

1 Introduced and amended by the Land Use and Zoning Committee:



2 Attach.tif

3  
4 **ORDINANCE 2009-750-E**

5 AN ORDINANCE REZONING APPROXIMATELY 13.61±  
6 ACRES LOCATED IN COUNCIL DISTRICT 2 AT 2500  
7 MONUMENT ROAD BETWEEN MONUMENT ROAD AND FT.  
8 CAROLINE ROAD (R.E. NOS. 167447-0100 AND  
9 167447-0200), AS DESCRIBED HEREIN, OWNED BY  
10 WILLIAM A. WATSON, JR. AND WATSON REALTY  
11 CORPORATION, FROM PUD (PLANNED UNIT  
12 DEVELOPMENT) DISTRICT TO PUD (PLANNED UNIT  
13 DEVELOPMENT) DISTRICT, AS DEFINED AND  
14 CLASSIFIED UNDER THE ZONING CODE, TO PERMIT  
15 COMMERCIAL USES, AS DESCRIBED IN THE APPROVED  
16 WRITTEN DESCRIPTION AND SITE PLAN FOR THE  
17 MONUMENT/MCCORMICK PUD; PROVIDING AN EFFECTIVE  
18 DATE.

19  
20 **WHEREAS**, William A. Watson, Jr. and Watson Realty Corporation,  
21 the owners of approximately 13.61± acres located in Council  
22 District 2 at 2500 Monument Road between Monument Road and Ft.  
23 Caroline Road (R.E. Nos. 167447-0100 and 167447-0200), as more  
24 particularly described in **Exhibit 1, attached hereto** (Subject  
25 Property), have applied for a rezoning and reclassification of that  
26 property from PUD (Planned Unit Development) District to PUD  
27 (Planned Unit Development) District, as described in Section 1  
28 below; and

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

31 **WHEREAS**, the Land Use and Zoning Committee, after due notice

1 and public hearing, has made its recommendation to the Council; and

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

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

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

16       **Section 1. Property Rezoned.** The Subject Property is  
17 hereby rezoned and reclassified from PUD (Planned Unit Development)  
18 District to PUD (Planned Unit Development) District, as shown and  
19 described in the approved site plan dated October 5, 2009 and  
20 written description dated October 5, 2009 for the  
21 Monument/McCormick PUD. The PUD district for the Subject Property  
22 shall generally permit commercial uses, as more specifically shown  
23 and described in the approved site plan and written description,  
24 both **attached hereto as Revised Exhibit 2.**

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

27       (a) Development shall proceed in accordance with the  
28 Development Services Division Memorandum dated October 6, 2009, or  
29 as otherwise approved by the Planning and Development Department.

30       (b) The two existing buildings on the site shall be limited  
31 to office/institutional uses only. The second floor and any higher

1 floor of the proposed buildings shall be limited to office  
2 institutional uses. The first floor of any proposed buildings may  
3 be used for retail uses.

4 (c) The architectural elevations shall conform to the  
5 policies and guidelines contained in Section 1.2.1, 1.2.2 and 1.2.3  
6 of the Jacksonville Design Guidelines and Best Practices Handbook,  
7 subject to the review and approval of the Planning and Development  
8 Department. Architectural elevations shall be submitted at the time  
9 of PUD verification, and the buildings shall be constructed of  
10 glass, brick, masonry or stucco, or a combination thereof.

11 (d) All sag lenses, drop lenses and convex lenses shall be  
12 prohibited. Illumination levels at all property lines shall not  
13 exceed one-half (.5) foot candles ("f.c.") when the building or  
14 parking areas are located adjacent to residential areas, and shall  
15 not exceed one (1.0) f.c. when abutting other non-residential  
16 properties. All lighting lamp sources within parking and pedestrian  
17 areas shall be metal halide or compact fluorescent. The maximum  
18 light pole height in all parking areas should not exceed twenty  
19 feet (20'- 0"). An exterior lighting design plan for each project,  
20 including a photometrics plan, pole and fixtures schedules shall be  
21 submitted at the time of verification of substantial compliance for  
22 review and approval by the Planning and Development Department.

23 (e) There shall be no more than four (4) signs. Each sign  
24 shall be a monument sign up to 18 feet in height with a sign face  
25 of 150 square feet. Each sign may be internally or externally  
26 illuminated. Monument signs on McCormick Road will be turned off  
27 by 10:00 pm. No sign is permitted on the corner of Monument Road  
28 and McCormick Road.

29 (f) At the time of PUD Verification, the parking shall comply  
30 with Part 6 of the Zoning Code.

31 (g) There shall be no fast food or drive through restaurants

1 and no self service laundries.

2           **Section 3.           Owner and Description.**       The Subject Property  
3 is owned by William A. Watson, Jr. and Watson Realty Corporation  
4 and is legally described in **Exhibit 1.**   The agent is L. Charles  
5 Mann, 165 Arlington Road, Jacksonville, Florida 32211; (904) 721-  
6 1546.

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

11  
12 Form Approved:

13  
14                 /s/   Shannon K. Eller          

15 Office of General Counsel

16 Legislation Prepared By Shannon K. Eller

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ORDINANCE 2009-750

**Legal Description**

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A PART OF THE F. RICHARD GRANT, SECTION 39, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF OAK POINT UNIT ONE, AS RECORDED IN PLAT BOOK 38, PAGES 84 THROUGH 84B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING ON THE NORTHWEST RIGHT-OF-WAY LINE OF MONUMENT ROAD (A 120 FEET RIGHT-OF-WAY AS ESTABLISHED), SAID RIGHT-OF-WAY BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2804.79 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AND THE WEST RIGHT-OF-WAY LINE OF SAID MONUMENT ROAD, AN ARC DISTANCE OF 1748.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°24'03" EAST, 1720.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°10'19" WEST, DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 265.00 FEET; THENCE NORTH 21°50'56" EAST, A DISTANCE OF 258.00 FEET; THENCE NORTH 08°39'20" EAST, A DISTANCE OF 215.00 FEET; THENCE SOUTH 86°54'04" WEST, A DISTANCE OF 948.45 FEET TO THE EAST BOUNDARY LINE OF MONUMENT LAKES UNIT THREE, AS RECORDED IN PLAT BOOK 38, PAGES 90 AND 90A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°57'40" WEST, ALONG SAID WEST BOUNDARY LINE AND THE NORTHERLY PROLONGATION THEREOF, A DISTANCE OF 323.42 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MCCORMICK ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED). SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3230.64 FEET; THENCE IN AN EASTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 68.79 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°09'55" EAST, AND A CHORD DISTANCE OF 68.78 FEET; THENCE SOUTH 89°25'53" EAST, A DISTANCE OF 39.68 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3222.76 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND ARC DISTANCE OF 47.02 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°53'18" EAST, AND A CHORD DISTANCE OF 47.02 FEET; THENCE SOUTH 54°03'21" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.51 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3218.83 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC OF 89.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°10'29" EAST, AND A CHORD DISTANCE OF 89.88 FEET; THENCE NORTH 34°22'09" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.97 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3230.64 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AND ARC DISTANCE OF 351.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°16'45" EAST, AND A CHORD DISTANCE OF 350.93 FEET; THENCE SOUTH 80°39'57" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 43.94 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3222.76 FEET; THENCE ALONG AND AROUND THE ARC OF SAID

**EXHIBIT 1**

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CURVE, AN ARC DISTANCE OF 59.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 89°40'29" EAST, AND A CHORD DISTANCE OF 59.91 FEET; THENCE NORTH 79°20'38" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 41.46 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3230.83 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 139.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°50'08" EAST, AND A CHORD DISTANCE OF 139.26 FEET; THENCE SOUTH 86°36'20" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MCCORMICK ROAD, A DISTANCE OF 384.78 FEET; THENCE SOUTH 40°18'01" EAST, A DISTANCE OF 45.76 FEET TO THE AFORESAID WEST RIGHT-OF-WAY OF MONUMENT ROAD, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,804.79 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 894.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15°24'22" WEST, AND A CHORD DISTANCE OF 890.61 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE TAKING OF RIGHT-OF-WAY OF MCCORMICK ROAD AS DESCRIBED IN OFFICIAL RECORDS BOLUME 10939, PAGE 2126 AND ALSO OFFICIAL RECORDS VOLUME 8823, PAGE 212 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA  
THUS DESCRIBED LANDS CONTAIN 13.61 ACRES (592,965 SQUARE FEET), MORE OR LESS.

**EXHIBIT 1**

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## PUD Written Description

### **MONUMENT & MCCORMICK PUD REVISED DATE: OCTOBER 5, 2009**

**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 Numbers 167447-0100 and 167447-0200. The owner of the Property is William A. Watson, Jr. and Watson Realty Corp.

The Property is located on the southwest corner of Monument Road and McCormick Road. Both roads are rated as collectors or higher. We are seeking to rezone the Property to Planned Unit Development for Commercial Neighborhood uses as a secondary zoning district at the intersection of two collector roads.

The PUD zoning is being used to address site specific issues and design criteria.

The Property contains approximately 13.61 acres of uplands, which Exhibit 1 describes. However, the 13.61 acres is part of a larger track of land, being approximately 44 acres. The balance of the Property is wetlands, which may in the future be mitigated for commercial or residential uses. Currently the wetland surrounds the 13.61 upland node proposed for commercial development separating it from the existing residential development by natural buffers.

Currently the site contains one single-story building of 9,600 square feet and a two-story building containing 14,940 square feet. The development of the Property calls for a mixed use project of professional office and neighborhood commercial uses. The proposed building configuration calls for the addition of one two-story building containing 23,000 square feet and three one-story buildings containing 10,400 square feet each to be added to the site. However, Section 3A PUD Design Guidelines will be the controlling standards.

The Site Plan should be considered conceptual only with market conditions determining the final building size and configuration. However, no single building will exceed 40,000 square feet. The City of Jacksonville Planning and Development Department will have final Site Plan approval. However, the Minor Modification process may be used to appeal the Planning Department discussion.

## **II. USES AND RESTRICTIONS**

### **A. Permitted Uses:**

1. Medical and dental or chiropractor offices and clinics (but not hospitals)
2. Professional offices
3. Business offices
4. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time if the gross floor area shall not exceed 4,000 square feet.
5. Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shop (but not animal boarding kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bakeshops (but not wholesale bakeries), drugs and similar products.
  - a. Sale, display, and preparation shall be conducted within a completely enclosed building
  - b. Products shall be sold only at retail except for consignment sales of baby and children items.
  - c. No sale, display, or storage of second hand merchandise shall be permitted
6. Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, self-service, laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pickup stations.
7. Banks (with drive-thru tellers) and financial institutions, travel agencies and similar uses.
8. Libraries, museums and community centers
9. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption
10. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
11. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
12. Employment office (but not a day labor pool)



13. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4
14. Art galleries, dance, art, gymnastics, karate and martial arts, music and photography studios, and theaters for stage performances (but not motion picture theatres).
15. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premise consumption only, subject to the following conditions:
  - a. Seating shall not exceed a capacity of 120 provided that seating may be unlimited where total floor area of the restaurant does not exceed ten (10) percent if the gross floor area of the building of which it is a part.

**B. Accessory Structures**

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

**C. Restrictions on Uses:**

1. Pawn shops, tattoo shops, adult entertainment of any kind, outside display of goods for sale will not be allowed.
2. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.
3. 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.

**D. Permissible uses by Exception:**

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
2. Filing stations for gasoline, diesel fuel or gasohol meeting the performance standards and development criteria set forth in Part 4.
3. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods
4. An establishment or facility, which includes the retail sale of beer or wine for on-premises consumption.
5. An establishment of facility which includes the retail sale of alcoholic beverages including liquor, beer or wine for on-premises consumption, in conjunction with the

service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.

6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
7. Drive-thru facilities in conjunction with a permitted or permissible use or structure
8. Day care centers meeting the performance standards and development criteria set forth in Part 4.

### **III. DESIGN GUIDELINES**

#### **A. Lot requirements:**

1. *Minimum lot area:* None, except as otherwise required for certain uses
2. *Minimum lot width:* None, except as otherwise required for certain uses
3. *Maximum lot coverage:* 35%
4. *Minimum front yard:* None
5. *Minimum side yard:* None
6. *Minimum rear yard:* None
7. *Maximum height of structure:* 40 feet
8. *Storm water retention/detention, signs, or similar uses:* May be allowed in required yards subject to the review and approval of the Planning and Development Department.
9. *Maximum size of any single building:* Will not exceed 40,000 square feet

#### **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 Monument Road and McCormick Road, substantially as shown in the Site Plan. 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. Notwithstanding the provisions of Part 13 of the Zoning Code, the site will allow five (5) double-faced, monument signs with sign faces of 150, square feet each. Maximum height of 18 feet, subject signs may be internally or externally illuminated. Monument signs must be spaced two hundred (200) feet apart.
2. Wall signs will be permitted and may not exceed 10% of the front elevation of the buildings. The exception to will be the two existing buildings on the Property that will be allowed signs on the front and backsides of the buildings. This is due to their location and orientation to the site. Wall signage allow as follows:
  - a. Building 1: east wall facing Monument Road
  - b. Building 2: north wall facing McCormick Road and west wall facing parking lot
  - c. Building 3: two story building north wall facing parking lot
  - d. Building 4: north wall facing McCormick road and east wall facing parking lot
  - e. Existing 9,600 square foot, 1 story office building: easterly wall facing Monument Road and the southerly wall facing Monument Road
  - f. Existing two story office building: north wall facing McCormick Road and the east wall facing Monument Road
3. All informational and directional signage will be subject to the review and approval of the Planning and Development Department.

**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. The design and layout of the PUD:

- A. Allows for a creative approach through the use of natural features on the site with existing vegetation and existing TOPO;
- B. Provides a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Code by creating more buffers, landscaping, and/or recreation and open space than would be required through a straight zoning;
- C. Allows for an effective use of the land, resulting in lower development costs;
- D. Provides an environment that is characteristic of the surrounding area;

- E. Supports the retention of property values by providing needed services and support for the surrounding residences and businesses in the area; and
- F. Enhances the appearance of the area through the preservation of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.

**VI. PUD REVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.* According to the Functional Highway Classification Maps, Monument Road and McCormick Road are classified as collector or higher. Commercial Neighborhood Zoning is allowed as a secondary use at the intersection of two collectors.
- 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 proposed PUD contains limitations on the uses permitted on the subject property as well as a common development scheme, which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. In the event of partitioning, cross-access easements will be provided between properties.
- E. *External Compatibility/Intensity of Development.* The Property is located in an emerging residential area along Monument Road. There is already significant commercial and business development in the vicinity. This development will serve the commercial needs of nearby residential communities and of employees at nearby businesses. The aesthetic and design guidelines will ensure a development that is compatible with and compliments recent commercial activity in the immediate area. The project allows limited commercial development with uses found along Monument Road. The scale is modest compared to the large commercial developments along Monument Road.
- F. *Recreation/Open Space.* Useable 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. 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.
- M. *Lighting.* All lighting shall be oriented so as to localize illumination onto the Property to the greatest extent possible. Illumination shall be controlled so as to eliminate unreasonable interference or impact to any affected residential zoning district. The final lighting plan shall be subject to the review and approval of the Planning and Development Department.

## VII. SUCCESSORS IN TITLE

All successors in title to the Property, or to any portion of the Property, shall be bound to all the development standards and conditions of this PUD as contained herein and in the Ordinance approving the same.

## VIII. GOALS AND POLICIES

Specifically, the PUD complies with the following Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

**Policy 1.1.8:** Require that all new non-residential projects be developed in either nodal areas, in appropriate infill locations, or as part of mixed or multi-use developments such as Planned Unit Development (PUDs) as described in this element.

**Policy 1.1.10:** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques.

**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.

# PUD Site Plan

10/5/2009

