

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-0100 TO
PLANNED UNIT DEVELOPMENT

MARCH 13, 2014

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 **2014-0100** to Planned Unit Development.

Location: 4540 Southside Boulevard; on the western side of Southside Boulevard between Gate Parkway and Deer Lake Court

Real Estate Number(s): 147981 0070

Current Zoning District: Planned Unit Development (PUD 85-1121; 90-659)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast - 3

City Council District: The Honorable Don Redman, District 4

Applicant/Agent: L. Charles Mann
165 Arlington Road
Jacksonville, FL 32211

Owner: William A. Watson
7821 Deercreek Club Road
Jacksonville, Florida 32256

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2014-0100** seeks to rezone approximately 0.74 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with professional, business offices, retail and service establishments, and other commercial uses. Access to the property is from Southside Boulevard. The 0.79 acre subject

parcel is part of a larger 5.13 acre PUD (1985-1121-E), which was approved for a maximum of eleven buildings with up to 45,820 square feet. This particular site was developed in 1983 with an 11,400 sq. ft. office/professional building, and existed prior to the original PUD approval. This request is to permit limited commercial uses in addition to the existing office and limited commercial uses.

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 Community General Commercial (CGC) 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 Community General/ Commercial (CGC) category allows for a wide range of retail sales and services establishments including general merchandise, apparel, food and related items as well as office and professional uses. There is no change in the approved land use(s), or any associated characteristics of any use. The proposed redevelopment of the property will provide uniformity, consistency and a specific focus aimed at the adaptive re-use and infill redevelopment of the site and improving aesthetics within the PUD. Compatibility with adjacent properties and uses shall be achieved through the existing site design, which affords for a transition in uses, buffering, setbacks, and the orientation of open spaces and design of vehicular traffic circulation.

(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 Community General/Commercial (CGC)). The approval of limited commercial and retail uses for the subject site allows for the gradual transition of densities and intensities which is compatible with the character of the surrounding area, and is a logical extension of other similar uses found within the established pattern of commercial development along this Southside Boulevard corridor. 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:

FLUE Policy 1.1.7 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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

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

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

FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

F.L.U.E. Policy 3.2.6 The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.

FLUE Policy 3.2.8 The City shall encourage the reorientation and combined use of existing curb cuts and/or parking lots to minimize the negative impacts of non-residential development on adjacent residential uses and the transportation system.

F.L.U.E. Objective 3.4 Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

The PUD proposes additional uses to ensure the sustainability of the site should the existing occupants downsize or vacate the premises. No changes to the existing site/building are contemplated at this time or under this PUD.

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial development. The PUD written description does not list residential uses as permitted. 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 topography, physical environment and other natural features: The proposed site plan indicates the development will remain in its currently developed state.

The use and variety of building groupings: The proposed site plan shows one existing building and current driveway and parking layout.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed site plan indicates the property is and will be developed in a conventional manner. The vehicular uses areas are currently screened with landscaping which meets the Zoning Code requirements.

Compatible relationship between land uses in a mixed use project: The written description of the intended plan of development lists limited commercial and service uses which are similar to the adjacent CCG-1 zoned property to the north and professional/office uses to the south. The proposed PUD contains limitations on the permitted commercial uses, size of the overall development, as well as providing a common and unified aesthetic theme.

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 between Touchton Road and Gate Parkway, and proposes uses that are compatible with the character of the surrounding area, and is a logical extension of other similar uses found within the established pattern of commercial development along this Southside Boulevard corridor. Limited commercial development at this location complements the existing various office, professional, commercial and residential uses in the area, and is separated from multi-family residential uses to the west across Deerwood Lake Parkway by over 200 feet. There is a fifty (50) foot wide buffer between the existing building and Deerwood Lake Parkway.

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	CGC	CCG-1	Retail and office/professional uses
South	CGC	PUD (90-0659)	Office and professional uses
East	CGC	PUD (94-0335)	Restaurant/retail uses across Southside Blvd.
West	RPI	PUD (02-0790)	Multi-family residential and undeveloped land

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a limited commercial and office use development. The PUD is appropriate at this location because it will support the existing and proposed professional/office, commercial, service and residential uses in the area.

The proposed PUD also requests an increase in monument signage area. The existing zoning allows for a 90 sq. ft. sign, and the owner is requesting 150 sq. ft. There is a unique situation in that the building immediately to the north of the subject property somewhat blocks the visual line of site for southbound vehicular traffic on Southside Boulevard, which has been widened since the property was developed. The site currently has one free standing internally illuminated monument sign with approximately 90 sq. ft. of sign face. The new signage requested is an internally illuminated monument sign with 150 sq. ft. of sign face, with an electronic reader board and additional sign space for new tenants in the existing building. **Staff recommends that the monument sign face area be limited to 120 sq. ft.**

The subject parcel has direct access to Southside Boulevard, and the attached site plan addresses the proposed access and circulation within the site. The location and design of future access points will be subject to the review and approval of the FDOT, City Traffic Engineer and the Planning and Development Department.

(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 wetlands on the site. 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 is currently developed in accordance with Part 6 of the Zoning Code. Any future redevelopment or uses occupying the site shall also meet parking requirements per Part 6 of the Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

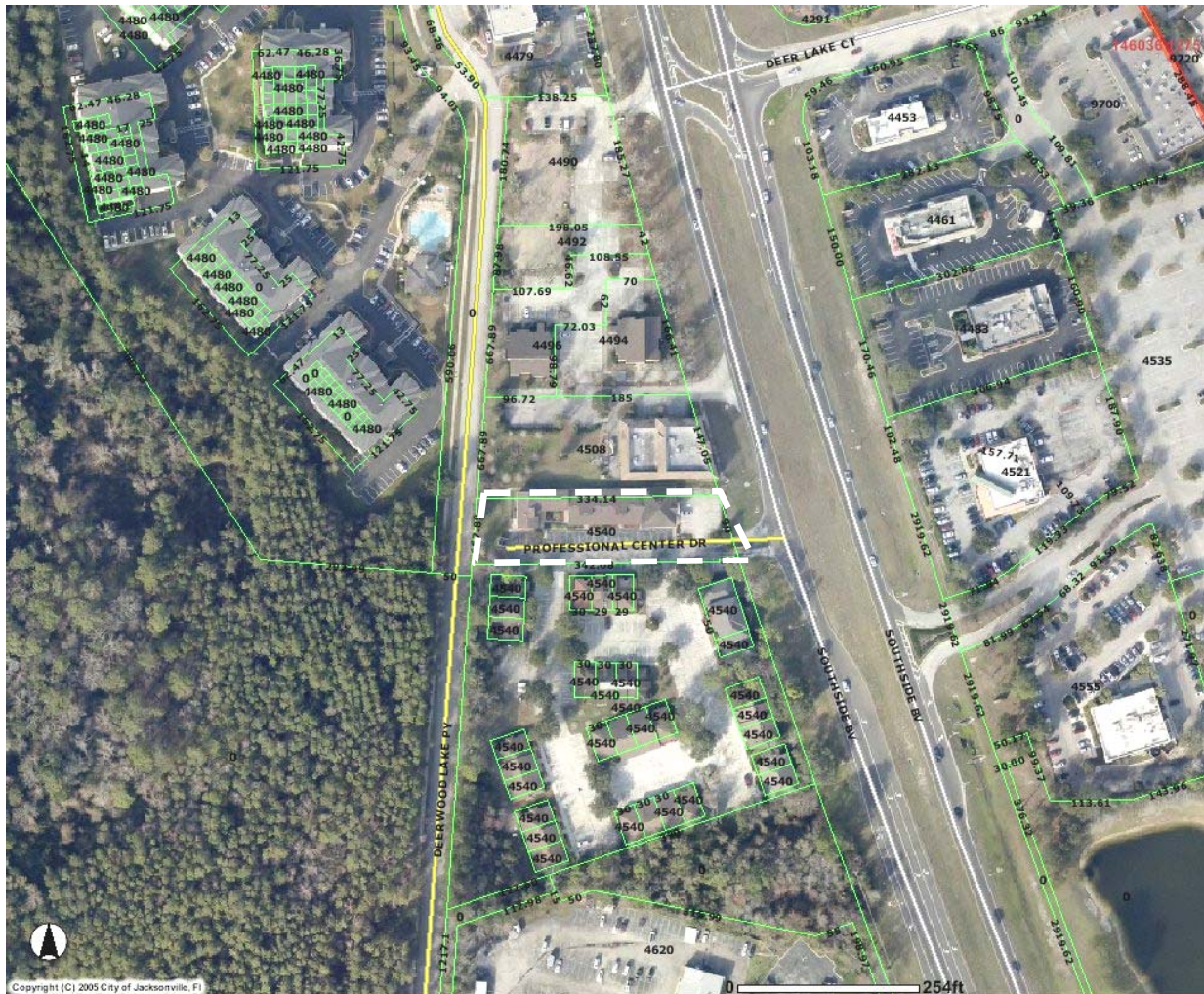
Upon visual inspection of the subject property on February 27, 2014, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-0100** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated October 1, 2013.
2. The subject property shall be developed in accordance with the original written description dated December 9, 2013.
3. The subject property shall be developed in accordance with the original site plan dated October 18, 2013.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated February 25, 2014, or as otherwise approved by the Planning and Development Department.
5. Ground signage shall be limited to one monument sign with a maximum size of 120 square feet in area.



Aerial view of the subject site facing north



The subject site ahead on the right facing south along Southside Blvd.



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



Facing west into the subject site from Southside Blvd.



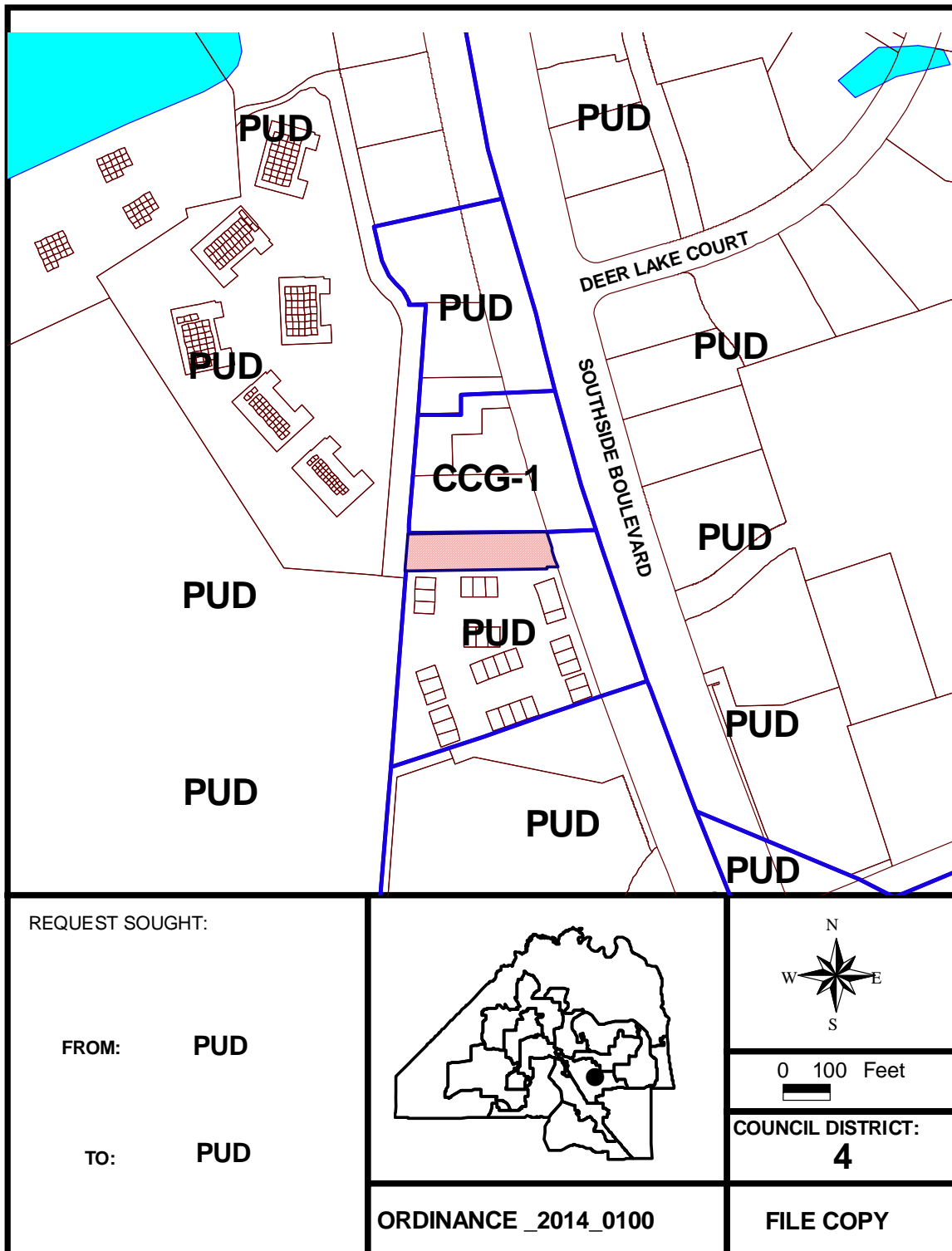
Facing west into the subject site from Southside Blvd.

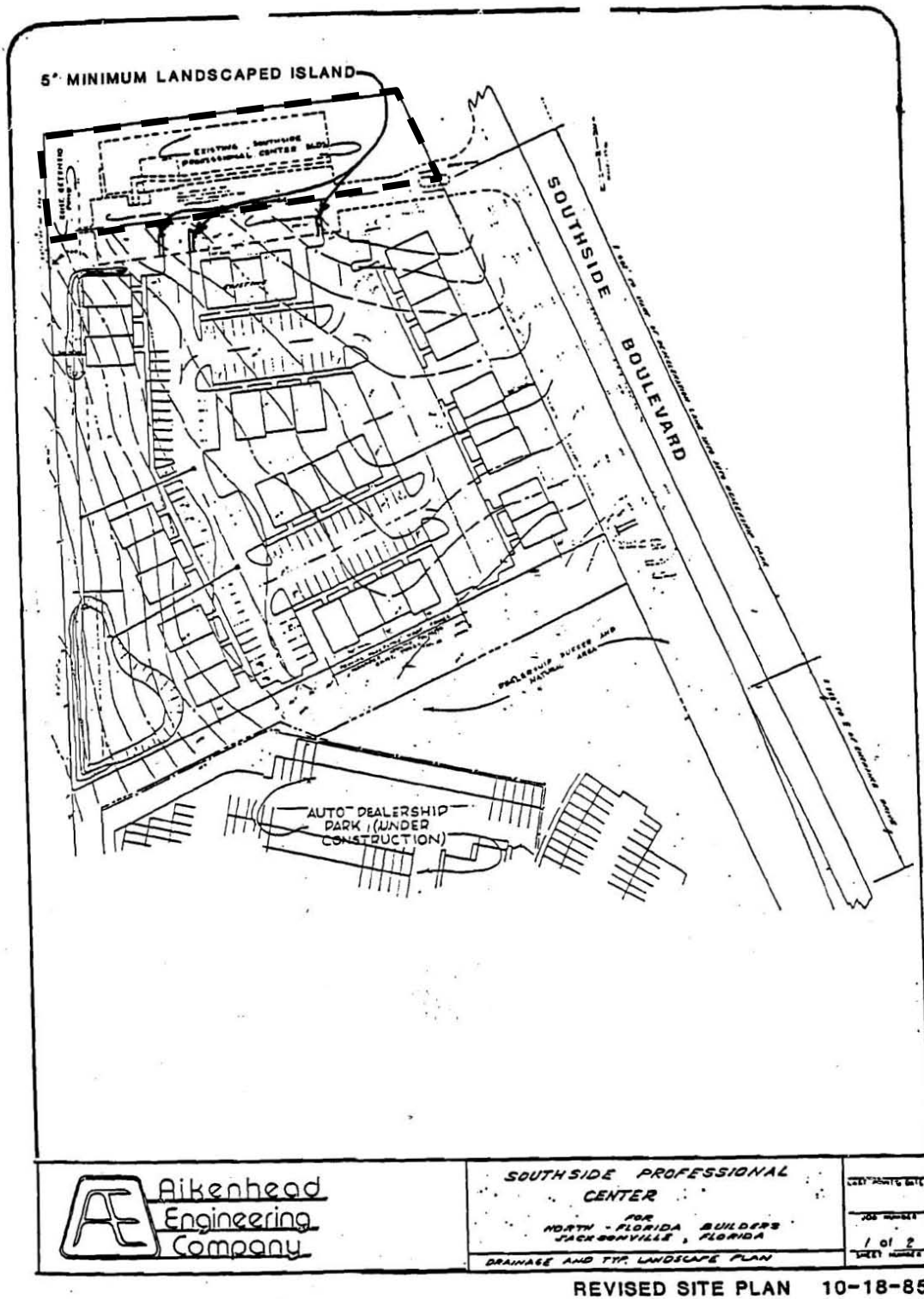


The subject site facing northwest across Southside Blvd.



The subject site facing west from Southside Blvd.





PUD 1985-1121 Site Plan with outlined subject site



February 25, 2014

MEMORANDUM

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

FROM: Lisa King, Traffic Technician Senior

Subject: **Watson Realty at Southside Blvd PUD**
PUD R-2014-0100 fka R-1990-0659

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

1. There was no detail of proposed sign or sign location in packet.
2. Signs, fences, walls and landscaping shall be located so that the horizontal line of sight is not obstructed. See 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 # 2014-0100 **Staff Sign-Off/Date** AH / 01/27/2014

Filing Date 02/05/2014 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 03/11/2014 **Planning Commission** 03/13/2014

Land Use & Zoning 03/18/2014 **2nd City Council** 03/25/2014

Neighborhood Association WYNGATE FOREST HOA

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 513

Application Status PENDING

Date Started 11/07/2013

Date Submitted 11/20/2013

General Information On Applicant

Last Name	First Name	Middle Name
MANN	L	CHARLES
Company Name		
MANN-PELLICER		
Mailing Address		
165 ARLINGTON ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
WATSON	WILLIAM	A
Company/Trust Name		
Mailing Address		
7821 DEERCREEK CLUB ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email
9045965960	9045965966	

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 147981 0070	4	3	PUD	PUD

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

Land Use Category Proposed? ☐

If Yes, State Land Use Application #

Land Use Category

CGC

Total Land Area (Nearest 1/100th of an Acre) 0.74

Development Number

Proposed PUD Name WATSON REALTY @ SOUTHSIDE BOULEVARD PUD

Justification For Rezoning Application

TO EXPAND TENANT BASE

Location Of Property

General Location

WEST SIDE OF SOUTHSIDE BOULEVARD, 1 MILE NORTH OF J. TURNER BUTLER BOULEVARD

House #

Street Name, Type and Direction

Zip Code

4540

SOUTHSIDE BV

Between Streets

J. TURNER BUTLER BOULEVARD

and

BEACH 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 | |
| 0.74 Acres @ \$10.00 /acre: | \$10.00 |
| 3) Plus Notification Costs Per Addressee | |
| 62 Notifications @ \$7.00 /each: | \$434.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,444.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

A portion of Section 12, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

For a point of reference, commence at the Northwest corner of said section 12; thence South 04° 17' 00" West along the West line of said Section 12, 561.36 feet to the point of beginning; thence continue along said West line of Section 12, South 04° 17' 00" West, 91.7 feet; thence North 89° 13' 30" East, 342.8 feet; thence North 00° 46' 30" West, 5.0 feet; thence North 89° 13' 30" East, 26.5 feet to a point lying on the Westerly right-of-way line of Southside Boulevard (A 200.0 foot right-of-way as now established) also being a point on a curve leading to the right; thence along and around the arc of said curve and said right-of-way line being concave Northeasterly and having a radius of 11559.16 feet, an arc distance of 90.03 feet, said arc being subtended by a chord bearing and distance of North 17° 13' 08" West, 90.03 feet to a point on said curve, said point lying on the Southerly line of those lands described and recorded in Official Records Volume 5589, Page 1985 of the public records of said County; thence South 89° 13' 30" West along last said line, 335.73 feet to the point of beginning.

Together with and subject to all easements, appurtenances, rights, title and interest belonging to, being part of, and running with the above described land and which have been created by and in accordance with the terms and provisions of that certain instrument recorded in the Office of the Clerk of the Circuit Court, Duval County, Florida, under Clerk's Number 86-75108.

October 1, 2013

EXHIBIT A

Property Ownership Affidavit

Date: October 1, 2013

City of Jacksonville

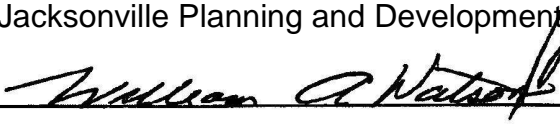
City Council / Planning and Development Department

117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, William A. Watson, Jr., Watson Realty Corp. 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 a Small Scale Land Use Change and Planned Unit Development 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 4th day of October (month), 2013 (year) by William A. Watson, Jr. who is personally known to me or has produced _____ as identification.


(Notary Signature)



LUCILLE M. JOHNSON
MY COMMISSION # EE 141838
EXPIRES: February 13, 2016
Bonded Thru Budget Notary Services

EXHIBIT B

Agent Authorization

Date: October 1, 2013

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:

4540 Southside Boulevard, Jacksonville RE #147981-0070

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 L. Charles Mann to act as agent to file application(s) for a Planned Unit Development 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.

William A. Watson
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 4th day of October (month), 2013 (year) by William A. Watson, Jr., who is personally known to me or has produced _____ as identification.

Lucille M. Johnson
(Notary Signature)



LUCILLE M. JOHNSON
MY COMMISSION # EE 141838
EXPIRES: February 13, 2016
Bonded Thru Budget Notary Services

EXHIBIT C

Binding Letter

Date: October 1, 2013

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

RE: WATSON REALTY @ SOUTHSIDE BOULEVARD 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 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 
(Owner's Signature)

It's: OWNER

PUD WRITTEN DESCRIPTION

WATSON REALTY PUD @ SOUTHSIDE BOULEVARD

December 9, 2013

I. PROJECT DESCRIPTION

The subject property, hereafter referred to as the "Property", is legally described on Exhibit 1. The Property is identified as land described under Real Estate Number 147981-0070. The owner of the Property is William A. Watson Jr. The Property is located at 4540 Southside Boulevard between J. Turner Boulevard and Beach Boulevard. The Property is completely developed with a two story building containing 6159 Sq. Ft. of heated and cooled space and is occupied by Watson Realty Corp., Realtors. The land use to the North, East, and South is CGC. The land use to the West of the Property is RPI. The zoning to the North is CCG1, to the East and South it is PUD with commercial uses. The property to the West of the site is zoned PUD with residential uses.

It should be noted that Southside Boulevard has been improved to six (6) lanes after the property was developed. It should also be noted that when the property to the North was developed the building extends East and blocks visibility of the subject Property.

With the heavier traffic flow on Southside Boulevard and the lack of visibility, a large sign will allow for quicker driver identification of the Property and safer traffic flow.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.

3. Art galleries, museums, community centers, dance, art or music studios.
4. Vocational, trade or business schools and similar uses.
5. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
6. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
7. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
8. Churches, including a rectory or similar use.
9. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

B. Permissible uses by exception:

1. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
2. Residential treatment facilities and emergency shelters.
3. Multi-family residential integrated with a permitted use.
4. Blood donor stations, plasma centers and similar uses.
5. Private clubs.
6. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
7. Schools meeting the performance standards and development criteria set forth in Part 4.

C. Accessory Structures:

1. Accessory uses and structures shall be allowed per Part 4 of the Zoning Code.

D. Restrictions on Uses:

1. Any request to deviate from these restrictions on the aggregate building area or uses shall be evaluated through the PUD Modification process pursuant to Sec 656.341

III. DESIGN GUIDELINES

A. Lot Requirements:

1. *Minimum lot area:* 20,000 square feet
2. *Minimum lot width:* 80 feet
3. *Maximum lot coverage:* 50%
4. *Minimum front yard:* 10 feet or as built
5. *Minimum side yard:* 10 feet or as built
6. *Minimum rear yard:* 10 feet or as built
7. *Maximum height of structure:* 35 feet
8. *Additional:* Storm water retention/detention, signs, or similar uses may be allowed in the minimum yards subject to the review and approval of the Planning and Development Department. Existing structures or vehicular use areas encroaching into the required yards are allowed to remain in place, but any replacement must meet the required yards.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.*
 - a. Parking shall be consistent as built per the site plan.
2. *Vehicular Access.*
 - a. The Property shall be accessed from Southside Boulevard as shown on the site plan.
3. *Pedestrian Access:*

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

C. Signs:

1. The property has approximately 90 feet of road frontage on Southside Boulevard. Signage is essential to maintaining the sustainability of the property for commercial uses. The building immediately to the North of the subject property blocks the visual line of sight of a south bound vehicle on Southside Boulevard which has been widened since the property was developed.
2. The site currently has one (1) free standing internally illuminated monument sign with approximately 90 feet of sign face. New signage of approval will allow for a internally illuminated monument sign with 150 sq. ft. of sign face. This will allow for a reader board and additional sign space for new tenants in the existing building. Proposal sign is marked exhibit "J".
3. Existing wall signage will be permitted.
4. Directional and information signs as currently exist will be allowed.

D. Landscaping.

Current landscaping as currently exist will meet the requirement of Part 12 Landscape Regulation of the Zoning Code.

E. Recreation and Open Space:

Usable open spaces, plazas, and recreation areas shall be constructed as per the Goals, Objectives, & Policies of the 2030 Comprehensive Plan or as otherwise approved by the Planning and Development Department.

F. Utilities:

1. Water will be provided by JEA.
2. Sanitary sewer will be provided by JEA.
3. Electric will be provided by JEA.

G. Wetlands

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

H. The site is currently full developed therefore we do not have a construction schedule.

L. Maintenance Schedule

Maintenance will be performed on the grounds and buildings as needed.

IV. DEVELOPMENT PLAN APPROVAL

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

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

- A. It is more efficient than would be possible through strict application of the Zoning Code.
- B. It is compatible with surrounding land uses and will improve the characteristics of the surrounding area.
- C. It will promote the purposes of the City of Jacksonville 2030 Comprehensive 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 Community General commercial (CGC) 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 Management System.* The Property Will be developed in accordance with the rules of the City of Jacksonville's Concurrency Management System Office (CMSO), and it has been assigned City Development Number_____.
- C. *Allocation of Commercial Land Use.* There is no residential component to this PUD.
- D. *Internal Compatibility/Vehicular Access.* The PUD allows additional uses to ensure the sustainability of the site should the existing occupant downsize or vacate the premises. No changes to the existing Building are contemplated at this time or under this PUD. The Property to the North, East & South developed as commercial and the site already contains landscape buffering consistent with Part 12 of the Zoning Code. Given that no exterior changes to the building are contemplated, the PUD will not create any additional adverse impacts upon the surrounding property.
- E. *External Compatibility/Intensity of Development.* This project allows for CCGI Zoning District uses in keeping with other developments along Southside Boulevard. As designed, the site serves as a buffer between the commercial development along Southside Boulevard and the residential uses to the West.
- F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be constructed as per the Goals and Objectives of the 2030 Comprehensive Plan or as otherwise approved by the Planning and Development Department.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* The Property contains less than 50 acres and therefore a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department

J. *Sidewalks, Trails, and bikeways.* Sidewalks shall be as they exist per the site plan consistent with 2030 Comprehensive Plan.

K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.

L. *Utilities.* JEA will provide all utilities.

VII. GOALS AND POLICIES

Specifically, the PUD complies with the Goals, Objectives, and Policies of 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 area in order to achieve an integrated land use fabric which will offer a full range employment, shopping, and leisure opportunities to support the City's residential area.

POLICYS 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.

Zoning Difference Statement

The property is currently zoned PUD which allows for CRO type uses such as:

1. Medical and dental offices or clinics
2. Professional and business offices
3. Banks and lending institutions
4. Essential services meeting the performance standards and development criteria set forth in Part 4 of the Zoning code

And additional uses approved by exception.

The existing zoning allows for a 90 sq. ft. sign.

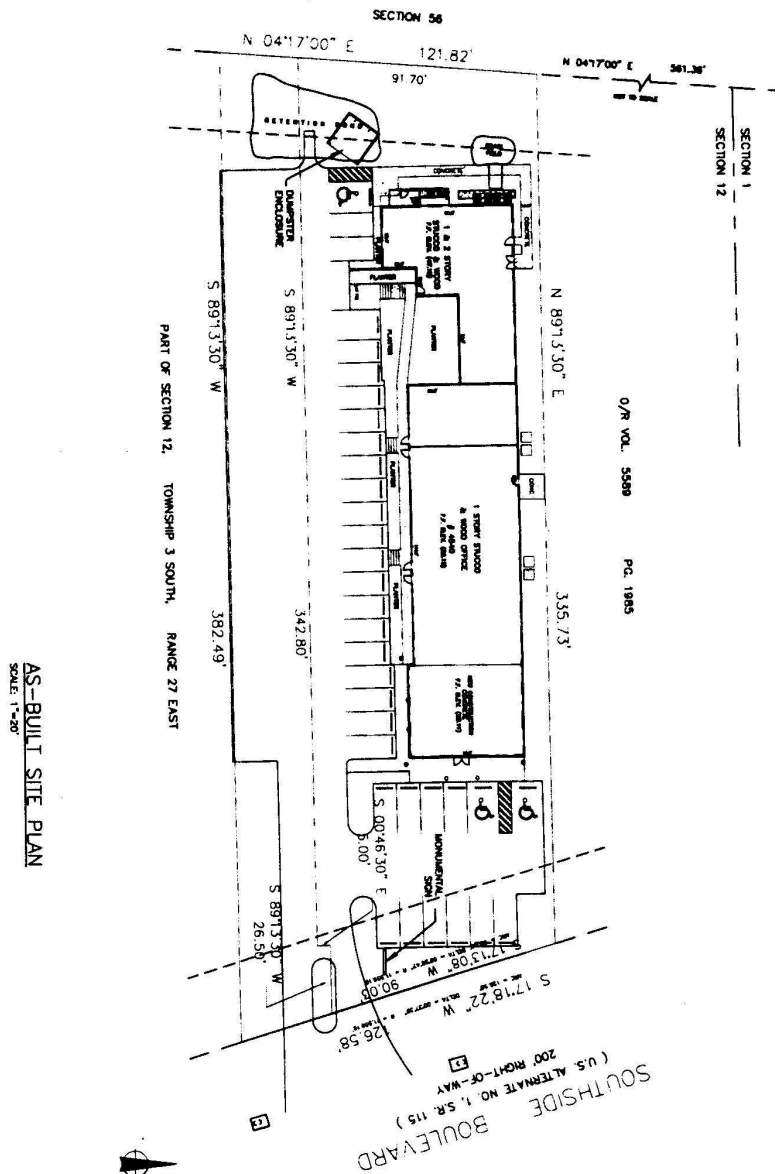
In Addition to the above noted uses, the following uses will be allowed, if the proposed PUD is approved. The following uses are normally found in the CCGI zoning:

1. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, building 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.
4. Art galleries, museums, community centers, dance, art or music studios.
5. Vocational, trade or business schools and similar uses.
6. Daycare centers or care centers meeting the performance standards and development criteria set forth in Part 4.
7. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
8. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
9. Churches, including a rectory or similar use.
10. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

Signage will be increased to 150 sq feet of sign face double sided internally illuminated not more than 22 feet high.

This site was originally part of PUD 85-1121-698, see letter attached, from Howard White seller, to William A. Watson buyer, dated July 7, 1999. The subject PUD deals only a .72 acre site along the Northern property line and will have no effect on the other portion of the office park.

Site Plan



DRAWN BY		DATE		REVISIONS	
CHECKED BY					
DATE	10-18-13				
TITLE	AS NOTED				
JOB NO.					
SHEET					

EXHIBIT F

PUD Name

Watson @ Southside Boulevard PUD

Date

Jan 16, 2014

Land Use Table

Total gross acreage	0.74	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	0.14	Acres	18.9 %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space	0.2	Acres	27 %
Passive open space, wetlands, pond	0.2	Acres	27 %
Public and private right-of-way	0.2	Acres	27 %
Maximum coverage of non-residential buildings and structures	6,159	Sq. Ft.	18.9 %

EXHIBIT G

Warranty Deed(s)

THIS INSTRUMENT PREPARED BY:
KEITH WATSON, ATTORNEY
6525 LULLIAN ROAD
JACKSONVILLE, FLORIDA 32211

RECORD AND RETURN TO:
KEITH WATSON, ATTORNEY
6525 LULLIAN ROAD
JACKSONVILLE, FLORIDA 32211

WARRANTY DEED
INDIVID. TO INDIVID

Vol 6183 Pg 1816

OFFICIAL RECORDS

RAMCO FORM 01

This Warranty Deed Made the 28th day of July, A. D. 19 86 by

W. HOWARD WHITE, a married man conveying property not his homestead,
hereinafter called the grantor, to WILLIAM A. WATSON, JR.

whose postoffice address is 5251 Emerson Street, Jacksonville, Florida 32207
hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

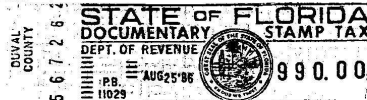
Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

Covenants and restrictions and Easements contained in Official Records Volume 5674, page 2206, current public records of Duval County, Florida.

Easements, appurtenances contained in instrument recorded in the Office of the Clerk of the Circuit Court, Duval County, Florida, under Clerk's Number 86- 75108

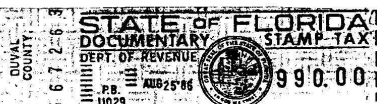
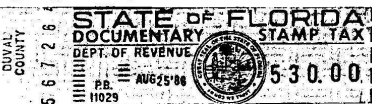
Grantor, by the execution and delivery of this deed acknowledges that the property described herein is not his homestead as defined in the constitution and under the laws of the State of Florida



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 85



In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Mable Edwards
Diana Van Dyke Brown

W. Howard White
W. HOWARD WHITE

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

W. HOWARD WHITE,

to me known to be the person described in and who executed the foregoing instrument and HE acknowledged before me that HE executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of July, A. D. 19 86

Diana Van Dyke Brown

This Instrument prepared by:

Address

Notary Public, State of Florida
My Commission Expires June 1, 1987
Renewed Every Two Years

6183 1817

OFFICIAL RECORDS

EXHIBIT "A"

A portion of Section 12, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

For a point of reference, commence at the Northwest corner of said section 12; thence South 04° 17' 00" West along the West line of said Section 12, 561.36 feet to the point of beginning; thence continue along said West line of Section 12, South 04° 17' 00" West, 91.7 feet; thence North 89° 13' 30" East, 342.8 feet; thence North 00° 46' 30" West, 5.0 feet; thence North 89° 13' 30" East, 26.5 feet to a point lying on the Westerly right-of-way line of Southside Boulevard (A 200.0 foot right-of-way as now established) also being a point on a curve leading to the right; thence along and around the arc of said curve and said right-of-way line being concave Northeasterly and having a radius of 11559.16 feet, an arc distance of 90.03 feet, said arc being subtended by a chord bearing and distance of North 17° 13' 08" West, 90.03 feet to a point on said curve, said point lying on the Southerly line of those lands described and recorded in Official Records Volume 5589, Page 1985 of the public records of said County; thence South 89° 13' 30" West along last said line, 335.73 feet to the point of beginning.

Together with and subject to all easements, appurtenances, rights, title and interest belonging to, being part of, and running with the above described land and which have been created by and in accordance with the terms and provisions of that certain instrument recorded in the Office of the Clerk of the Circuit Court, Duval County, Florida, under Clerk's Number 86-75108.

tas0053

S6- 86020
Aug 25 12 37 PM '86

RECEIVED
CLERK OF DUVAL COUNTY, FLA.

EXHIBIT H

Aerial Photograph

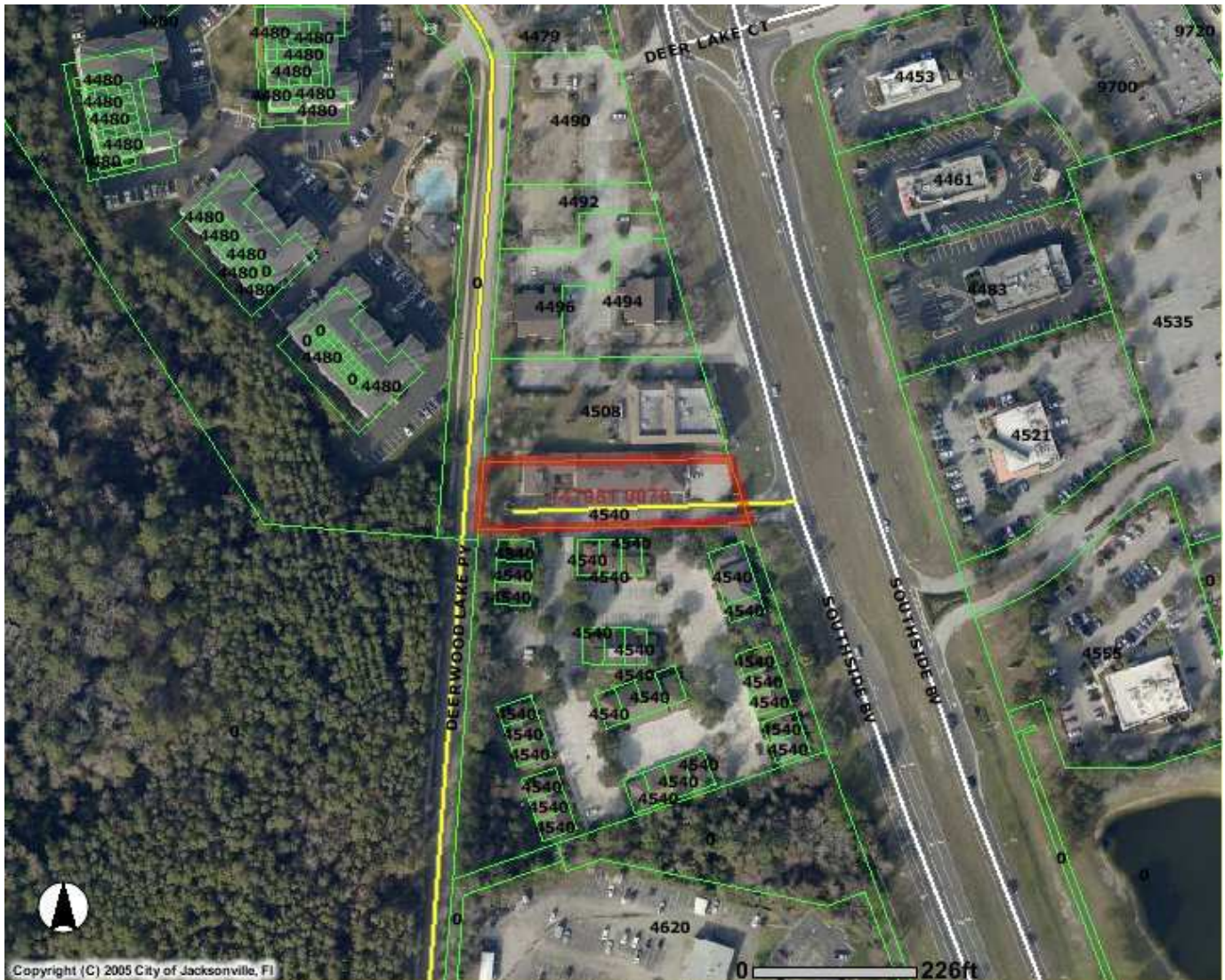


EXHIBIT K

Site Location Map

