

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2014-0757 TO

PLANNED UNIT DEVELOPMENT

JANUARY 8, 2015

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 **2014-0757** to Planned Unit Development.

Location: 7676 Merrill Road, between Kingstree Drive West and Wedgefield Boulevard

Real Estate Number(s): 120459-0040

Current Zoning District: Planned Unit Development (PUD 2006-066-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Neighborhood Commercial (NC)

Planning District: Greater Arlington/Beaches, District 2

City Council Representative: The Honorable Clay Yarborough, District 1

Planning Commission Representative: Anthony Robbins

Applicant/Agent: Robert White
Taylor and White
9556 Historic Kings Road South, Suite 102
Jacksonville, Florida 32257

Owner: Community First Credit Union
637 N. Lee Street
Jacksonville, Florida 32204

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2014-757** seeks to rezone approximately 1.47 acres of land from PUD to PUD. The rezoning to PUD is being sought to increase the allowable size of the Community First Credit Union. The Community First Credit Union will be redeveloped

as a 4,200 sf. walk-in/drive-through bank as it currently exists; at a neighborhood scale for the use and benefit of the surrounding neighborhood. The credit union will continue to operate under the limitations of the Commercial Neighborhood (CN) Zoning District and as amended by this PUD. The Community First Credit Union will also function within the limits of the Neighborhood Commercial (NC) Future Land Use designation of the Comprehensive Plan.

The site is part of a commercial/retail corridor along Merrill Road. The surrounding properties have been developed with a Waffle House, O'Reilly's and Krispy Kreme to the west, a commercial and retail shopping center to the north and east, and offices, multi-family and single-family uses to the south and west.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Neighborhood Commercial (NC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The NC category is intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. 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.

Therefore, the proposed rezoning for redevelopment and expansion of the existing use is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

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

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Neighborhood Commercial (NC). 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:

F.L.U.E. 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.

F.L.U.E. 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.

F.L.U.E. 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.

F.L.U.E. 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.

The existing Community First Credit Union was constructed in 1988 and has 3,104 square feet with six (6) inside teller windows/stations, three drive-through lanes with tellers and one (1) drive-through lane with ATM only, (four (4) drive-through lanes total).

The proposed Community First Credit Union will provide for up to 4,200 square feet for a new

Community First Credit Union with four (4) inside teller windows/stations, three (3) drive-through lanes with tellers and one (1) drive-through lane with ATM only, (four (4) drive-through lanes total).

(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. The proposed project has a City Development Number of 7478.003

(3) Allocation of residential land use

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

(4) Internal compatibility

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

The use of existing and proposed landscaping: The written description indicates the development will comply with the landscaping requirements, thereby screening the use from adjacent properties. The applicant does request that required trees and required shrubs along the Merrill Road right-of way and Wedgefield Boulevard right-of-way shall be allowed to be planted in other on-site areas in order to maintain safe site distance along Merrill Road and Wedgefield Boulevard and to avoid the existing overhead power lines and proposed utility lines (above and below grade).

The treatment of pedestrian ways: The written description indicates the development will provide a sidewalk along the Merrill Road frontage. There is an existing sidewalk on the opposite side of Wedgefield Boulevard.

The use and variety of building setback lines, separations, and buffering: The written description contains setbacks that are consistent with or more restrictive than those required in the Commercial Neighborhood (CN) Zoning District.

The use and variety of building sizes and architectural styles: No architectural style is provided in the application.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The

site plan shows that there will be adequate area and landscaping around the proposed building and parking areas.

(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 with similar and more intense commercial activities. There is a fast food restaurant and filling station to the north across Merrill Road, a Dollar General store to the east across Wedgefield Boulevard, and a Waffle House restaurant and O’Riley Auto Parts store to the west. Single-family properties are to the south, beyond a undeveloped forty (40) foot wide piece of property owned by the Waffle House. The redevelopment of the existing Credit Union at this location is similar to the commercial uses in the immediate area

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	NC	PUD	Fast food restaurant and filling station
South	LDR	RLD-60	Undeveloped land and SF homes
East	NC	CN	Dollar General retail store
West	NC	PUD	Waffle House restaurant/auto parts store

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description allows for the redevelopment of the existing credit union, but also requests all uses by right per the CN Zoning District, including drive-thrus.

(6) Intensity of Development

The proposed development is consistent with the NC functional land use category as a commercial development. The PUD is appropriate at this location as it is similar in nature to the surrounding establishments.

(7) Usable open spaces plazas, recreation areas.

The project is not required to provide a recreation area.

(8) Impact on wetlands

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

(9) Listed species regulations

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

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

The 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. The written description indicates the development will provide a sidewalk along the Merrill Road frontage. There is an existing sidewalk on the opposite side of Wedgefield Boulevard to the east. The Development Services Division requests that the development contains a five feet (5') wide sidewalk along the frontage of Wedgefield Boulevard.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 22, 2014, 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 **2014-757** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated May 22, 2014.
2. The subject property shall be developed in accordance with the revised written description dated November 12, 2014.
3. The subject property shall be developed in accordance with the revised site plan dated November 12, 2014.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated December 12, 2014 or as otherwise approved by the Planning and Development Department.



Aerial view of the subject site facing north



The subject site facing southwest from Merrill Rd.



The subject site facing south from Merrill Rd.



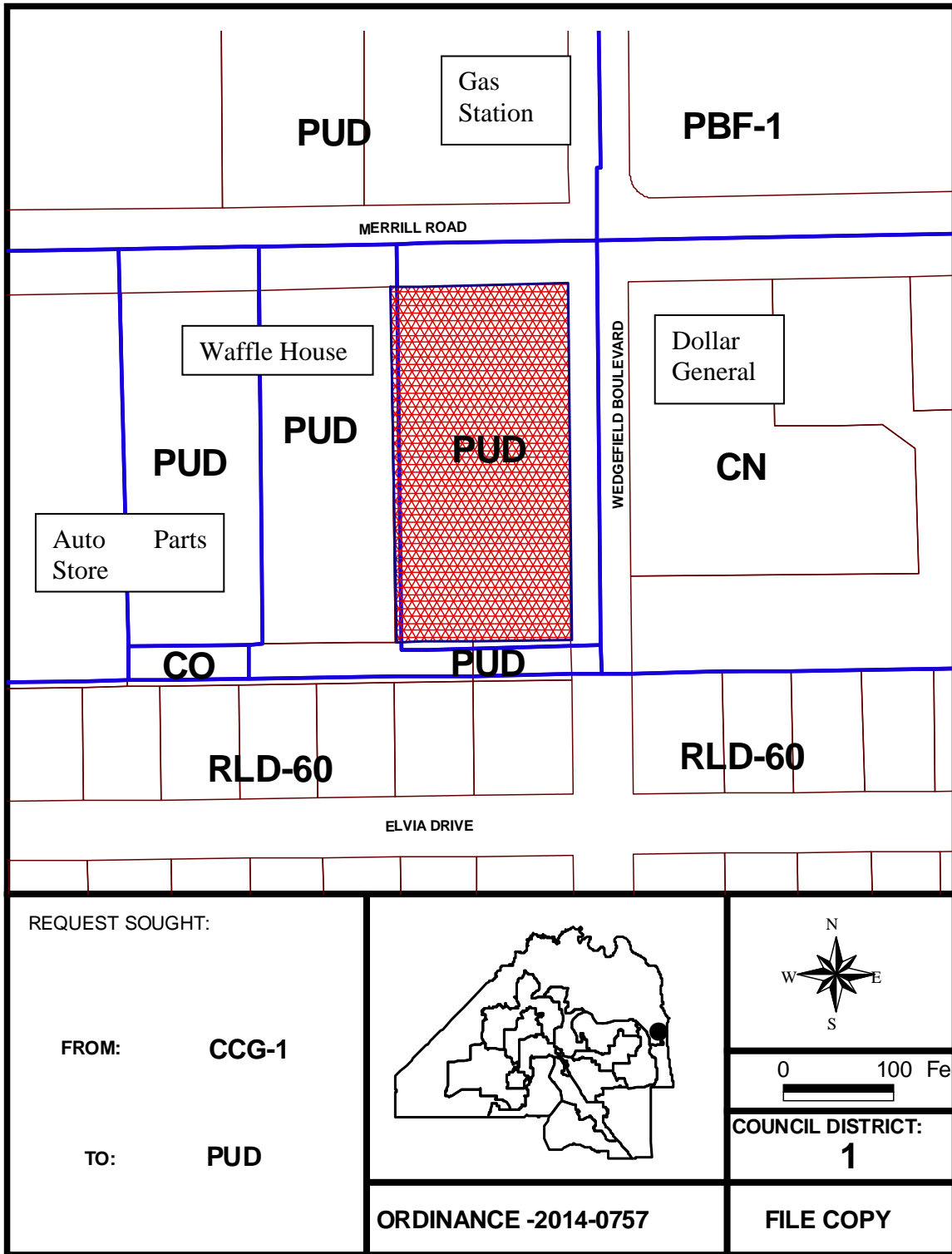
The subject site facing southwest from Wedgefield Blvd.



The subject site on the right facing south along Wedgefield Blvd.



The subject site facing northwest from Wedgefield Blvd.





December 12, 2014

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Community First Credit Union PUD
R-2014-757 fka R-2006-0066**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Provide 5' sidewalk along frontage of Wedgefield, per Section 2 of the Land Development Procedures Manual and the 2030 Comprehensive Plan.
2. Signage, fence, wall and landscaping shall be located so that they do not obstruct horizontal line of sight as outlined in FDOT Index 546.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2014-0757 **Staff Sign-Off/Date** AH / 11/06/2014

Filing Date 11/25/2014 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 01/13/2015 **Planning Commission** 01/08/2015

Land Use & Zoning 01/21/2015 **2nd City Council** N/A

Neighborhood Association OLD ARLINGTON, INC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 640

Application Status PENDING

Date Started 05/22/2014

Date Submitted 05/28/2014

General Information On Applicant

Last Name

WHITE

First Name

ROBERT

Middle Name

Company Name

TAYLOR & WHITE

Mailing Address

9556 HISTORIC KINGS ROAD SOUTH, SUITE 102

City

JACKSONVILLE

State

FL

Zip Code 32257

Phone

9043460671

Fax

9043463051

Email

ROBERT.WHITE@TAYLORANDWHITE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name

JEAN-BART

First Name

RODNEY

Middle Name

Company/Trust Name

COMMUNITY FIRST CREDIT UNION

Mailing Address

637 NORTH LEE STREET

City

JACKSONVILLE

State

FL

Zip Code

32204

Phone

9043717954

Fax

Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-66-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 120459 0040	1	2	PUD	PUD

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

Existing Land Use Category

NC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.47

Development Number

Proposed PUD Name COMMUNITY FIRST CREDIT UNION MERRILL ROAD

Justification For Rezoning Application

ADDITIONAL BUILDING SQUARE FOOTAGE, INCREASE IN PARKING, PROPOSED BUILDING MOVED TO NORTH ON PARCEL, POND LOCATION CHANGE, SIGNAGE SQUARE FOOTAGE INCREASE, ACCESS TO ADJACENT PARCELS NOT BEING PROVIDED.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
7676	MERRILL RD	

Between Streets

KINGSTREE ROAD and WEDGEFIELD BOULEVARD

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: | \$2,000.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 1.47 Acres @ \$10.00 /acre: | \$20.00 |
| 3) Plus Notification Costs Per Addressee | |
| 35 Notifications @ \$7.00 /each: | \$245.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,265.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Robert W
Robert W



APPLICATION FOR REZONING TO PLANNED UNIT DEVELOPMENT

For Digital Copies of this application, see: [www.coi.net/departments/planning+and+development/Applications/Planned Unit Development.html](http://www.coi.net/departments/planning+and+development/Applications/Planned+Unit+Development.html)

TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

- 1. Ordinance #: _____ 2. Staff Sign-Off Initials/Date: ____ / ____ / ____
- 3. Filing Date: ____ / ____ / ____ 4. Development #: _____ 5. Number of Signs To Be Posted: ____
- 6. 1st City Council: ____ / ____ / ____ 7. Planning Commission: ____ / ____ / ____ 8. LUZ: ____ / ____ / ____
- 9. 2nd City Council: ____ / ____ / ____ 10. Current Zoning District(s): _____
- 11. Current Land Use Category: _____ 12. Proposed Land Use Category: _____
- *13. If applicable, indicate companion land use amendment application number: _____
- 14. Neighborhood Association (if applicable): _____

TO BE COMPLETED BY THE APPLICANT

- 15. Previous Zoning Application Filed For Site? Yes 16. If Yes, State Application No(s) 1999-659-E
2006-66-E
- 17. Council District: 1 18. Planning District: 2 19. Census Tract: 150.01
- 20. Total Land Area (Nearest 1/100th of an Acre): 1.47 per Legal 21. Map Panel #: 375
- 22. Proposed PUD Name: Community First Credit Union Merrill Road

Before completing this form, carefully read the accompanying instructions. If space provided is not adequate, use a separate page, number and reference it, and attach it with the application. **All PUD applications must be submitted unbound, typed or printed legibly in black ink, reviewed, verified for sufficiency and signed-off** by Planning and Development Department staff prior to filing. For all PUD applications, **TWO (2) copies** must be filed with the Planning and Development Department, 214 North Hogan Street, Edward Ball Building, Suite 300, Jacksonville, Florida 32202. Phone number – (904) 255-7800

A. GENERAL INFORMATION ON APPLICANT/OWNER(S)

- 1. Applicant's Personal Name: Robert D. White, Jr.
- 2. Applicant's Company Name: Taylor and White, Inc.
- 3. Applicant's Mailing Address: 9556 Historic Kings Road South, Suite 102
- 4. Applicant's City, State, Zip code: Jacksonville, FL 32257
- 5. Applicant's Phone Number: (904) 346-0671 Fax Number: (904) 346-3051
- 6. Applicant's Email Address: robert.white@taylorandwhite.com
- 7. Owner's Name: Rodney Jean-Bart jeanbarr@C1CUfl.org
- 8. Owner's Mailing Address: 637 N. Lee Street
- 9. Owner's City, State, Zip Code: Jacksonville, FL 32204 - _____
- 10. Owner's Phone Number: (904) 371-7954 Fax Number: () -

B. JUSTIFICATION FOR REZONING APPLICATION: Additional building square footage, increase in parking, proposed building moved to north on Parcel, pond location change, signage square footage increase, access to adjacent parcels not being provided.

EXHIBIT _____
Page _____ of _____

C. LOCATION OF PROPERTY

- 1. Property Appraiser's Real Estate Number(s): 120459-0040
- 2. General Location: The southwest corner of Merrill Road and Wedgefield Boulevard
- 3. Property Address: 7676 Merrill Road, Jacksonville, Florida 32277
- 4. Between Streets Kingstree Road and Wedgefield Boulevard

D. REQUIRED ATTACHMENTS FOR FORMAL, COMPLETE APPLICATION

The following items must be labeled as exhibits and attached to 2 complete, unbound applications in the order prescribed below. All pages of the application must be on 8 1/2" 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 Site plan on 8 1/2" X 11" paper with provision for dual page numbering by the JP&DD staff.

E. REQUIRED SUPPLEMENTAL INFORMATION (Submitted separately & not part of the formal application)

- Exhibit F **8 Copies** of the site plan (24" X 36") 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 G **One copy** of the deed to indicate proof of property ownership.
- 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.


F. 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. 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, Edward Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

G. 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.



 (Signature of Applicant)

5/12/2014

 (Date)

FOR OFFICIAL USE ONLY - FILING FEE INFORMATION	
1) Rezoning Application's General Base Fee:	\$2,000.00
2) Plus \$10.00/acre or portion thereof _____ Acres @ \$10.00/acre:	_____
3) Plus Notification Costs Per Addressee _____ Notifications @ \$7.00 each:	_____
4) Total Rezoning Application Cost (Not to Exceed \$15,000):	_____
NOTE: Advertising Costs To Be Billed to Owner/Agent	

ORDINANCE _____

Legal Description

MAY 22, 2014

A portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 2 South, range 27 East, Jacksonville, Duval County, Florida and being more particularly described as follows: For a point of beginning commence at the intersection of the southerly right-of-way line of Merrill Road (an 80 foot right-of-way as now established) and the westerly right-of-way line of Wedgefield Boulevard (a 60 foot right-of-way as now established); thence South $88^{\circ}55'33''$ West, along the southerly right-of-way line of said Merrill Road, 178.00 feet. Thence South $00^{\circ}48'57''$ East, departing the last mentioned right-of-way line and 28 feet west of the westerly line of said lands described in official records volume 5772, page 905, 360.00 feet; Thence North $88^{\circ}53'33''$ east, 206.00 feet; thence North $00^{\circ}48'57''$ West, 360.00 feet to the point of beginning.

The land thus described contains 1.47 acres, more or less.

EXHIBIT A

Property Ownership Affidavit

Date: MAY 5, 2014

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:

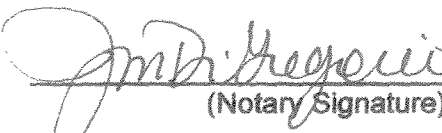
I, Rodney Jean-Bart hereby certify that I am the Owner of the property described in the attached legal description, EXHIBIT 1 in connection with filing application (s) for Zoning, Engineering and all Permitting for the "Community First Credit Union" submitted to the Jacksonville Planning and Development Department.



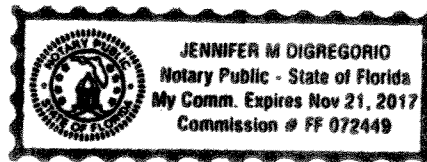
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 5th day of May (month), 2014 (year) by Rodney Jean-Bart who is personally known to me or has produced _____ as identification.



(Notary Signature)





October 21, 2014

To Whom It May Concern:

I hereby authorize the bearer of this letter, Rodney Jean-Bart, the Facilities and Security Manager of Community First Credit Union of Florida to act on my behalf in all manners relating to the rezoning application, including signing of all documents relating to this matter for the Arlington Branch on Merrill Rd.

The current officers here at the credit union would be the CEO John Hirabayashi, and our CFO Sam Inman. If you need additional information, please do not hesitate to give me a call at (904) 371-7910.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Tomko", is written over a light blue horizontal line.

Mike Tomko
Senior Vice President of Operations

EXHIBIT B

Agent Authorization

Date: MAY 5, 2014

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:

7676 Merrill Road, Jacksonville, FL 32277 Real Estate No. 120459-0040

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 Taylor and White, Inc to act as agent to file application(s) for Zoning, Engineering and all Permitting 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.

Rodney Jean Bart
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 5th day of May (month), 2014 (year) by Rodney Jean Bart, who is personally known to me or has produced _____ as identification.

Jennifer M Digregorio
(Notary Signature)

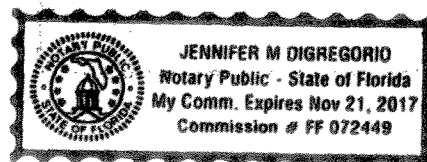


EXHIBIT C

Binding Letter

Date: MAY 5, 2014

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Community First Credit Union Merrill Road PUD

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: 
(Owner's Signature)

Its: _____

EXHIBIT D

PUD Written Description

Community First Credit Union at Merrill Road PUD
Previous Ordinance 2006-66-E
City Development Number 7478.003
11-12-2014

I. PROJECT DESCRIPTION

The subject property identified as Real Estate No. 120459 0040 on Panel 375 is comprised of approximately 1.47± acres (per Legal) and is located at 7676 Merrill Road, between Kingtree Drive West and Wedgefield Boulevard in Jacksonville, Florida. The site is currently developed as a Community First Credit Union and is in a commercial/retail corridor along Merrill Road. The surrounding properties have been developed (Waffle House, O'Reilly's and Krispy Kreme) to the west, commercial and retail shopping center to the north and east and offices, multi-family and single-family to the south and west.

The Community First Credit Union will be developed as a maximum of 4,200 sf (heated and cooled), walk-in/drive-through bank as it currently exists at a neighborhood scale for the use and benefit of the surrounding neighborhood. The commercial site will have a single tenant operating under the limitations of the Commercial Neighborhood (CN) Zoning District and as amended by this PUD. The Community First Credit Union will also function within the limits of the Neighborhood Commercial (NC) Future Land Use designation of the Comprehensive Plan.

The subject property will be developed by Community First Credit Union and Auld & White, Inc. The professional planner/engineers of record are Taylor and White, Inc. The Architects of record are Gresham, Smith and Partners.

The existing Community First Credit Union was constructed in 1988 and has 3,104 sf with six (6) inside Teller windows/stations, three (3) drive-through lanes with Tellers and one (1) drive-through lane with ATM only, (four (4) drive-through lanes total).

The proposed Community First Credit Union will provide for a maximum of 4,200 sf (heated and cooled). Community First Credit Union with four (4) inside Teller windows/stations, three (3) drive-through lanes with Tellers and one (1) drive-through lane with ATM only, (four (4) drive-through lanes total).

II. USES AND RESTRICTIONS

A. Permitted Uses:

- a. As shown on the Conceptual Site Plan (subject to change) as "EXHIBIT E" the property will contain a single building containing a maximum of 4,200 sf (heated and cooled), with walk-in and drive-through facilities and sufficient parking generally consistent with "EXHIBIT E". A more detailed site plan shall be provided at the time of "Application for Verification of Substantial Compliance to a Planned Unit Development" as required. A description of the permissible uses by exception in the PUD is contained below in Part "C".
- b. The existing Community First Credit Union was constructed in 1988 and has 3,104 sf with six (6) inside Teller windows/stations, three (3) drive-through lanes with Tellers and one (1) drive-through lane with ATM only, (four (4) drive-through lanes total).
- c. All uses allowed by right in the Commercial Neighborhood (CN) Zoning category including drive-through facilities.

B. Accessory Structures:

- a. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.
- b. Utility uses, (such as A/C units, lift stations and dumpsters may be placed within the yard setback if screened by fence and/or landscaping) in this PUD shall be consistent with the Commercial Neighborhood (CN) Zoning District.

C. Restrictions on Uses:

Permissible uses by exception.

- a. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- b. Filling or gas station, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- c. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- d. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4 other than the Community First Credit Union Establishment.
- e. Drive- through facilities in conjunction with a permitted or permissible use or structure except as approved in this Planned Unit Development other than the Community First Credit Union Establishment.
- f. Day care centers meeting the performance standards and development criteria set forth in Part 4.
- g. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
- h. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.

III. DESIGN GUIDELINE

A. Lot Requirements:

- 1) Minimum lot area: N/A
- 2) Minimum lot width: N/A
- 3) Maximum lot coverage: (Building): 35%
- 4) Minimum front yard: (Building): 10 Feet
- 5) Minimum side yard: (Building): 10 Feet
- 6) Minimum rear yard: (Building): 10 Feet
- 7) Maximum height of structures: 30 Feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

- a. This PUD will maintain a minimum number of parking spaces per 656.604(d)(2). There is no restriction on the maximum number of parking spaces allowed.

(2) *Vehicular Access.*

- a. Vehicular access to the property will continue to be two (2) full vehicle movement driveways on Wedgefield Boulevard as shown on "EXHIBIT E". The existing driveway access to Merrill Road will be removed. The maximum driveway width will be thirty six (36) feet and designed per the City of Jacksonville requirements.
- b. The southern meandering shared driveway adjacent to the Single-Family Lots has been eliminated.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks where right-of-way is adjacent to the Community First Credit Union property as shown on "EXHIBIT E", unless otherwise approved by the Planning and Development Department.

C. Signs:

- a. Signage shall conform to the Community First Credit Union family of signage and shall consist of the following signage package per "EXHIBIT J"; a primary pole sign of seventy (70) square feet, up to twenty three (23) feet in height, small directional signs, and multiple building signs. During the development of the site there may be placed miscellaneous directional and marketing signs. These temporary signs will meet the requirements of Section 656.1306 and 656.1307 of the City of Jacksonville Zoning Code.

D. Landscaping:

Tree protection and Landscape Buffers: Landscaping will be designed in accordance with the regulations and provisions of Part 12, of the Zoning Code City of Jacksonville, applicable to commercial projects except as noted below:

- a. Required trees and required shrubs along the Merrill Road right-of way and Wedgefield Boulevard right-of-way shall be allowed to be planted in other on-site areas in order to maintain safe site distance along Merrill Road and Wedgefield Boulevard and to avoid the existing overhead power lines and proposed utility lines (above and below grade).
- b. The "average perimeter buffer adjacent to public right-of-way" (north and east property line) will be ten (10) square feet per linear foot but in no case be less than five (5) feet wide (as measured within twenty-five (25) feet of the right-of-way line).
- c. The "average perimeter adjacent to complementary use" (west property line) will be five (5) square feet per liner foot, but in no case be less than five (5) feet wide.
- d. The existing "perimeter adjacent to uncomplimentary use" (south property line) will be five (5) square feet per liner foot, but in no case be less than five (5) feet wide.
- e. The "interior landscaping vehicle use area" will be ten (10) percent.

E. Recreation and Open Space:

- a. There is no recreation and open space required.

F. Utilities:

- a. Water will be provided by JEA/
- b. Sanitary Sewer will be provided by JEA.
- c. Electric will be provided by JEA.

G. Wetlands:

- a. There are no wetlands on the property.

H. Retention:

- a. Stormwater will be designed in accordance with the surface water run-off requirements of the City of Jacksonville and St. Johns River Water Management District. A retention area of sufficient volume is shown on EXHIBIT "E".

I. Phasing:

- a. The project will be completed in one (1) Phase.

J. Concurrency:

- a. The "Concurrency Reservation Certificate", ID# is 85266.0 and "Mobility Fee Calculation Certificate", Application No. 85266.1 have been issued by City of Jacksonville Concurrency and Mobility Management System Office. The City Development No. is 7478.3.

K. Lighting:

- a. Site lighting shall be designed and installed to direct downward and reflect back toward the subject property to prevent glare or excessive light on surrounding properties. Pole fixtures shall be flush mounted with full cutoffs. Light fixtures on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. The applicant shall submit a Lighting Plan for the entire site, including fixture types and foot candle illumination, for review and approval by the Planning and Development Department as part of the "Application for Verification of the Substantial Compliance" submittal.

L. Construction Trailer:

- a. An on-site construction trailer will be allowed.

IV. DEVELOPMENT PLAN APPROVAL

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

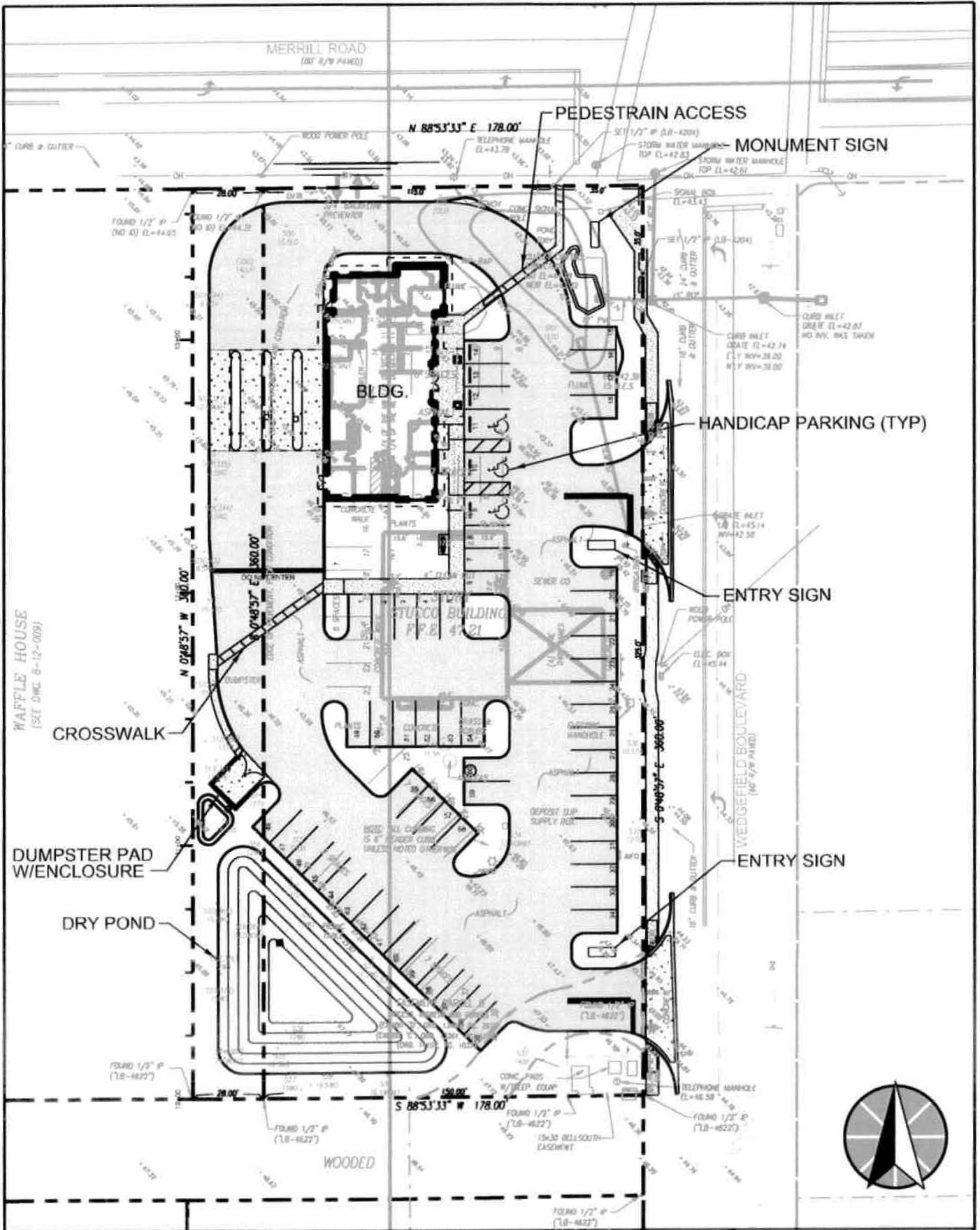
V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The project design is in harmony with the General Purpose and Intent of the City of Jacksonville Zoning Code. The proposed project is compatible with similar communities in the area and the design and layout of the PUD:

- A. Provides a more desirable environment than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will allow Community First Credit Union to continue to provide a neighborhood Community First Credit Union with walk-in/drive-through facilities at a neighborhood scale not allowed by Right or Exception under the current Commercial Neighborhood (CN) Zoning District for the enjoyment of the surrounding neighborhood;
- D. Will allow Community First Credit Union to utilize their recognized and accepted signage package (see Exhibit J) which is not allowed under the strict adherence in the Commercial Neighborhood (CN) Zoning District;
- E. Will promote the purposes of the City of Jacksonville 2010 Comprehensive Plan;
- F. Allows for an effective use of land, resulting in lower development cost;
- G. Provides an environment that is characteristic of the surrounding areas;
- H. Supports the retention of property values by providing need and support for the surrounding area;

VI. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan.
- B. Consistency with Concurrency and Mobility Management System. The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO), and it has been assigned City Development Number.
- C. Allocation of Residential Land Use.
- D. Internal Compatibility/Vehicular Access.
- E. External Compatibility/Intensity of Development.
- F. Recreation/Open Space.
- G. Impact on Wetlands.
- H. Listed Species Regulation.
- I. Off-Street Parking & Loading Requirements.
- J. Sidewalks, Trails, and Bikeways.
- K. Stormwater Retention.
- L. Utilities.



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Site Plan

Scale:	1"=50'
Project No.:	14015
Date:	November 12, 2014
Sheet No.:	1

11/21/2014 3:22:54 PM
 R32014015.CFCU North RoadPlan.dwg:LETTER.s

EXHIBIT F

PUD Name **COMMUNITY FIRST CREDIT UNION MERRILL ROAD**

Date **November 12, 2014**

Land Use Table

Total gross acreage	1.47	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial	0.08	Acres	6 %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space, wetlands, pond	0.39	Acres	19 %
Public and private right-of-way	1	Acres	75 %
Maximum coverage of non-residential buildings and structures	4,200	Sq. Ft.	%

EXHIBIT H

AERIAL MAP

Real Estate Parcel Number 120459 0040 on ±1.47
acres Community First Credit Union @ 7676 Merrill
Road and Wedgefield Boulevard.



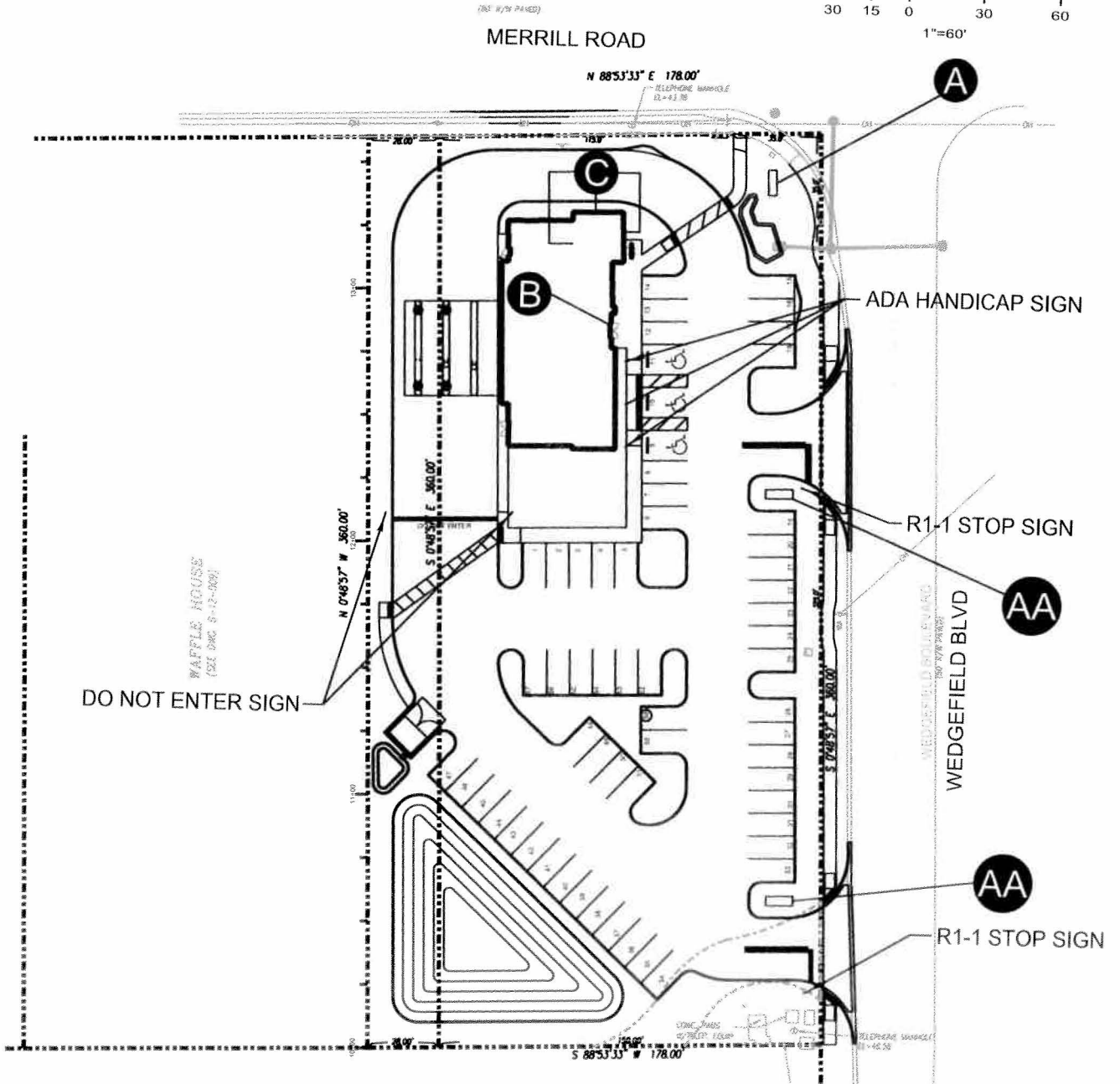
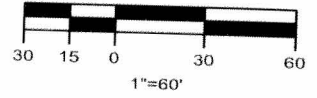


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EXHIBIT J Other Information



GRAPHIC SCALE



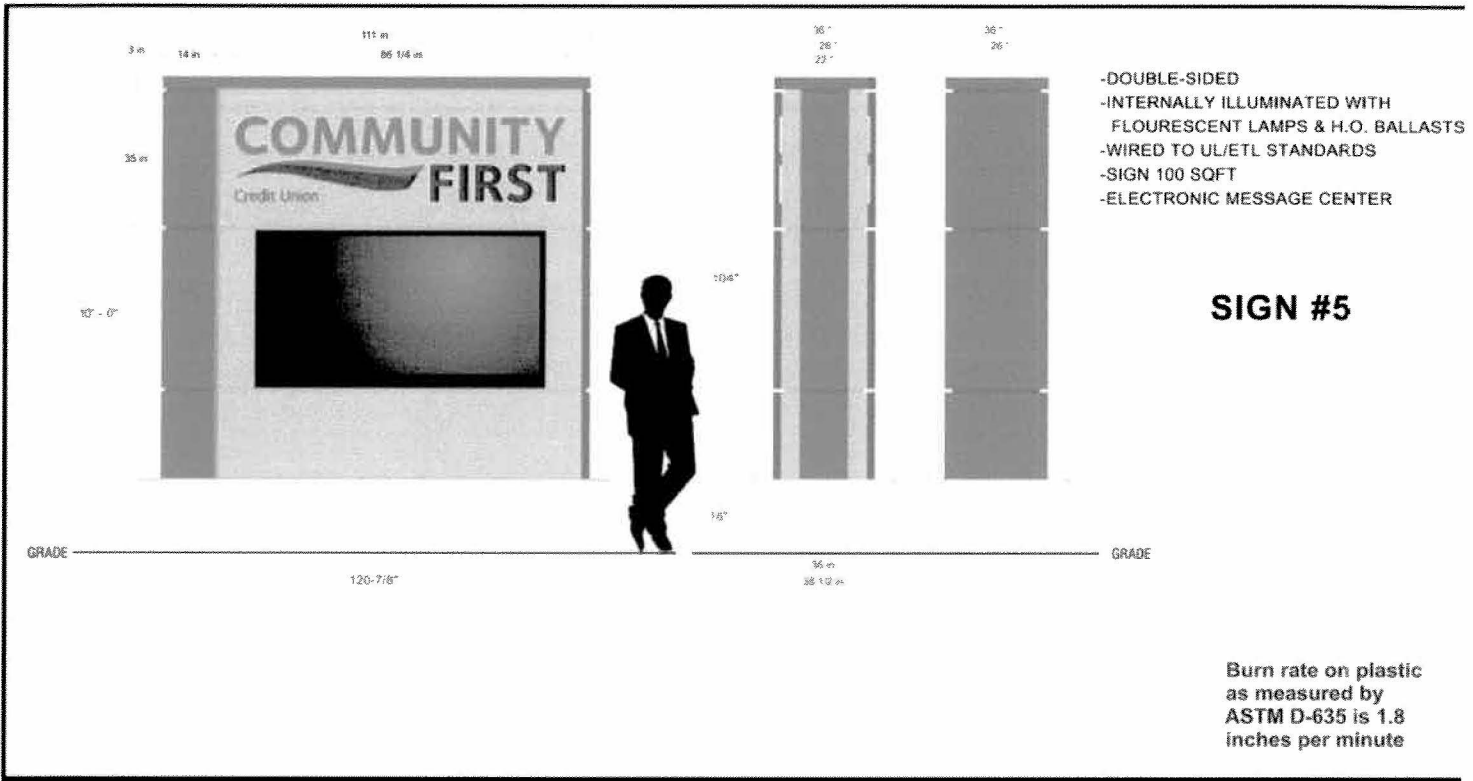


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EXHIBIT J

Other Information

A

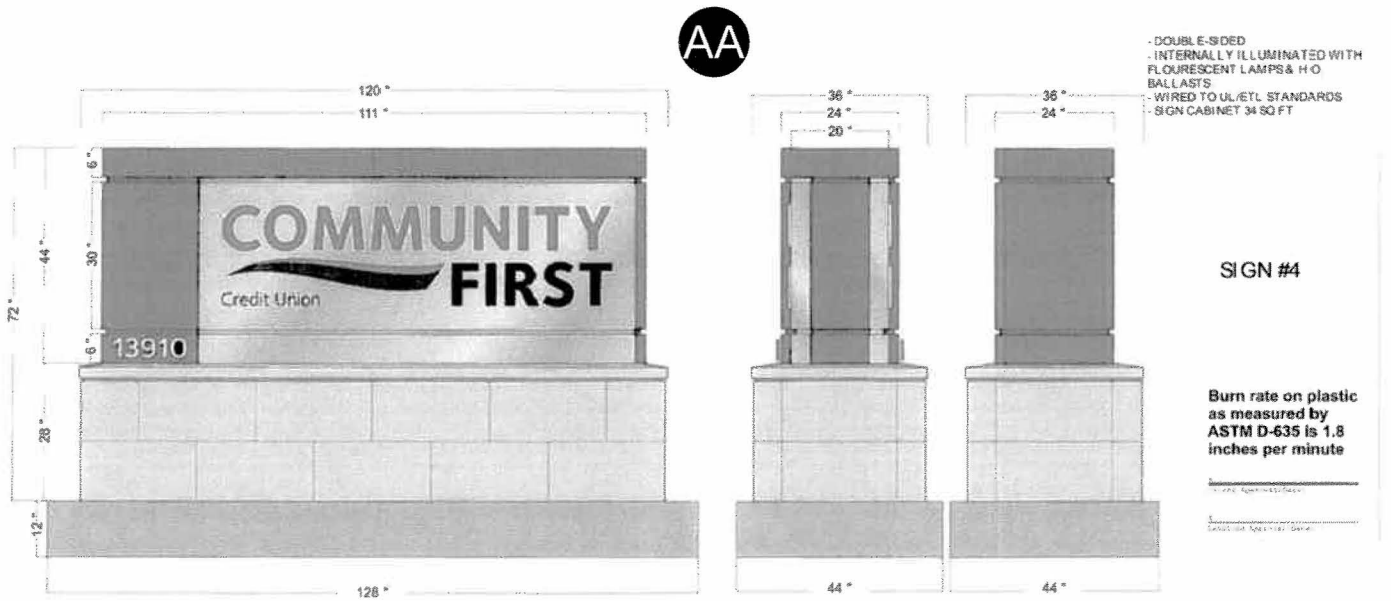




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EXHIBIT J

Other Information





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EXHIBIT J

Other Information

COMMUNITY FIRST
Credit Union

38.25 SF

Colors & Finishes
 Colors shown here may not exactly match manufacturers color chart swatch or actual sample.

1/4" THICK ACRYLIC FACES WITH OPACAL BOND R950 CARBIDE BLUE OVERLAY	1/4" THICK ACRYLIC FACES WITH OPACAL BOND R950 LT. BLUE OVERLAY	1" DARK BLUE TRIMCAP & RETURNS PAINTED TO MATCH "CADET GRAY"
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*- INTERNALLY ILLUMINATED
CHANNEL LETTERS
- FLUSH MOUNT*

B

WALL SIGN #1

Space Footage:
 93'-9"
 Allowance:
 168 sf
 SF of Sign:
 38.25 sf
 Burn rate on plastic
 as measured by
 ASTM D-635 is 1.8
 inches per minute



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EXHIBIT J

Other Information

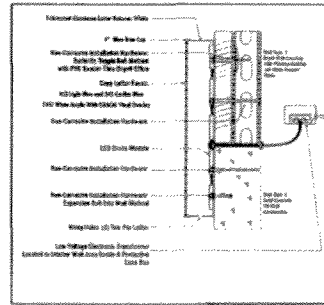


38.25 SF

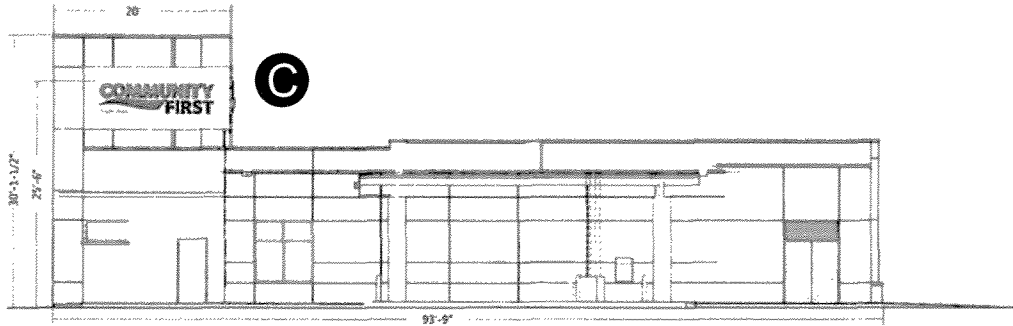
Colors & Finishes

Colors shown here may not exactly match manufacturer's color chart swatch or actual sample.

- 2487 WHITE ACRYLIC FINISH WITH GORGICAL BOND #562 GORGICAL BLUE OVERLAY
- 2487 WHITE ACRYLIC FINISH WITH GORGICAL BOND #562 LT BLUE OVERLAY
- 1" DARK BLUE TRIMCAP & RETURNS PAINTED TO MATCH "CADET GRAY"



INTERNALLY ILLUMINATED
 CHANNEL LETTERS
 FLUSH MOUNT



WALL SIGN #2

Space Footage: 93'-9"
 Allowance: 168 sf
 SF of Sign: 38.25 sf
 Burn rate on plastic as measured by ASTM D-635 is 1.8 inches per minute



Client Approval/Retain

Approved/Retain