

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 site 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. Day care 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.

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)

6183 PG 1816

WARRANTY DEED
INDIVID. TO INDIVID

RAMCO FORM 01

OFFICIAL RECORDS

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, re-mises, 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 Edgerton
Dena Van Dyke

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

Dena Van Dyke

This Instrument prepared by: *[Signature]*
Address

SPACE BELOW FOR RECORDERS USE

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

RECORD AND RETURN TO:
WILLIAM A. WATSON, ATTORNEY
6525 LULLIAN ROAD,
JACKSONVILLE, FLORIDA 32211

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 '96RECORDED BY PUBLIC
CLERK OF DUVAL COUNTY, FLA.

EXHIBIT H

Aerial Photograph



