor Study** N/A

### Application Info

**Tracking #** 1834 **Application Status** PENDING  
**Date Started** 05/14/2018 **Date Submitted** 06/01/2018

### General Information On Applicant

**Last Name** HIPPS **First Name** LARA **Middle Name** DIANE  
**Company Name** HIPPS GROUP INC.  
**Mailing Address** 1650 MARGARET STREET #323  
**City** JACKSONVILLE **State** FL **Zip Code** 32204  
**Phone** 9047812654 **Fax** 9047812655 **Email** LARA@HIPPSGROUPINC.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** SERRANO **First Name** VINCE **Middle Name**  
**Company/Trust Name**  
**Mailing Address** 10053 103RD STREET  
**City** JACKSONVILLE **State** FL **Zip Code** 32210  
**Phone** 9047079484 **Fax** **Email**

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2006-475

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 015347 0000	12	4	PUD	PUD
Map 015347 0010	12	4	PUD	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 #**

5303

**Total Land Area (Nearest 1/100th of an Acre)** 4.97**Development Number****Proposed PUD Name** 103RD STEET PUD**Justification For Rezoning Application**

THIS PUD TO PUD APPLICATION REMOVES THE RESIDENTIAL COMPONENT WHICH IS MORE COMPATIBLE WITH THE COMMERCIAL CORRIDOR ALONG THIS AREA OF 103RD STREET.

**Location Of Property****General Location**

103RD STREET

House #	Street Name, Type and Direction	Zip Code
10062	103RD ST	32210

**Between Streets**

CONNIE JEAN RD and CHARDON DR

**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**  
  - 4.97 Acres @ \$10.00 /acre:** \$50.00
- 3) Plus Notification Costs Per Addressee**  
  - 14 Notifications @ \$7.00 /each:** \$98.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,417.00

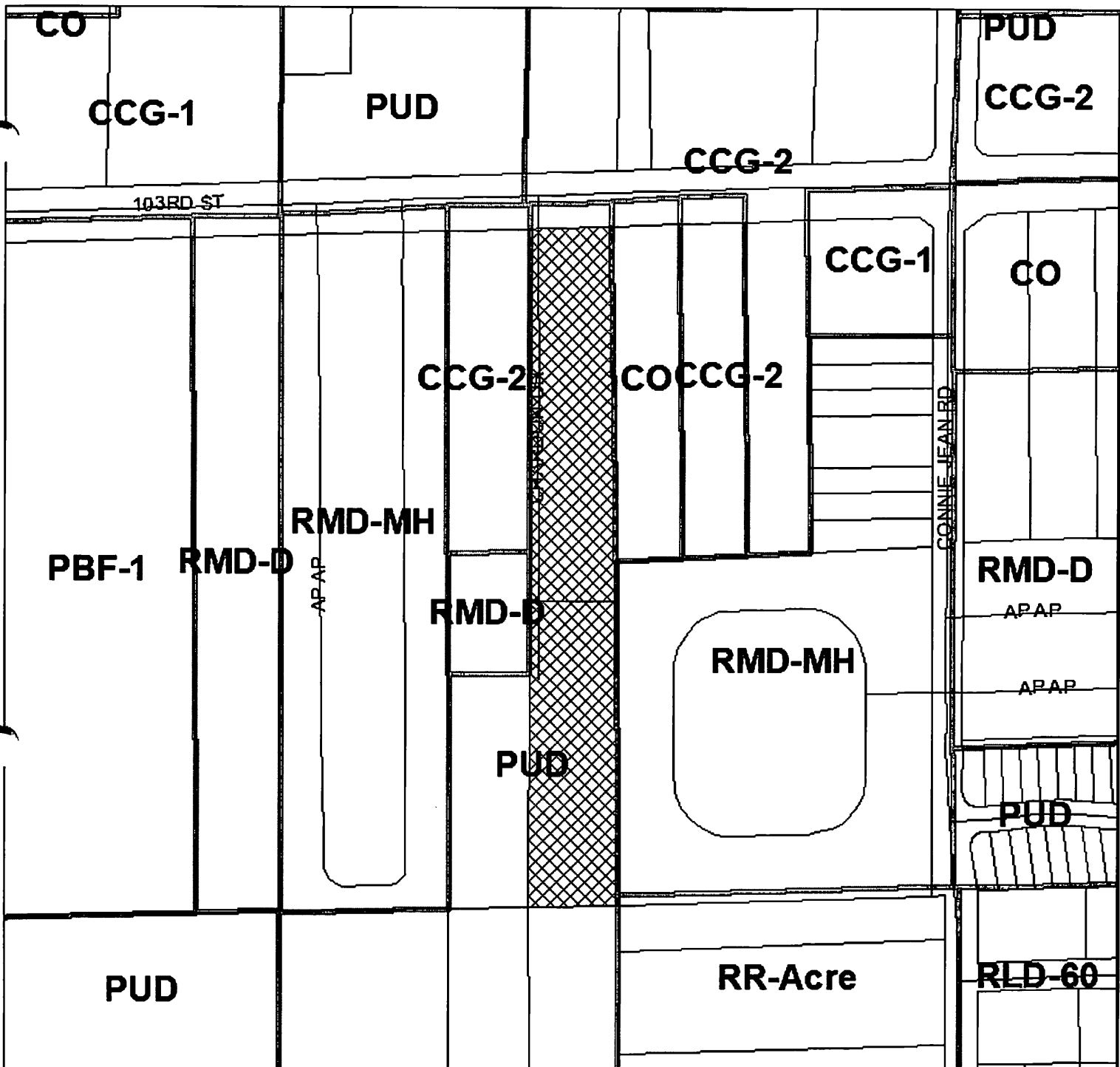
**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE \_\_\_\_\_

## Legal Description

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**The East ½ of Tract 3, Block 2, Section 17, to Township 3 south, Range 25 East, Jacksonville Heights according to the Plat thereof as recorded in Plat Book 5, page 93. of the current public records of Duval County, Florida.**

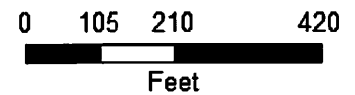
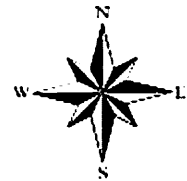
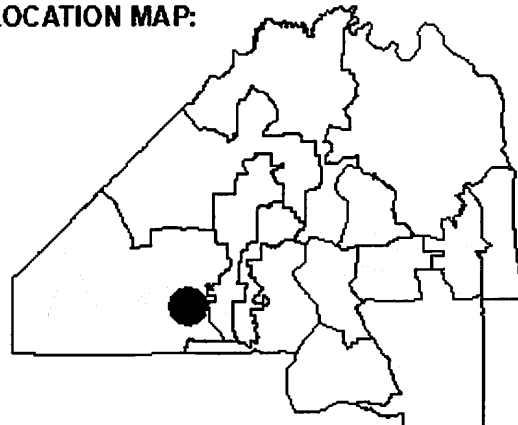


**REQUEST SOUGHT:**

**FROM: PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**12**

**TRACKING NUMBER**

**T-2018-1834**

**PAGE 1 OF 1**

**Exhibit D**  
**Written Description**  
**103<sup>rd</sup> Street**  
**Revised May 17, 2019**

**I. PROJECT DESCRIPTION**

- A. This project consists of two parcels containing 4.97 +/- acres located on 103<sup>rd</sup> Street, a major 4 lane roadway connecting Cecil Airport and Cecil Commerce center to the west and Blanding Blvd. to the East, between Connie Jean Road and Chardon Drive. This PUD to PUD zoning request is to bring the site into compliance for a student transportation company that is currently leasing the parcel for their office, bus parking and minor repairs. The student transportation company has been located on site for over ten (10) years.
- B. Project Architect/Planner: N/A
- C. Project Engineer: Ed Tully
- D. Project Developer: N/A
- E. Current Land Use Category: MDR and CGC
- F. Current Zoning District: PUD 2006-475-E
- G. Requested Land Use Category: CGC on parcel 015347-0010
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 015347-0000 and 015347-0010

**II. QUANTITATIVE DATA**

Total Gross Acreage	4.97 +/- acres	100%
Amount of each different land use by acreage		
Single Family	0 acres	0%
Total number of units	0 d.u.	
Multiple Family	0+/- acres	0%
Total number of units	0 d.u.	
Commercial	4.97 +/- acres	100 %
Industrial	0 acres	0 %
Other land use	0 acres	0 %
Total amount of non-residential floor area	.05 acres	4.9 %
Active recreation and/or open space	N/A acres	N/A %



Passive open space, wetlands, ponds	.50	acres	10 %
Public and private right-of-way	n/a	acres	n/a %
Maximum coverage of buildings and structures	.05	acres	4.9 %

### III. STATEMENTS

#### A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD zoning will more appropriately define restrictions on the uses and development so as to more appropriately coexist with the changing uses in the immediate area. The PUD limits CGC uses on site.

#### 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.

Applicant plans to retain ownership of the property and will maintain the property at applicant's expense.

#### C. Justification for the rezoning:

- (1) Is more efficient than would be possible through strict application of the Zoning Code;
- (2) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.11: Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.
- (3) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs) cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- (4) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.24: The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
- (5) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve and integrated land use fabric which will offer a full range of employment, shopping and leisure opportunities to support the City's residential areas.

- (6) Is consistent with the 2030 Comprehensive Plan Future Land Use Element 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.

D. Phase schedule of construction (include initiation dates and completion dates):

This project may be developed in Phases, initiation and completion dates to be determined.

#### IV. USES AND RESTRICTIONS

A. Permitted Uses in Parcel A/Parcel B1 (B1=the northerly 100 feet of Parcel B):

- (1) Professional and business offices, 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.
- (2) Off-street commercial parking lots.
- (3) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (4) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (5) Mobile vehicle detailing services and manual vehicle wash facilities.
- (6) Outdoor Bus, RV, boat or large vehicle parking and or storage.
- (7) Service garages for minor or major repairs.

B. Permitted Uses in Parcel B2 (B2= Parcel B, less and except the northerly 100 feet):

- (1) Professional and business offices, 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.
- (2) Outdoor RV, boat or large vehicle parking and/or storage.

C. Permitted Accessory Uses and Structures:

1. Accessory Uses and Structures are permitted as provided in section 656.403 of the zoning code.
2. ~~A 60 ft. x 60 ft. drive through mechanic building will be allowable at the rear of the property for minor repairs.~~

#### V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot area: None, (except as otherwise required for certain uses)
- (2) Minimum lot width: None, (except as otherwise required for certain uses)

- (3) Maximum lot coverage: None, (except as otherwise required for certain uses)
- (4) Minimum front yard: None
- (5) Minimum side yard: None - 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 subject property exhibits circumstances of physical location of structures in place that provide a practical and economic difficulty to carry out the strict requirements of the code. Therefore this PUD application requests approval of as built conditions with the waiver of the following for the current use of bus parking and or storage and service garage for minor repair, Part 6 Parking requirements.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of 103rd 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.

(3) *Pedestrian Access.*

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

**C. Signs:**

- (1) One (1) street frontage sign for 103<sup>rd</sup> Street not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of seventy-five (75) square feet. Such freestanding signs shall be of a non illuminated or externally illuminated monument style or as otherwise approved by the Planning and Development Department, not to exceed twenty-five (25) feet in height.
- (2) Directional signs shall not exceed 4 square feet in area and 4 feet in height

**D. Landscaping:**

The subject property exhibits circumstances of physical location of structures in place that provide a practical and economic difficulty to carry out the strict requirements of the Code. Therefore this PUD application requests approval of as built conditions with the waiver of the following for the current use of bus parking and or storage and service garage for minor repair, Part 12 Landscaping Requirements.

- (1) A minimum 68 ft. 95% opaque fence where adjacent to residential districts in Parcel B.

**E. Recreation and Open Space:**

This PUD is a commercial use and does not require recreation space.

**F. Utilities:**

Water will be provided by: JEA

Sanitary sewer will be provided by: JEA

Electric will be provided by: JEA

**G. Wetlands:**

Wetlands will be permitted according to local, state and federal requirements.

**VI. DEVELOPMENT PLAN APPROVAL**

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



## Land Use Table

### 103<sup>rd</sup> St PUD

1. Gross acreage: 4.97 +/-
2. Number of dwelling units by each type:  
Current : 0  
  
Proposed: 0
3. Land use by acreage:  
  
Commercial 4.97+/-
4. Active recreation: n/a
5. Passive open space (ponds, conservation, wetlands): .50 acres
6. Public or private right-of-way: n/a
7. Land coverage of buildings/structures: .05 acres
8. Total square footage of non residential buildings: 2,149

# EXHIBIT H

## Aerial Photograph

Duval Property Map

Page 1 of 1

PROPERTIES  
DUVAL MAPS





21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Lara Hipps  
Hipps Group Inc  
1650 Margaret ST.#323  
Jacksonville, Florida, 32204

March 09, 2018

Project Name: Student Transportation  
Availability#: 2018-0398

Dear Mr/Mrs Lara Hipps,

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

**Point of Connection:**

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

**Offsite Improvements:**

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

**Reservation of Capacity:**

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

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

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

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





21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-0398  
 Request Received On: 2/14/2018  
 Availability Response: 3/9/2018  
 Prepared by: Mollie Price

**Project Information**

Name: Student Transportation  
 Type: Office Building  
 Requested Flow: 227 gpd  
 Location: 10062 103rd Street  
 Parcel ID No.: 015347-0010  
 Description: Bus parking and minor repair of buses

**Potable Water Connection**

Water Treatment Grid: NORTH GRID

Connection Point #1: JEA cannot currently provide water service to this property (see Special Conditions)

Connection Point #2: NA

Special Conditions: This property does not have frontage on public right-of-way. If the property has recently purchased frontage or has a utility easement to frontage, please schedule a pre-application meeting to discuss a connection. Contact Catalina Gonzalez at 904-665-8185 for a pre-application meeting for your project.

**Sewer Connection**

Sewer Treatment Plant: SOUTHWEST

Connection Point #1: JEA cannot currently provide sewer service to this property (see Special Conditions)

Connection Point #2: NA

Special Conditions: This property does not have frontage on public right-of-way. If the property has recently purchased frontage or has a utility easement to frontage, please schedule a pre-application meeting to discuss a connection. Contact Catalina Gonzalez at 904-665-8185 for a pre-application meeting for your project.

**Reclaimed Water Connection**

Sewer Region/Plant: North Grid

Connection Point #1: No reclaim in the foreseeable future.

Connection Point #2: NA

Special Conditions: No reclaim in the foreseeable future.

**General Comments:**

# EXHIBIT K

## Site Location Map

Duval Property Map

Page 1 of 1

