

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2014-141 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 **2014-141** to Planned Unit Development.

<i>Location:</i>	Mayflower Street between Edgewood Avenue and Nelson Street
<i>Real Estate Number(s):</i>	061489-0000
<i>Current Zoning District:</i>	Residential Low Density-60 (RLD-60)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Proposed Land Use Category:</i>	Community General Commercial (CGC)
<i>Planning District:</i>	Northeast, District 5
<i>City Council District:</i>	The Honorable Jim Love, District 14
<i>Applicant/Agent:</i>	L. Charles Mann 165 Arlington Road Jacksonville, Florida 32211
<i>Owner:</i>	Edgewood Property Group, LLC 165 Arlington Road Jacksonville, Florida 32211
<i>Staff Recommendation:</i>	APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2014-141** seeks to rezone approximately 0.51 acres of land from RLD-60 to PUD. The rezoning to PUD is being sought so that the property can be developed as an off street parking lot to serve the commercial businesses to the 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 Low Density Residential (LDR) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2013C-023 (Ordinance 2014-140) that seeks to amend the portion of the site that is within the LDR land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2013C-023 be approved. Therefore, the proposed rezoning 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. A description of the category is noted below.

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

CGC - GENERAL NEIGHBORHOOD PROTECTION

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural

Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

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

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations.

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

Accessory Uses: Warehousing, light manufacturing and fabricating may be permitted provided it is part of a commercial retail sales or service establishment, and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.

(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): Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2013C-023 (Ordinance 2014-140) that seeks to amend the portion of land that is within the LDR land use category to CGC. 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. Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

F.L.U.E. 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 2.10 Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.

F.L.U.E. Policy 2.10.1 The City shall incorporate, in the Land Development Regulations, a system of incentives to promote development and redevelopment opportunities through mixed and multi-use projects.

F.L.U.E. Policy 2.10.2 The City shall include incentives in the development review process to encourage residential development with supporting uses such as retail, restaurant, recreation and open space that relate physically and visually to nearby areas of the City through a design concept, which includes, but is not limited to:

1. Residential development with a full range of urban uses and support facilities; and
2. Physically connected neighborhoods bound together by pedestrian paths and public spaces.

F.L.U.E. Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character of and precludes non-residential traffic into adjacent neighborhoods and meets design criteria set forth in the Land Development regulations.

(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 multi-family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The streetscape: The written description indicates a maximum four foot high fence and gate will be installed along the frontage to prevent use during non-business hours.

The use of existing and proposed landscaping: The site plan which was submitted with the application shows landscape islands which are larger than required in the Zoning Code. These islands are intended to preserve and accommodate the existing trees.

The particular land uses proposed and the conditions and limitations thereon: The written description includes a provision for fencing/gating the property and light intrusion to adjacent residential dwellings.

(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 off street parking lot is located to the rear of the commercial corridor of Edgewood Avenue. A parking lot at this location will serve the commercial uses and service establishments along the corridor.

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	MDR	RMD-A	Single family dwellings
South	CGC	CCG-1	Parking lot
East	MDR	RLD-60	Single family dwellings
West	CGC	CCG-1	Commercial, service establishments

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as an off street parking lot. The PUD is appropriate at this location because it will support the existing commercial and service establishments in the area.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The written description includes a provision for fencing/gating the property and light intrusion to adjacent residential dwellings.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 28, 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 **2014-141** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated October 2, 2013.
2. The subject property shall be developed in accordance with the original written description dated October 31, 2013.
3. The subject property shall be developed in accordance with the original site plan dated December 31, 2013.
4. The identification sign shall be non-illuminated.

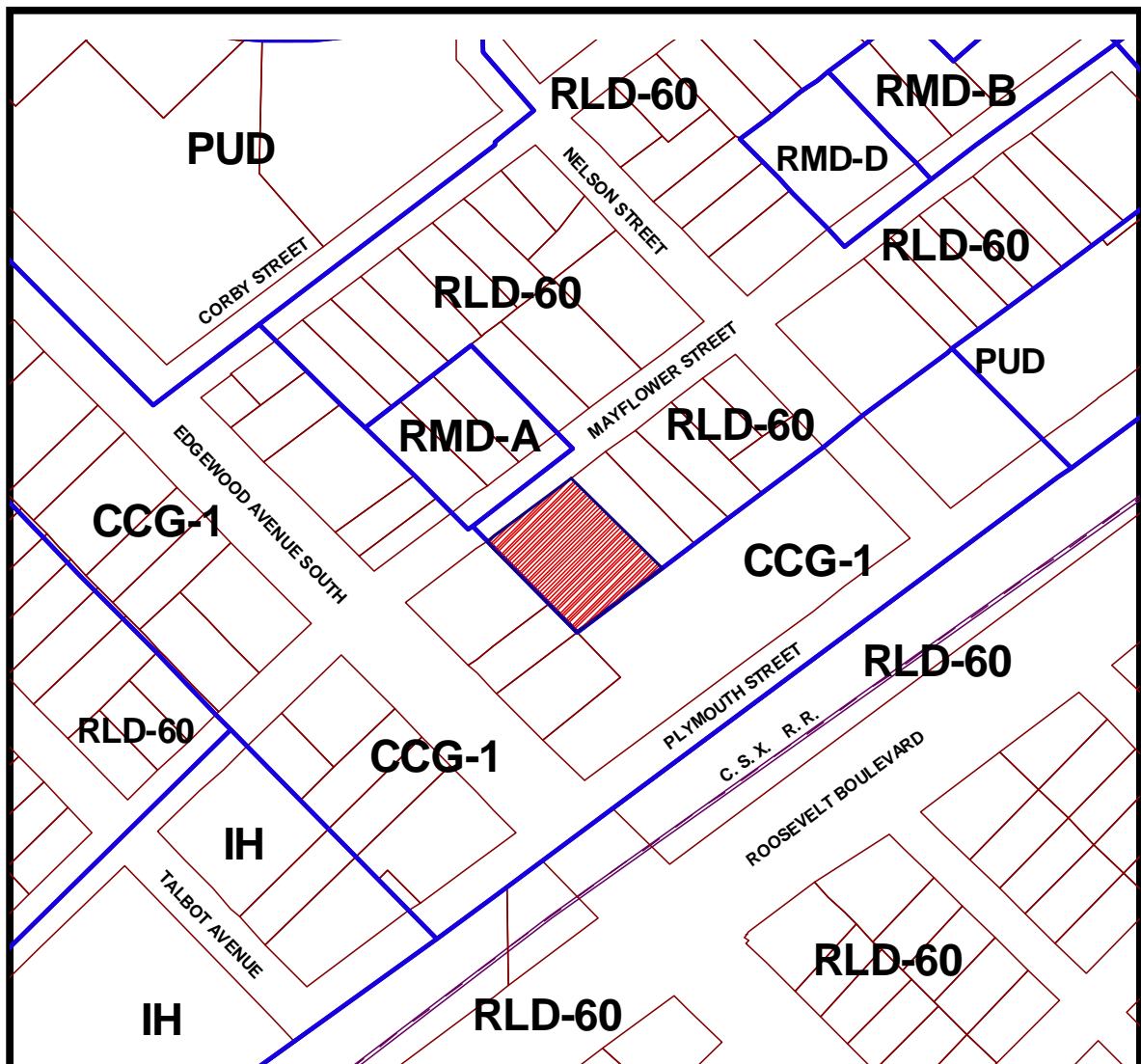


View of subject property from Mayflower Street and existing trees to be saved.



Single family dwellings across from the subject property

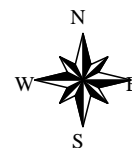
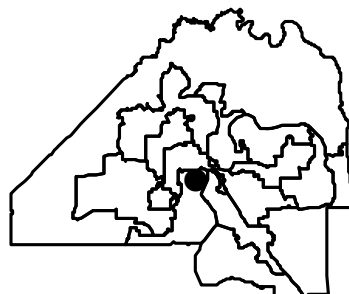




REQUEST SOUGHT:

FROM: RLD-60

TO: PUD



0 100 Feet

COUNCIL DISTRICT:

14

ORDINANCE _2014_0141

FILE COPY

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2014-0141 **Staff Sign-Off/Date** BEL / 01/13/2014

Filing Date N/A **Number of Signs to Post** 1

Hearing Dates:

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

Land Use & Zoning 03/19/2014 **2nd City Council** 02/25/2014

Neighborhood Association MURRY HILL, RIVERSIDE AVONDALE PRESERVATION

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 435 **Application Status** PENDING

Date Started 07/16/2013 **Date Submitted** 07/17/2013

General Information On Applicant

Last Name	First Name	Middle Name
MANN	L. CHARLES	

Company Name

N/A

Mailing Address

165 ARLINGTON ROAD

City	State	Zip Code
JACKSONVILLE	FL	32205

Phone	Fax	Email
9047211546	904	CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
MANN	L. CHARLES	

Company/Trust Name

EDGEWOOD PROPERTY GROUP, LLC.

Mailing Address

165 ARLINGTON ROAD

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
9047211546	904	CHARLIEMANN1@COMCAST.NET

Property Information

Previous Zoning Application Filed For Site? ☒

If Yes, State Application No(s) 2012-254

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 061489 0000	14	5	RLD-60	PUD

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

Land Use Category Proposed? ☒

If Yes, State Land Use Application #

2013C-023

Land Use Category

CGC

Total Land Area (Nearest 1/100th of an Acre) 0.51

Development Number

Proposed PUD Name MAYFLOWER VUA

Justification For Rezoning Application

TO PERMIT THE LEGITIMACY OF AN EXISTING OFF STREET PARKING LOT, PROVIDING FOR THE DEMAND AND VIABILITY OF THE ADJACENT COMMERCIAL DEVELOPMENT ALONG EDGEWOOD.

Location Of Property

General Location

NE OF THE INTERSECTION OF EDGEWOOD AVE S. AND MAYFLOWER ST.

House #	Street Name, Type and Direction	Zip Code
0000	MAYFLOWER ST	32205

Between Streets

EDGEWOOD AVE. and MAYFLOWER ST.

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**
0.51 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
42 Notifications @ \$7.00 /each: \$294.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,304.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

October 2, 2013

LOT 7, BLOCK 45
MURRAY HILL HEIGHTS
Pbk 5, Pg 86

EXHIBIT A

Property Ownership AffidavitDate: 9-11-2013City 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, Stanton Hadman for Edgewood Property Group, 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 Land Use Change and Rezoning
submitted to the Jacksonville Planning and Development Department.

Stanton Hadman managing partner

(Owner's Signature)

for: Edgewood Property Group, LLC

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11 day of
September (month), 2013 (year) by Stanton Hadman
who is personally known to me or has produced _____
as identification.

[Signature]
(Notary Signature)

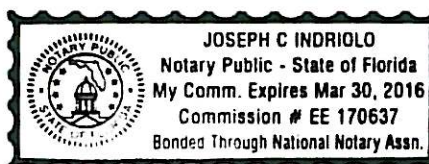


EXHIBIT B**Agent Authorization**Date: 9-11-2013**City of Jacksonville**

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:

May Flower UUA PUD
RE # 061489-0000

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 Land Use / Rezoning 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.

Stanley Hedmon Managing Partner
(Owner's Signature)
for: Edgewood Property Group, LLC
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11 day of September (month), 2013 (year) by Stanley Hedmon, who is personally known to me or has produced _____ as identification.

Joseph C. Indriolo
(Notary Signature)

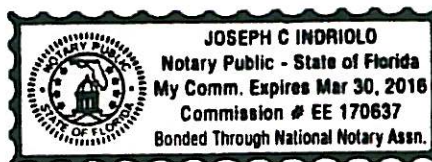


EXHIBIT C

Binding Letter

Date: July 16,

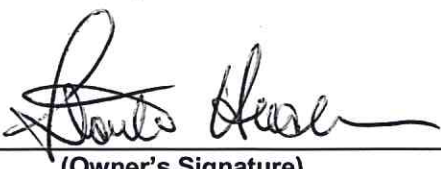
City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: MAYFLOWER VUA **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: Managing Member

EXHIBIT D
WRITTEN DESCRIPTION
Mayflower VUA PUD
October 31, 2013

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A (the “Property”), The Property, which contains approximately 0.505 acres, is bounded on the north by Mayflower Street, on the east by residential property owned by other individuals zoned RLD-60, on the south by a parking lot for Jones College, and on the west by properties owned by the applicant and zoned CCG-1. The applicant has utilized the professional services of Mr. L. Charles Mann and Mr. Michael Herzberg AICP, in preparing this request. No other professionals have yet been engaged.

The PUD will permit the site to be developed in a less intensive manner than a conventional off-street parking lot, yet it will operate and function for that specific purpose. Imposition of the strict code standards would necessitate asphalt, curbing and other site elements that would serve to intensify the site. The PUD will afford an appropriately scaled and context sensitive parking area for area users without the creation of unnecessary externalities usually associated with such uses. Additionally, without the PUD, no conditions or use standards could be imposed to limit hours of operation and the like.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as an off-street parking lot in consonance with the goals and objectives of the Residential Professional Institutional (RPI) land use category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the developer to commence improvements as soon as possible after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner, in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

Surrounding uses include extensive CGC or commercial to the south, and low density residential immediately to the north. It is appropriate to implement such transitional land uses and the same would further the goals, objectives and policies of the plan. An application for Small Scale Land Use Amendment has been filed in conjunction with this rezoning.

II. USES AND RESTRICTIONS

The Property contains one parcel as depicted on the attached site plan dated July 13, 2013 (the “Site Plan,” which is incorporated herein by this reference).

A. Permitted Uses:

1. Off Street Parking lot, consistent with the site development standards established herein and as depicted on the Site Plan attached to this application (Exhibit “E”).

B. Permissible uses – None

C. Accessory uses shall be as outlined in the Zoning Code and consistent with the CN district.

III. DEVELOPMENT STANDARDS

A. Dimensional Standards.

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 7,000 square feet

Lot Width – minimum of 70 feet

Yards -

Front: 10 feet

Side: 10 feet

Rear: 5 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* Lot coverage by all uses shall be as follows:

As no additional building construction is anticipated in no event shall lot coverage exceed twenty (20) %.

3. *Maximum height of structures:* fifteen (15) feet.

B. Ingress, Egress and Circulation.

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan. The principal driveway entrance for patrons shall be along Mayflower Street.
2. The site shall include gates at the entry and exit points in effort to deter parking in the lot when the primary use on the adjacent property is not in operation. Specifically, as it is partially the intent to afford parking for the immediate users of the property to the south, when that building is not in use the gates shall be closed and locked.

C. *Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

One single faced monument sign not to exceed (24) twenty- four square feet in area and (6) six feet in height may be permitted along Mayflower Street.

Two directional and informational signs, not to exceed (3) three square feet, located at each entryway indicating entry and exit as well as providing for a statement that the parking lot is for patrons and employees only and that such parking lot is to be closed after 10 pm Sunday through Friday and 12am on Friday and Saturday.

Illumination: indirect lighting, either internal or external will be permitted as appropriate but the signs will not be animated.

D. *Site Design and Landscaping.*

1. As the intent of the PUD is to retain a natural or park like setting the provisions of Part 12 of the Zoning Code will be deviated from. The lot will be fenced with a decorative metal material with gates. The fencing shall not exceed 4 (four) feet in height and the gates shall be opened during business hours but in no case later than described in Section III (C) (1) above.

After business hours the gates at the lot are to be closed and locked. Perimeter landscape areas as well as the specific percentage of green spaces and the proximity of trees in relation to parking stalls will be varied. More specifically, the perimeter landscape material required along Mayflower Street will be deleted in effort to afford greater visibility into the site. Numerous large older growth trees exist on the site and it is the intent of the developer to maximize the preservation of such trees while permitting low impact design and location of parking stalls meeting the requirements of Part 6, Zoning Code

The intent of the PUD is to avoid the use of concrete or blacktop which would alter the character of the property adjacent to the subject parcel. Instead, the development will utilize a stabilized material, consistent with the Zoning Code, and landscape timbers to contain such material, helping to maintain the park like setting and reduce noise that could otherwise be created. In no event shall more than 35 parking spaces be located on the site.

2. The Perimeter Landscape areas along all abutting properties under separate ownership will be met. However, in effort to maximize the retention of existing trees the material within those areas shall be permitted to satisfy the requirements for Section 656.1215. Similarly, the Terminal Island requirements of Section 656.1215 will also be revised, acknowledging and deeming those depicted on Exhibit E as being sufficient for such matters. Finally, in effort to provide an appropriate line of demarcation and respect the residential character along Mayflower Street the development will provide a 4 (four) foot picket fence along the Mayflower Street road frontage.
3. Security lighting will be utilized in the parking area but will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, no lighting fixture will exceed 15 (fifteen) feet in height and will utilize either appropriate lenses or cutoffs as required.

E. Building Orientation

1. General:

The subject property is to be utilized as an off-street parking lot and no primary structures are intended. In the event that an accessory building or structure is contemplated it shall meet all development standards set forth herein and would be oriented away from residences or city roadways.

IV. 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 rezoning is a reasonable manner by which to recognize a demand for dedicated parking while assuring a proper transition between the town center and the residential uses surrounding the property. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based and do not convey a sense of place;

Is an appropriate use, properly designed to promote a logical transition between the established town center commercial development and the residential uses; and

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Policy 1.1.12
2. Policy 1.1.22
3. Policy 1.4.5

V. SUCCESSORS IN TITLE

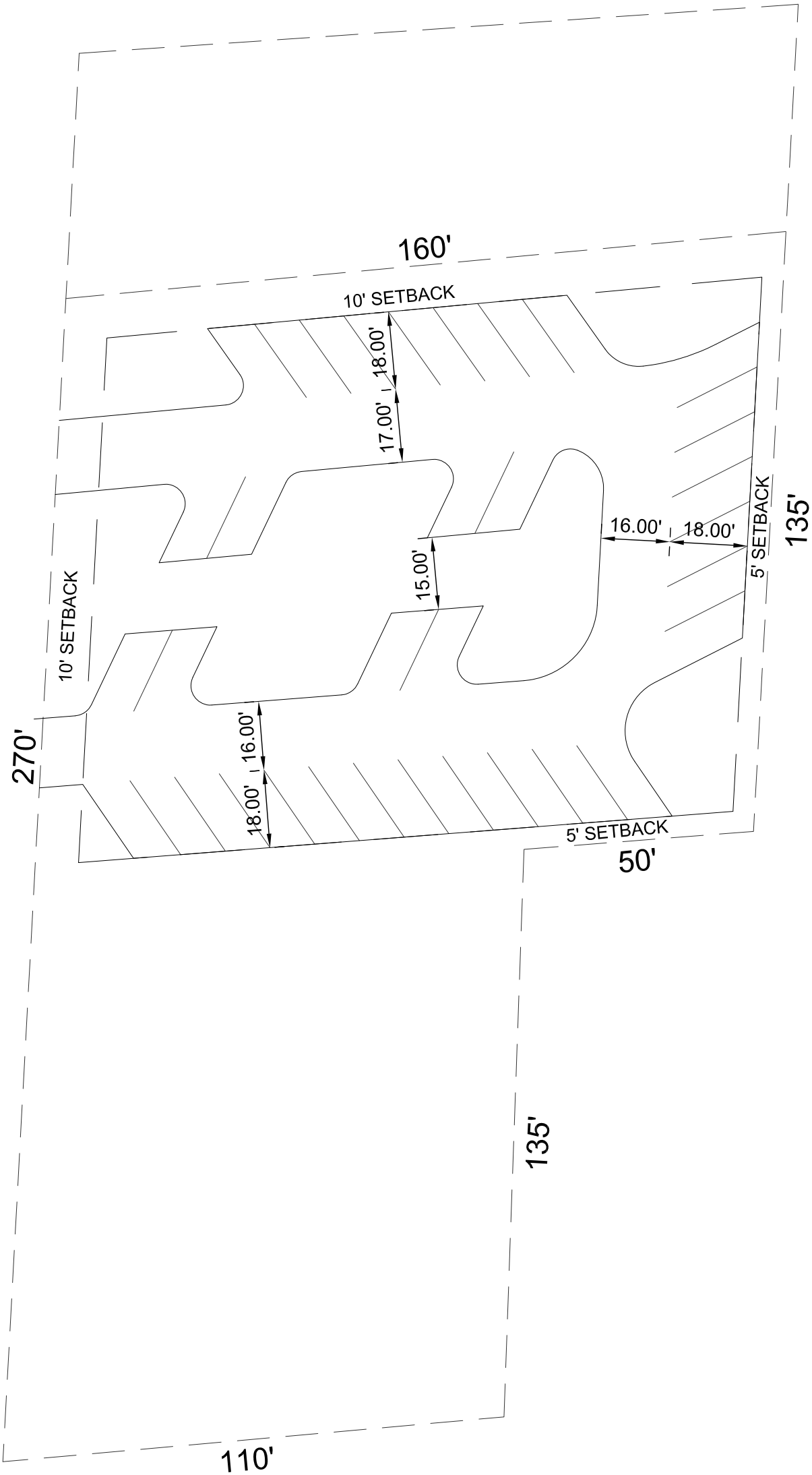
All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is the subject of a Small Scale Land Use Amendment, which when approved, would revise the underlying land use designation on the Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses proposed in the PUD would be consistent with this designation.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD includes no residential development and seeks to screen itself from such uses while integrating it into the commercial uses adjacent to it.
- D. *Internal Compatibility/Vehicular Access.* Customer access to the site is available directly from Mayflower Street. Onsite vehicular circulation is limited to the operators and their patrons only. Further, hours of operation and access to the lot are to be regulated by the operator consistent with this PUD.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to utilize the parking area for patrons only, but to assure that the parcel is developed in a manner that respects the residential character of the adjoining properties. To that end the property will maintain a park like setting, retaining the existing large trees and

- F. utilizing landscape timbers and pervious source materials instead of the typical blacktop surfaces. These measures will promote an appropriate transition as well as reducing noise otherwise created by such conventional materials.
- F. *Recreation/Open Space*. The PUD does not permit residential development and therefore no recreation area is required.
- G. *Impact on Wetlands*. Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations*. Not Applicable.
- I. *Off-Street Parking & Loading Requirements*. The parking area shall be developed as depicted on the site plan. In the event of any conflicts between Part 6 or, Part 12 of the Zoning Code, the attached Site Plan “Exhibit E” shall prevail. It being the intent that the areas and locations depicted on the attached plan are sufficient to meet any or all of the required landscape provisions, and will promote the continued existence of the vegetative material and park like setting of the property.
- J. *Sidewalks, Trails, and Bikeways*. The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention*. Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities*. Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

SITE PLAN



SCALE
0' 30' 60'
1"=30' HORIZ.

December 31, 2013

Exhibit 3
Page 1 of 1

EXHIBIT F

PUD Name

Mayflower

Date

December 20, 2013

Land Use Table

Total gross acreage

.505

Acres 100 %

Amount of each different land use by acreage

Single family

0

Acres 0 %

Total number of dwelling units

D.U.

Multiple family

0

Acres 0 %

Total number of dwelling units

D.U.

Commercial

.505

Acres 100 %

Industrial

0

Acres 0 %

Other land use

0

Acres 0 %

Active recreation and/or open space

0

Acres 0 %

Passive open space, wetlands, pond

0

Acres 0 %

Public and private right-of-way

0

Acres 0 %

Maximum coverage of non-residential buildings and structures

4,399

Sq. Ft. 20 %

Prepared by return to:
Monica L. Morgan
CenterBank of Jacksonville, N.A.
1325 Hendricks Avenue
Jacksonville, Florida 32207

QUIT-CLAIM DEED

THIS INDENTURE, made as of the 21st day of September, 2010, between **CENTERBANK OF JACKSONVILLE, N.A.**, a national banking association ("**Grantor**") whose post office address is 1325 Hendricks Avenue, Jacksonville, Florida 32207 to **PRIME PROPERTIES II, LLC**, a Florida limited liability company ("**Grantee**"), whose post office address is 1325 Hendricks Avenue, Jacksonville, Florida 32207;

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto Grantee and its designees, successors and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described real property, situate, lying and being in Duval County, Florida:

Parcel A

Lot 7, Block 45, Murray Hill Heights, according to plat thereof recorded in Plat Book 5, pages 86 and 86A, of current public records of Duval County, Florida.

Parcel B

The Northwest 110 feet of Lot 8, Block 45, Murray Hill Heights, according to plat thereof recorded in Plat Book 5, pages 86 and 86A, of the current public records of Duval County, Florida.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same unto the Grantees and Grantee's heirs, successors, and assigns forever.

THE CONSIDERATION OF THIS CONVEYANCE IS \$10.00. ACCORDINGLY, DEED STAMPS IN THE AMOUNT OF \$.70 ARE BEING PAID HEREON.

IN WITNESS WHEREOF the Grantor has executed this deed the day and year first above written.

Signed, sealed and delivered
in the presence of :

Monica L Morgan
Print name: Monica L Morgan

Jennifer Trammell
Print name: Jennifer Trammell

CENTERBANK OF JACKSONVILLE, N.A.

By: [Signature]
Name: MIKE E. MCCRORY
Its: SENIOR VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of September, 2010 by Mike E. McCrory, as Senior VP of CenterBank of Jacksonville, N.A, a national banking association, on behalf of the Bank. He/she is personally known to me or did produce _____ as identification.

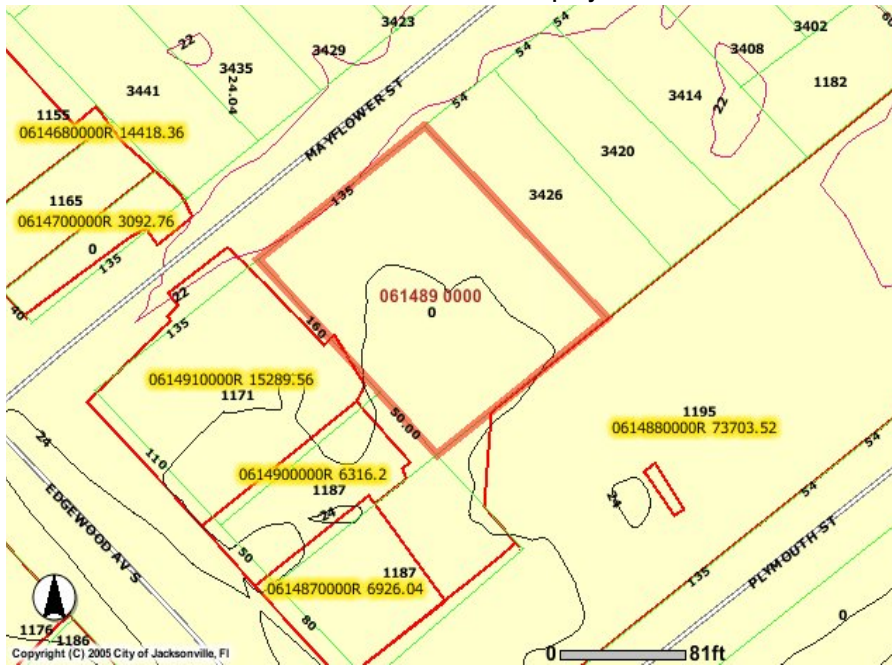
Barbara Dawson Murphy
Notary Public, State of Florida at Large
My commission expires: _____



BARBARA DAWSON MURPHY
Commission DD 626329
Expires January 7, 2011
Bonded Thru Tally Falm Insurance 800-385-7019

EXHIBIT H

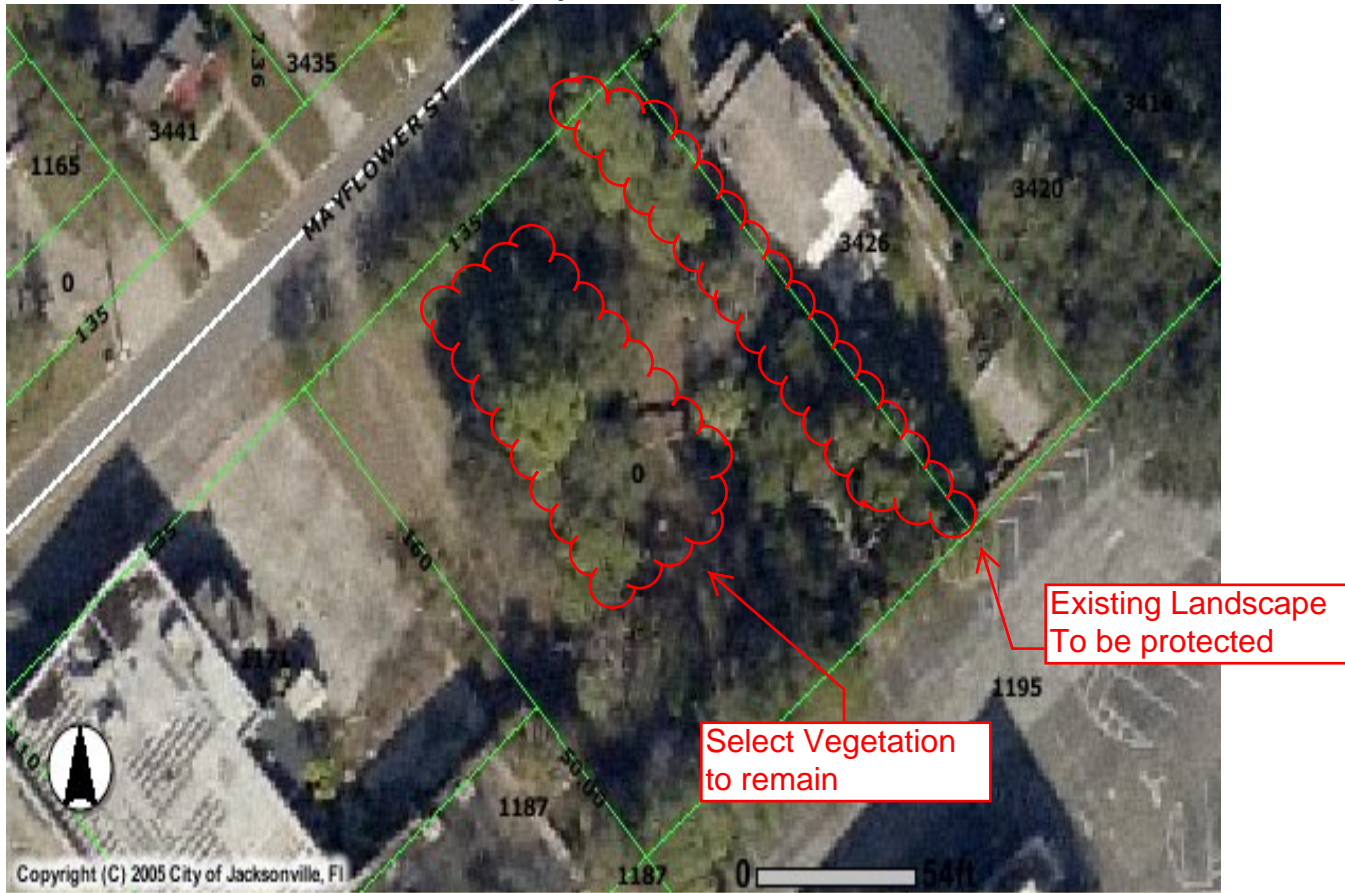
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	Ash Site	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	Civ HH Zone	MI HH Zone	Civ School Reg	MI School Reg	Lighting Reg	Civ Notice Zone	MI Notice Zone
061489 0000	PRIME PROPERTIES II LLC	0 MAYFLOWER ST JACKSONVILLE 32205	330000	0.51	1647202424	3421	5-86 21-2S-28E MURRAY HILL HEIGHTS LOT 7 BLK 45	NA	Not in Ash Site Zone	Not in Enterprise Zone	NA	N/A / Planning Dist: 5	NA	NA	Cecil/Herlong Height (500')	NASJAX Horizontal Surface Elev (500')	NA	NA	NA	NA	NA

EXHIBIT H

JAXGIS Property Information





Date: January 6, 2014

To: Folks Huxford

From: Bruce Lewis, City Planner Supervisor

RE: Mayflower PUD

Verification of consistency with Section 656.341(c)(2)(i) PUD Site Plan Requirements

The Site Plan, dated December 31, 2013 satisfies the requirements of 656.341(c)(2)(i) when considered in conjunction with the PUD Written Description. The few items of required information that have not been depicted on the Site Plan may be excused for good cause because the Written Description details the development standards, setbacks, lot coverage, building height, and buffer standards which will prevent adverse impacts to surrounding properties and future residents of the development.

(A) *The existing site characteristics including any significant variations of elevations, water course(s), unique natural features, and natural vegetation.*

A review of an aerial photograph provided by the owner indicates the site has no significant topography or water courses. There are large trees the owner has identified on the aerial photograph which are to be saved.

(B) *The location of all land uses by acreage, density including the number of dwelling units, intensity, and/or non-residential floor area of such uses. A legend including the following applicable information shall be provided as part of the site plan(s).*

The information above is contained In Exhibit F.

(C) *The existing and proposed vehicular circulation system, pedestrian circulation system and points of ingress and egress to the development, including rights-of-way and paving widths. In addition, all existing and proposed rights-of-way, driveways and median openings (if any) within 660 feet of the proposed development.*

The Site Plan does show the point of ingress and egress. Due to the size of the parcel it is not necessary to show all driveways within 660 feet.

(D) *Site plan(s), map(s), drawing(s), traffic studies and/or other studies and reports, as may be by the Department.*

The department is not requiring any additional studies.