



Attach.tif Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2008-1073-E

AN ORDINANCE REZONING APPROXIMATELY 0.925± ACRES LOCATED IN COUNCIL DISTRICT 4 AT 6206 ATLANTIC BOULEVARD BETWEEN UNIVERSITY BOULEVARD AND POTTSBURG CREEK (R.E. NO. 134099-0000), AS DESCRIBED HEREIN, OWNED BY WATSON REALTY CORP. REALTORS, FROM CO (COMMERCIAL OFFICE) DISTRICT TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT OFFICE AND COMMERCIAL USES, AS DESCRIBED IN THE APPROVED WRITTEN DESCRIPTION AND SITE PLAN FOR THE WATSON ATLANTIC PUD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Watson Realty Corp. Realtors, the owner of approximately 0.925± acres located in Council District 4 at 6206 Atlantic Boulevard between University Boulevard and Pottsburg Creek (R.E. Nos. 134099-0000), as more particularly described in **Exhibit 1, attached hereto** (Subject Property), has applied for a rezoning and reclassification of that property from CO (Commercial Office) District to PUD (Planned Unit Development) District, as described in Section 1 below; and

WHEREAS, the Planning Commission has considered the application and has rendered an advisory opinion; and

WHEREAS, the Land Use and Zoning Committee, after due notice and public hearing, has made its recommendation to the Council; and

1 **WHEREAS**, the Council finds that such rezoning is: (1)
2 consistent with the 2010 Comprehensive Plan; (2) furthers the
3 goals, objectives and policies of the 2010 Comprehensive Plan; and
4 (3) is not in conflict with any portion of the City's land use
5 regulations; and

6 **WHEREAS**, the Council finds the proposed rezoning does not
7 adversely affect the orderly development of the City as embodied in
8 the Zoning Code; will not adversely affect the health and safety of
9 residents in the area; will not be detrimental to the natural
10 environment or to the use or development of the adjacent properties
11 in the general neighborhood; and will accomplish the objectives and
12 meet the standards of Section 656.340 (Planned Unit Development) of
13 the Zoning Code; now therefore

14 **BE IT ORDAINED** by the Council of the City of Jacksonville:

15 **Section 1. Property Rezoned.** The Subject Property is
16 hereby rezoned and reclassified from CO (Commercial Office)
17 District to PUD (Planned Unit Development) District, as shown and
18 described in the approved site plan dated November 3, 2008 and
19 written description dated January 12, 2009 for the Watson Atlantic
20 PUD. The PUD district for the Subject Property shall generally
21 permit commercial uses, as more specifically shown and described in
22 the approved site plan and written description, both **attached**
23 **hereto as Revised Exhibit 2.**

24 **Section 2. Rezoning Approved Subject to Conditions.** This
25 rezoning is approved subject to the following conditions:

26 (a) Development shall proceed in accordance with the
27 Development Services Division Memorandum dated December 4, 2008, or
28 as otherwise approved by the Planning and Development Department.

29 (b) The monument sign shall not exceed twelve feet in height.

30 **Section 3. Owner and Description.** The Subject Property
31 is owned by Watson Realty Corp., Realtors and is legally described

1 in **Exhibit 1.** The agent is L. Charles Mann, 165 Arlington Road,
2 Jacksonville, Florida 32211; (904) 721-1546.

3 **Section 4. Effective Date.** The adoption of this
4 ordinance shall be deemed to constitute a quasi-judicial action of
5 the City Council and shall become effective upon signature by the
6 Council President and the Council Secretary.

7
8 Form Approved:

9
10 /s/ Shannon K. Eller

11 Office of General Counsel

12 Legislation Prepared By Shannon K. Eller

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ORDINANCE 2008-1073

Legal Description

LOTS 1 AND 2, BLOCK 1, AS SHOWN ON THE PLAT OF ARLINGTON RIVER III L.S. AS RECORDED IN PLAT BOOK 15, PAGE 97, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPTING HOWEVER, THEREFROM THAT PART OF SAID LOT 1, CONVEYED TO FLORIDA STATE ROAD DEPARTMENT AND DESCRIBED AS PARCEL 5, AS RECORDED IN OFFICIAL RECORDS VOLUME 2718, PAGES 364 THROUGH 370, INCLUSIVE OF SAID PUBLIC RECORDS

10/29/08

EXHIBIT 1

Page 1 of 1

PUD Written Description

WATSON ATLANTIC PUD

~~OCTOBER 29, 2008~~

REVISED JANUARY 12

City Development Number:

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 134099-0000. The owner of the Property is Watson Realty Corp., Realtors. The Property is located at 6206 Atlantic Boulevard on the southeast corner of the intersection of Atlantic Boulevard and River Hills Drive.

The applicant proposes to rezone approximately 0.925 acres of property from CO to PUD primarily to allow for an expansion of permitted uses on the site. The site is developed with a real estate office. Due to market conditions, Watson Realty may eventually reduce or eliminate their presence in the existing office building and the building will be occupied by Watson Mortgage. The proposed PUD will allow for a larger range of uses so that the building will be more marketable, and the PUD allows uses are consistent with development in the area. No expansion of the existing building is contemplated. This PUD specifies uses permitted on the Property and provides for a development scheme that is compatible with the character of the area.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Medical and dental office or clinics (but not hospitals).
2. Professional and business offices.
3. Schools meeting the performance standards and development criteria set forth in Part 4.
4. Business schools.
5. Libraries, museums and community centers.
6. Banks with drive-through, savings and loan institutions, and similar uses. Drive-thru will be allowed by exception.

7. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
8. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
9. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
10. Employment office (but not a day labor pool).
11. Accessory uses as per Part 4 of the Zoning Code.
12. All uses permitted by right or permissible by exception in the CRO district not otherwise listed above shall be allowed with the grant of a zoning exception by the Planning Commission.
13. All of the uses within the PUD are limited by the following conditions unless otherwise provided:
 - a. Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.
 - b. No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds actual scale weight shall be used.

B. Accessory Structures

- c. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Restrictions on Uses:

1. Any request to deviated from these restrictions on the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised Site Plan to evaluate the internal and external compatibility of such proposed uses.

III. DESIGN GUIDELINES

A. Lot requirements:

1. *Minimum lot area:* 7,000 square feet
2. *Minimum lot width:* 70 feet

3. *Maximum lot coverage:* 50%
4. *Minimum front yard:* 20 feet
5. *Minimum side yard:* 10 feet
6. *Minimum rear yard:* 20 feet
7. *Maximum height of structure:* 48 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. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
2. *Vehicular Access:*
 - a. Vehicular access to the Property shall be by way of River Hills Drive, substantially as shown in the Site Plan. However, the location of future access points and driveway connections, due to redevelopment of the site, may vary and the final location of all access points is subject to the review and approval of the City's Traffic Engineer.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
3. *Pedestrian Access:*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2010 Comprehensive Plan.

C. Signs

1. The Property has approximately 425 feet of road frontage, the majority of which is located along Atlantic Boulevard, an arterial roadway. Sufficient signage is essential to maintaining the sustainability of the site, and CCG Districts are commonplace along Atlantic Boulevard.
2. The site may contain one (1) free-standing internally illuminated monument sign not to exceed 60 square feet and located not less than 150 feet from the nearest residential zoning district. The sign may only be illuminated from 5 pm until 11 pm.

3. Two (2) internally illuminated wall signs, one (1) not to exceed 175 square feet and one (1) not to exceed 130 square feet, is allowed provided that all wall signage is oriented towards Atlantic Boulevard. The sign on the front of the building actually overlooks the corner of Old River Road and Atlantic Boulevard. These signs may only be illuminated from 5 pm until 11 pm.

D. Landscaping

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that the required perimeter landscaping may be relocated elsewhere within the Property when ownership or occupancy of the Property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the Property.

E. Recreation and Open Space:

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

F. Utilities

1. Water, electric and sanitary sewer will be provided by Jacksonville Electric Authority (JEA).

G. Wetlands

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

IV. DEVELOPMENT PLAN APPROVAL

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

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2010 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2010 Comprehensive Plan.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* According to the Future Land Use Map series (FLUMs) of the 2010 Comprehensive Plan, the designated land use category is Residential Professional Institutional (RPI), which allows for the above listed uses. If the PUD is approved, the site will be consistent with the RPI land use category and the Comprehensive Plan.
- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number _____.
- C. *Allocation of Residential 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. The property to the south is developed as residential, 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 residential property to the south. The site is bounded on the east by Pottsburg Creek and to the north by Atlantic Boulevard. The property to the west across River Hills Drive contains a commercially zoned insurance agency.
- E. *External Compatibility/Intensity of Development.* This project allows for CRO-type uses in keeping with other development along heavily traveled Atlantic Boulevard. As designed, the site serves as a buffer between the commercial development along Atlantic Boulevard and the residential uses to the south along River Hills Drive.
- F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the 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. In the event of partitioning, shared parking may be utilized between parcels to achieve

parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

- J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed as per the goals and objectives of the Comprehensive Plan.
- K. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* The Jacksonville Electric Authority (JEA) will provide all utilities.

VII. GOALS AND POLICIES

The PUD complies with the following goals, objectives, and policies of the Comprehensive Plan, Future Land Use Element:

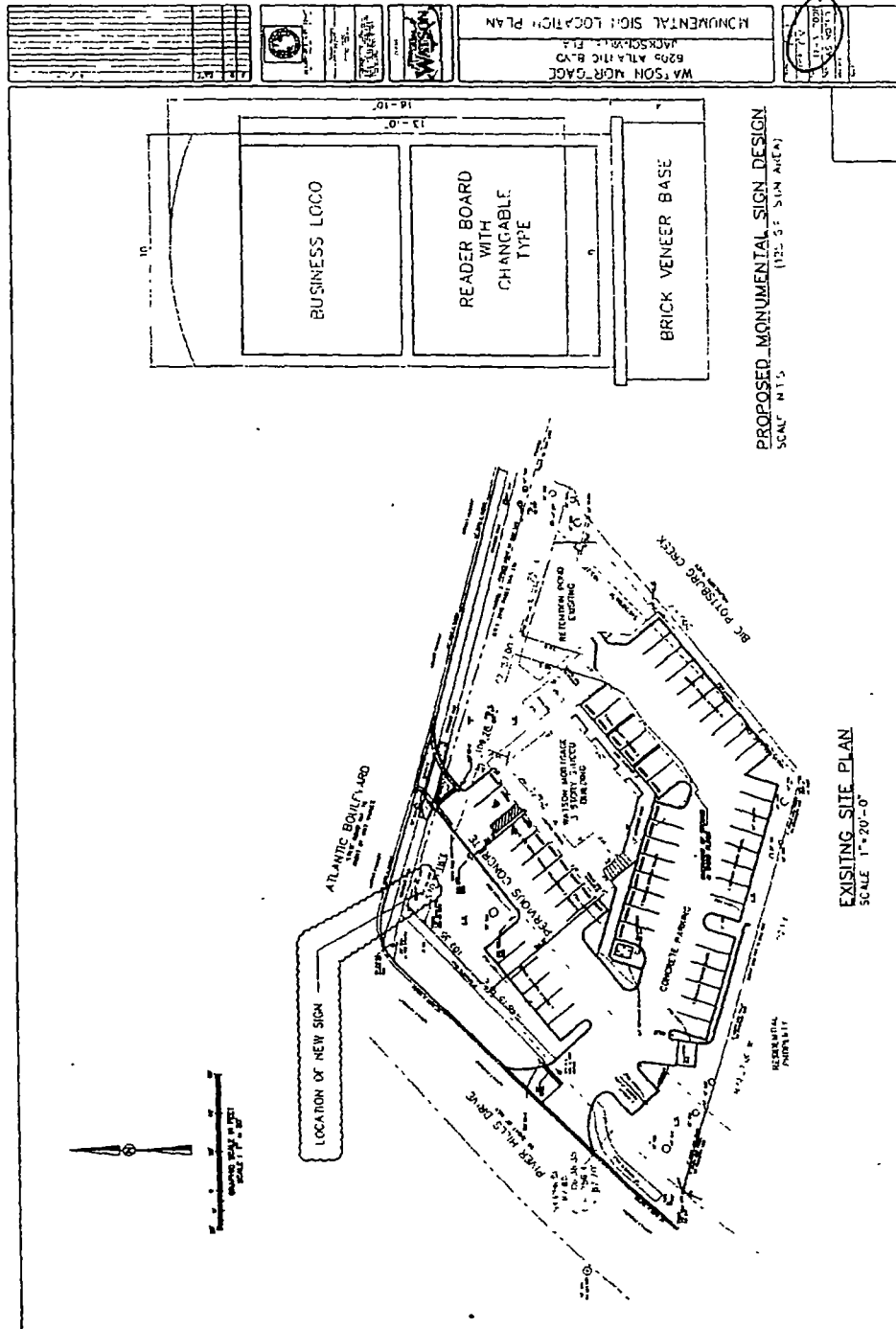
OBJECTIVE 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

POLICY 3.2.2: The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

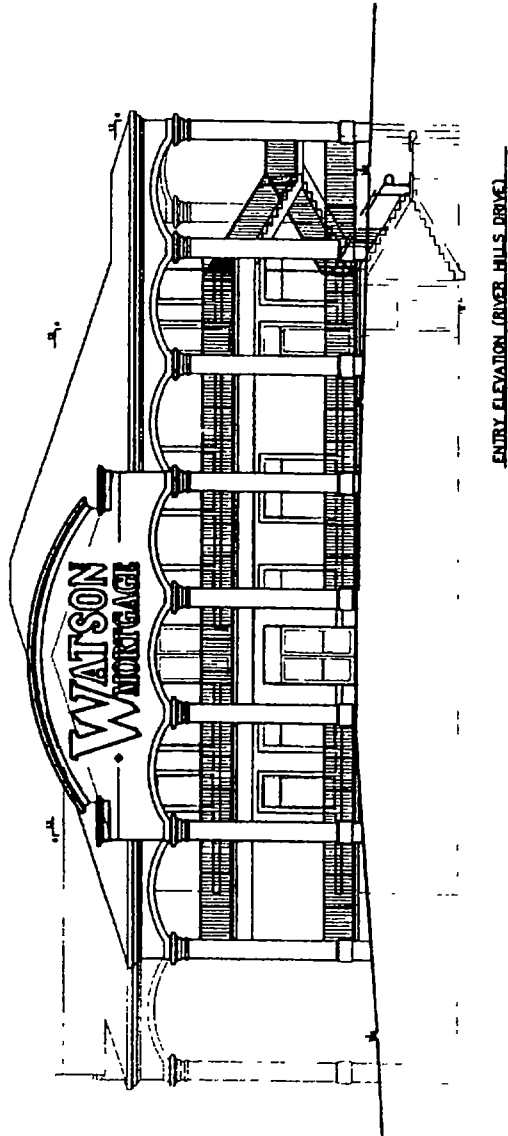
The Property is located along Atlantic Boulevard, an arterial highway developed primarily with commercial uses. The proposed plan of development will help ensure the continued viability of the site while protecting the integrity of residential areas to the south.

PUD Site Plan

11-3-08



Other Information



ENTRY ELEVATION (RIVER HILLS DRIVE)

WATSON
MORTGAGE

171 S.F. AREA

DRAWING NAME: ENTRY ELEVATION w/ NEW LOGO SIGN	DRAWING NAME: WATSON MORTGAGE 8208 ATLANTIC BLVD. JACKSONVILLE, FLA.	DATE: 8-5-2008 PERMIT NO.: T.B.D.	SCALE: AS NOTED JOB NO.: T.B.D.
DRAWN BY: ECJ CHECKED BY: GV	COMMENTS: NEW LOGO SIGN: ± 171 S.F. AREA ± 163 ACTUAL S.F.		
KUR-STAR, INC. GLAER U. CONTRACTOR (CG32756) 1000 University Jacksonville, Florida 32211-1111 Phone: 904.744.1111 Fax: 904.744.1112			