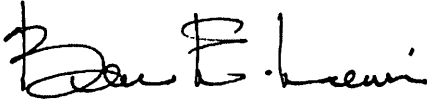


Jordan Elsbury	Absent
Joshua Garrison	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0340 TO
PLANNED UNIT DEVELOPMENT

JUNE 9, 2022

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 2022-0340 to Planned Unit Development.

Location: 0 Racetrack Road, between Interstate-95 and State Road 9B

Real Estate Number(s): 168139 0115; 168139 0540; 168139 0550; 168139 0105

Current Zoning District(s): Agriculture (AGR)
Planned Unit Development (PUD 2000-452-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture-IV (AGR-IV)

Proposed Land Use Category: Multi-Use (MU)

Planning District: Southeast, District 3

Applicant/Agent: Staci Rewis, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Chadbourne VI LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

Chadbourne VII LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

Chadbourne VIII LLC

177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2022-0340** seeks to rezone 44.98± acres of land from Planned Unit Development **2000-452-E** and Agriculture (AGR) to PUD. The rezoning to a new PUD is being sought to add 11.4 acres into the current Bartram Park PUD and develop the currently vacant lots into 1,069 multi-family units. The subject property is located within the Bartram Park DRI and there is an amendment, Ordinance **2022-0341**, to incorporate the additional acreage into the DRI. There is also a companion Land Use Amendment (**L-5668-22C / 2022-0339**) that seeks to amend the additional acreage from the Agriculture-IV (AGR-IV) land use category to Multi-Use (MU).

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.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The request is to rezone the 44.98 acre area from AGR and PUD to PUD in order to permit a multi-family residential development with 1,069 units. The project area is in the Multi-Use (MU) and Agriculture-IV (AGR-IV) land use categories and within the Suburban Development Area. Additionally, the site is within the boundaries of the Bartram Park DRI. Companion **Ordinance 2022-339 / L-5668-22C** is for a land use change for a smaller area of the PUD, 11.4 acres, from AGR-IV to MU subject to FLUE Policy 4.3.2 for the Bartram Park DRI. Companion **Ordinance 2022-341** expands the boundaries of the Bartram Park DRI to incorporate the companion land use amendment site.

The Multi-Use (MU) land use category is intended to accommodate, in a more innovating fashion, development or redevelopment of areas in a larger size and scale. Development of Regional Impacts are areas that are considered appropriate for the Multi-Use designation. The portions of the subject DRI that are in the MU land use category are within the boundaries of the Bartram Park DRI; the portion of the DRI that is in the AGR-IV land use category is not currently within the boundaries of the DRI. The companion 11.40 acre land use amendment site would be incorporated into FLUE Site Specific Policy 4.3.2 with the companion land use amendment (**Ordinance 2022-339**) and incorporated into the DRI boundaries and Development Order with companion

Ordinance 2022-341. FLUE Site Specific Policy 4.3.2 of the Bartram Park DRI allows for low density development consistent with the Suburban Development Area. FLUE Site Specific Policy 4.3.2 will remain unchanged with the subject legislation and is shown below:

4.3.2

The Bartram Park DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), Residential-Professional-Institutional (RPI), Neighborhood Commercial (NC), Community/General Commercial (C/GC), Business Park (BP), Light Industrial (LI), Recreation and Open Space (ROS), Public Buildings and Facilities (PBF), and Conservation (CSV), Wetlands and Water consistent with the Multi-Use Land Use Category.

The written description and site plan of PUD **Ordinance 2022-340** are consistent with the allowed uses of the companion land use change to MU, **Ordinance 2022-339**, and the companion change to the Bartram Park DRI, Ordinance 2022-341.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. 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:

Future Land Use Element:

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

In reference to the attached JEA Availability Letter, **2021-5905**, the proposed Suburban Area development must maintain connection to City water and sewer.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Approval of this application and its companion would allow for multi-family residential in an appropriate urban area. The property is vacant and has services readily available for redevelopment. The City supports smart adaption of vacant properties, which support the residential needs for its citizens.

(C) 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 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 categories as identified in the Future Land Use Map series (FLUMs): Agriculture (AGR) and Multi-Use (MU). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **L-5668-22C** (Ordinance **2022-339**) that seeks to amend the portion currently Agriculture-IV (AGR-IV) to Multi-Use (MU). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(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. Therefore, the applicant/agent/owner will need to apply for Concurrency/Mobility for this proposed project prior to permitting/plan submittal with the City of Jacksonville.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for 1,069 residential units in Multi-Use (MU). 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space will be provided as required by the original Bartram Park PUD (2000-0452-E) under PUD Part II.D.1.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed PUD is part of a large scale PUD, Bartram Park, and the Bartram Park DRI, a Development of Regional Impact.
- 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	MU	PUD 2005-0183-E	Interstate-95
South	MU	PUD 2005-0183-E	Vacant/County Line
East	MU	PUD 2005-0183-E	Interstate-95/ Vacant
West	MU	PUD 2021-0305-E	Vacant / Residential

(6) Intensity of Development

The proposed development is consistent with the MU functional land use category. The PUD is appropriate at this location because the subject property is near single-family residential developments and provides a gradual transition amongst the surrounding uses.

- The existing residential density and intensity of use of surrounding lands: Most of the surrounding area has a land use of Multi-Use, which is intended to accommodate development of areas in a larger size and scale. Much of the nearby properties are developed with single-family residential.
- The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 44.98 acres and will be accessible from Racetrack Road, an unclassified facility. Philips Highway is located to the east of the subject site and is currently operating at 36.25% of capacity. This segment of Philips Highway has a maximum daily capacity of 66,200 vehicles per day (vpd) and average daily traffic of 24,000 vpd.

Below are comments that were received from the City's Traffic Engineer:

- The site shall comply with the 2030 Comprehensive Plan Transportation Element 2.3.3 and COJ Code of Ordinances Chapter 654.115(b). They both state "Three or more driveway approaches from an arterial or collector shall not be permitted for a single site unless otherwise authorized by the Traffic Engineering Division and the JPDD. Existing sites having three or more approaches from a particular street shall be required to eliminate the excess drives or convert the excess drives to right-turn-only accesses or egresses at such time as application is made to the City for any change in land use, zoning or increase in gross leasable square footage. Final acceptance of revised driveway approaches shall be subject to the approval of the Traffic Engineering Division and the JPDD, or the appropriate authority."
- Traffic studies may be required for individual uses for sites in this PUD. Prior to the commencement of any traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division and the traffic reviewer from Development Services.

School Capacity:

Based on the Development Standards for impact assessment, the 12.95± acre proposed PUD rezoning has a development potential of 331 multi-family dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

School Impact Analysis

PUD 2022-0340 Bartram Park PUD

Development Potential: 1,069 Residential Dwellings

School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 1&2
Elementary	5	8,220	84%	133	88%	860	2,252
Middle	5	2,257	80%	54	69%	145	953
High	5	7,617	98%	79	92%	334	402
Total New Students				266			

NOTES:

- 1 Proposed Development's Concurrency Service Area (CSA)
- 2 Available CSA seats include current reservations
- 3 Student Distribution Rate
ES-.125
MS-.051
HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL ¹	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded) ⁴	SCHOOL CAPACITY ² (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Bartram Springs ES #161	5	133	964	1093	113%	116%
Twins Lakes Academy MS #253	4	54	1462	1154	79%	71%
Atlantic Coast HS #268	5	79	2443	2388	98%	95%
		266				

NOTES:

1 Attendance school may not be in proposed development's Concurrency Service Area (CSA)

2 Does not include ESE & room exclusions

3 Included Above (IA)

4 Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space will be provided as is listed in Ordinance 2000-452-E under PUD Part 11.D.1.

(8) Impact on wetlands

Development which would impact wetlands will be permitted in accordance with local, state, and federal 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.

According to the submitted written description, parking shall be provided at a rate of 1.35 spaces per unit with no maximum number of off-street parking space required for residential uses.

(11) Sidewalks, trails, and bikeways

The following are comments received by the Transportation Division of the Planning and Development Department:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 30, 2022, 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 **2022-0340** be **APPROVED WITH CONDITIONS** with the following exhibits:

1. The original legal description dated February 8, 2022
2. The original written description dated March 4, 2022
3. The original site plan dated March 3, 2022

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0340** be **APPROVED**.



Source: Planning & Development Department, 03/31/2022

Aerial view of the subject property, facing North.



Source: Planning & Development Department, 03/30/2022

View of subject property from Baymeadows Way West.



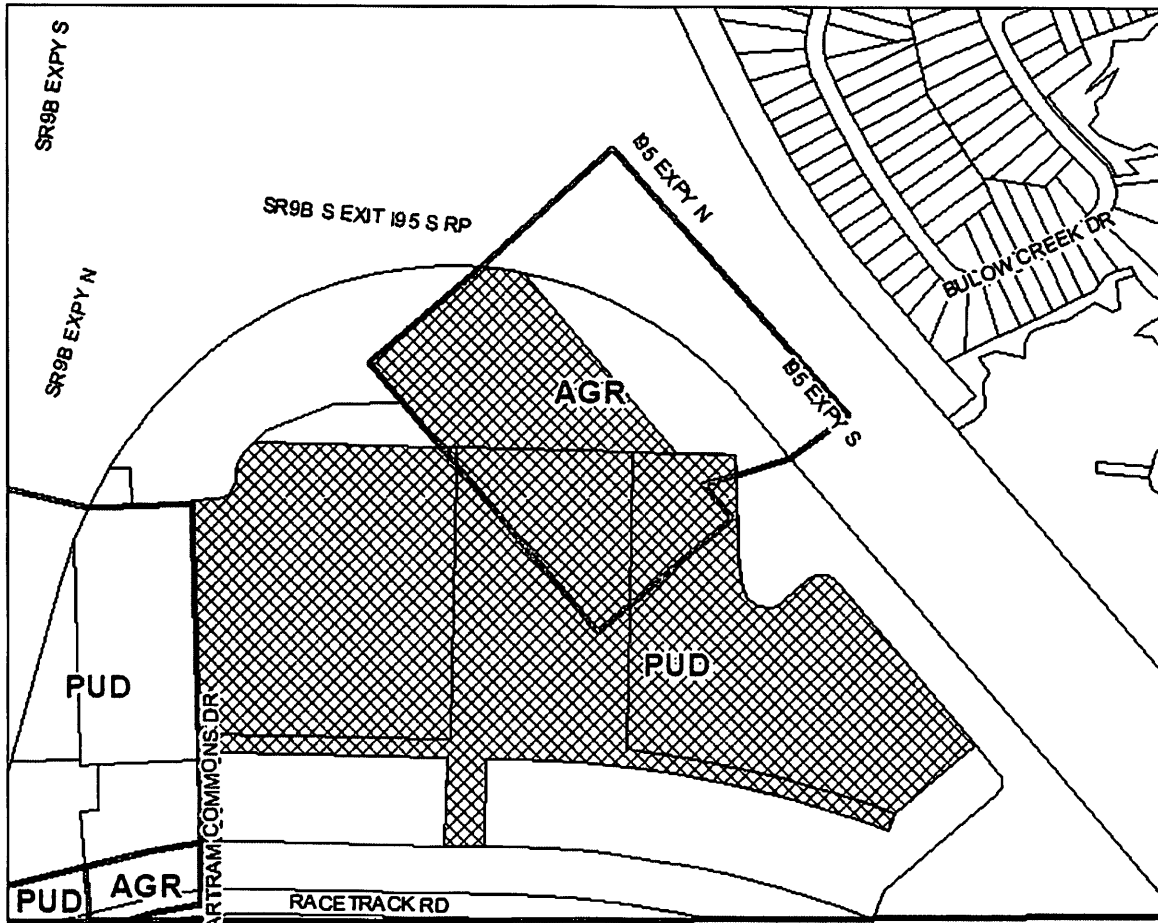
Source: Planning & Development Department, 03/30/2022

View of subject property from Baymeadows Way West.



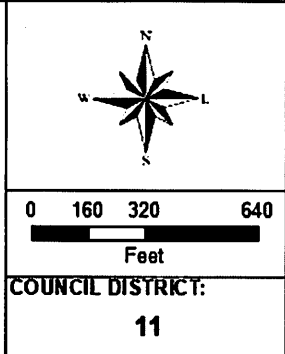
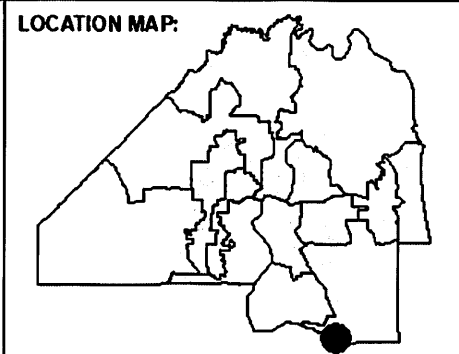
Source: Planning & Development Department, 03/30/2022

View of neighboring property, located north of the subject property.



REQUEST SOUGHT:

FROM: AGR & PUD
TO: PUD



COUNCIL DISTRICT:
11

ORDINANCE NUMBER
ORD-2022-0340

TRACKING NUMBER
T-2022-4070

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0340 **Staff Sign-Off/Date** KPC / 04/01/2022
Filing Date 04/25/2022 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 06/14/2022 **Planning Comission** 06/09/2022
Land Use & Zoning 06/22/2022 **2nd City Council** 06/28/2022
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study BARTRAM PARK DRI

Application Info

Tracking # 4070 **Application Status** PENDING
Date Started 02/08/2022 **Date Submitted** 02/08/2022

General Information On Applicant

Last Name REWIS **First Name** STACI **Middle Name**
Company Name
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address
 ONE INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043011269 **Fax** 9043011279 **Email** SREWIS@DRIVERMCAFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 CHADBOURNE VI LLC
Mailing Address
 177 4TH AVENUE NORTH, SUITE 200
City JACKSONVILLE BEACH **State** FL **Zip Code** 32250
Phone **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 CHADBOURNE VII LLC
Mailing Address
 177 4TH AVENUE NORTH, SUITE 200
City JACKSONVILLE BEACH **State** FL **Zip Code** 32250
Phone **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**

Company/Trust Name
CHADBOURNE VIII LLC

Mailing Address
177 4TH AVENUE NORTH, SUITE 200

City JACKSONVILLE BEACH **State** FL **Zip Code** 32250

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) ORD 2000-452-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 168139 0115	11	3	AGR	PUD
Map 168139 0150	11	3	PUD	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #
5668

Total Land Area (Nearest 1/100th of an Acre) 38.93

Development Number

Proposed PUD Name BARTRAM PARK

Justification For Rezoning Application

SEE EXHIBIT D

Location Of Property

General Location

BETWEEN I-95 & SR 9B NORTH OF RACETRACK ROAD

House #	Street Name, Type and Direction	Zip Code
0	RACETRACK RD	32258

Between Streets

I-95 and SR 9B

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: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 38.93 Acres @ \$10.00 /acre: | \$390.00 |
| 3) Plus Notification Costs Per Addressee | |
| 9 Notifications @ \$7.00 /each: | \$63.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,722.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit D

Written Description

Bartram Park PUD

February 8, 2022, revised March 4, 2022

A. Owner/Applicant: Chadbourne VI LLC
Chadbourne VII LLC
Chadbourne VIII LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

Bartram Commons Property Owners Association, Inc.
700 Ponte Vedra Lakes Blvd
Ponte Vedra Beach, FL 32082-1260

Authorized Agents: Driver, McAfee, Hawthorne & Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202
Attention: Staci Rewis, Esq.
srewis@drivermcafee.com
904-301-1269

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258
Attention: Ray Spofford, AICP, CNU-A
spoffordr@etminc.com
904-642-8990

B. Overview

This rezoning application seeks to add approximately 11.4 acres with Real Estate Numbers a portion of 168139-0540, 168139-0550 and 168139-0115 (“Chadbourne Property”) and a portion of 168139-0105 (“POA Property”) to the Bartram Park Planned Unit Development zoning approved under Ordinance 2000-452-E, as amended, (the “PUD”) and modify and confirm certain PUD requirements. This application only applies to the land described in the legal description attached as **Exhibit 1**, which includes the Chadbourne Property, the POA Property and those parcels with Real Estate Numbers 168139-0540, 168139-0550 and 168139-0115 (“Current PUD Property”). **Exhibit 1** identifies the legal description for each property. The Chadbourne Property and the Current PUD Property may collectively be referred to as the Property. A companion Application for Changes to a Development of Regional Impact to the Bartram Park Development

of Regional Impact Development Order (“DRI/DO”) is being filed contemporaneously with this application. A small scale Comprehensive Plan Amendment to change the land use designation for the Chadbourne Property and the POA Property to Multi-Use within the DRI in the Suburban Development Area and subject both to Comprehensive Plan Future Land Use Element Policy 4.3.2 (the “Policy”) is also being submitted contemporaneously with this application (the “CPA”). No increase in the overall number of DRI/DO dwelling units or total nonresidential square footages is sought in connection with this application. The proposed PUD changes only apply to the Property and the POA Property and the Duval County portion of the Bartram Park project.

The purpose of this PUD rezoning is to:

- Incorporate the Chadbourne Property and POA Property into the PUD.
- Update the PUD Master Site Plan to include the Chadbourne Property and POA Property within Parcel 31 with an Office/Commercial/Residential/Hotel designation.
- Modify the residential parking and loading requirements, clarify the nonresidential parking and loading requirements and clarify the bicycle requirements for the Property.
- Create a signage plan for the Property.
- Confirm the PUD recreation requirements applicable to the Property.
- Confirm the PUD maximum height requirements applicable to the Property.
- Allow utility lift stations, garage parking spaces and similar uses within the Property yard requirements.

C. Proposed Modifications and Clarifications

The Property is proposed to be developed with up to 1,069 multi-family residential units and associated amenities (the “Project”), which development is allowed by right under the Multi-Use land use designation, the Policy and the DRI/DO, as proposed to be amended. The Project is proposed to consist of three (3) parcels with each parcel potentially owned by a separate owner (“Parcels”). In order to develop the Project, the Chadbourne Property must be incorporated into the PUD and certain PUD requirements must be revised consistent with current market and industry demands. In addition, certain PUD standards must be confirmed to ensure clarity at the time of 10-set review for the Property.

A stormwater pond is currently located on the POA Property and the Chadbourne Property. The pond is proposed to be reconfigured. As a result, the Chadbourne Property will be filled and developed as part of the Project. The POA Property, the remainder of the reconfigured stormwater pond, will provide drainage to the Project, surrounding DRI lands and I-95.

The Property and POA Property will be developed consistent with the PUD, as proposed to be amended herein.

1. PUD Legal Description

The Applicants propose to add the Chadbourne Property and POA Property into the PUD. The legal description for the Chadbourne Property and POA Property is attached as **Exhibit 1** and is incorporated into the PUD.

2. Master Site Plan

The Applicants propose to modify the PUD Master Site Plan to add the Chadbourne Property and POA Property to the PUD, incorporate the Chadbourne Property and POA Property into PUD Parcel 31, and change the PUD designation for these two properties from Waterbodies to Office/Commercial/Residential/Hotel. The revised PUD Master Site Plan is attached as **Exhibit E**.

3. Parking, Loading and Bicycle

The Property is designated on DRI/DO Map H and the PUD Master Site Plan (as proposed to be amended) as Office/Commercial/Residential/Hotel and subject to the parking and loading standards in PUD Part III.G.5(a), which defaults to the City of Jacksonville's Zoning Code ("Zoning Code"). The Zoning Code requires more parking and loading than is needed per residential industry standards. This rezoning application proposes to reduce the parking requirement applicable to the Property. The reduction is supported by the 5th Edition of the Institute of Transportation Engineers' Parking Report published in 2019. The mid-rise (ITE Code 221) includes apartment units in buildings ranging from three to 10 stories in height. The database consists of 73 urban/suburban study sites with an average parking supply ratio of 1.31 spaces per dwelling unit. This rezoning is proposing a parking ratio of 1.35 spaces per multi-family unit.

The PUD is silent on bicycle parking requirements and this application proposes to confirm these requirements. The Applicants propose to add new PUD Part III.G.5(b) to provide the parking, loading and bicycle PUD requirements specific to the Property as follows:

5(b). Off-Street Parking, Loading, and Bicycle.

Notwithstanding PUD Part III.G.5(a), the Property described in the PUD rezoning application dated February 8, 2022 (as revised on March 4, 2022), shall adhere to the standards contained in this Part (section).

- 1) Residential: Off-street vehicle parking will be provided at a rate of 1.35 spaces per unit and may consist of surface spaces, attached/detached garage spaces, and/or structured parking. There is no maximum number of off-street vehicle parking space requirement. Additionally, one loading space for every two multi-family buildings or portion thereof shall be provided. Bicycle parking will be provided at a ratio of 2% of the required off-street vehicle parking.
- 2) Nonresidential: Off-street vehicle parking, loading facilities and bicycle parking shall be provided pursuant to the City of Jacksonville's Zoning Code.

- 3) Residential and Nonresidential: The requirement in Section 656.607(a), City of Jacksonville Zoning Code, that off-street vehicle parking shall be located on the same lot or parcel of land it is intended to serve shall apply to the Property as a whole and not as to each parcel or portion thereof.

4. Signage

The development of the Property is proposed to consist of three (3) Parcels. The Property does not have direct frontage on Racetrack Road but will have access to this road via local road connections. This lack of direct frontage renders it difficult for drivers to identify and locate the Property and potential Parcels. In addition, the Property is located near the I-95 and SR 9B interchange, and signage is needed to allow drivers the ability to locate the project from I-95. As a result of the above, a signage plan is needed for the Property development. The proposed signage plan will provide the necessary identification and be consistent with the other PUD signage.

New PUD Part IV.A.1.(b)(4)c. for the Property is proposed to be added to the PUD as follows:

Part IV.A.1.(b)(4)c. Notwithstanding PUD Section IV.A.1.(b)(4)a. and b., the Property described in the PUD rezoning application dated February 8, 2022 (as revised on March 4, 2022), shall adhere to the signage standards contained in this Part. The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road rights-of-way. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the specific uses, the signs may include the overall Property or project(s) identity.

The above described Property may be bifurcated into 3 parcels with distinct ownership ("Parcels"). Given the potential Parcels, the Property shall be considered a single parcel for the purpose of this signage plan without regard to property ownership boundaries that may exist within the Property and without regard to location or frontage and all signage will be considered on-site signage.

1. Project Identity Monument Signs: Up to 3 double-sided identity monument signs will be permitted on Racetrack Road. The signs may be internally or externally illuminated. Each sign may not exceed 20 feet in height and 50 square feet per side in area.
2. Highway Identity Monument Signs: Up to 1 double-sided identity monument sign will be permitted fronting Interstate Highway 95. The sign may be internally or externally illuminated. The sign may not exceed 35 feet in height and 100 square feet per side in area.

3. Individual Parcel Entrance Monument Sign: Up to 1 double-sided identity monument sign will be permitted along the entrance drive of the internal access roadway to each Parcel of the project for a total of up to 3 double-sided identity monument signs. The signs may be internally or externally illuminated. Each sign may not exceed 20 feet in height and 24 square feet per side in area.
4. Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, each sign shall be a maximum of 4 square feet in area per sign face. For pedestrian directional signage, each sign shall be a maximum of 20 square feet per side in area and a maximum of 12 feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.
5. Real estate and construction signs: a maximum of 48 square feet in area and 12 feet in height for each sign is permitted.
6. Because all identity, entrance and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the Property, they may be located in structures or frames that are part of the architecture of the project(s). Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.
7. Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.
8. Other signage not specifically set forth herein will be subject to review of typicals by the City of Jacksonville and shall comply with the PUD as proposed to be modified herein.

5. Recreation

The Property is proposed to be developed with up to 1,069 multi-family residential units. The PUD recreation standards at Part II.D.1. apply to the PUD parcels designated as Residential, but it is unclear if the standards also apply to PUD parcels designated with a mixed use type designation like the Property (as proposed to be amended) with a DRI and PUD designation of Office/Commercial/Residential/Hotel. In order to provide clarity, new PUD Part III.E.7 is added to the PUD for the Property as follows:

7. In the event residential units are developed on the Property described in PUD rezoning application dated February 8, 2022 (as revised on March 4, 2022), the recreational requirements shall be as set forth in PUD Part II.D.1.

6. Maximum Height

The PUD height standards for PUD parcels designated as Office/Commercial/Residential/Hotel are contained in Part III.E.6. and shall apply to the Property.

7. Yard Requirements

The PUD yard standards for PUD parcels designated as Office/Commercial/Residential/Hotel are contained in Part III.E.5 and shall apply to the Property. In addition, the following new PUD Part III.E.5(e) shall apply to the Property yard standards:

(e) Notwithstanding anything to the contrary in the PUD, garage parking spaces (covered parking), utility lift stations and other similar uses shall be allowed anywhere within the yard requirements applicable to the Property and such items may be located wholly within one or multiple Property Parcels (e.g., straddle Parcel lines) within said yards. For purposes of this sub-Part, "Property" shall mean that property described in PUD rezoning application dated February 8, 2022 (as revised on March 4, 2022).

E. Justification for the PUD Rezoning

The proposed rezoning application is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and the DRI/DO. This PUD application is being requested to incorporate the Chadbourne Property and POA Property into the PUD and provide for development of the Project. Existing DRI/DO development rights will be used to develop the Property. As a result, no increase in DRI/DO development rights is being sought in connection with the DRI/DO application or this PUD application.

F. PUD/Differences from Usual Application

This proposed rezoning application only applies to the Property and POA Property. The requested PUD changes are consistent with development within the Bartram Park DRI and the overall PUD. A summary of the proposed differences from the current PUD standards is as follows:

1. Add the Chadbourne Property and POA Property to the PUD and designate the properties as Office/Commercial/Residential/Hotel on the PUD Master Site Plan.
2. The current PUD requires the parking and loading standards consistent with the Zoning Code, which requires more parking and loading than is needed per residential industry standards. This application seeks to modify these standards for the Property.
3. The current PUD is silent as to bicycle parking and the PUD application seeks to provide residential bicycle parking standards for the Property.
4. A signage plan specific to the Property is proposed given the Property location and potential development of the Parcels.

5. Allow utility lift stations, garage parking spaces and similar uses within the Property yard requirements.

G. Comprehensive Plan Consistency

The Current PUD Property has a future land use designation of Multi-Use within the Bartram Park DRI in the Suburban Development Area and is subject to the Policy. The companion CPA seeks to amend the future land designation for the Chadbourne Property and POA Property to Multi-Use within the Bartram Park DRI in the Suburban Development Area and subject the properties to the Policy. Given that the Chadbourne Property and POA Property are approximately 11.4 acres and will be incorporated into a master planned DRI and PUD, 2030 Comprehensive Plan Future Land Use Element Policy 1.1.10.A relating to small scale Comprehensive Plan Amendments for residential development on sites less than 10 acres in size is not applicable to this PUD. The development of the Property, including the Chadbourne Property, is limited to a maximum gross density of 30 units per acre consistent with the Comprehensive Plan and this PUD.

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and specifically contributes to:

Future Land Use Element

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 proliferation or urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

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

Policy 1.1.18: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use

Element and the Development Areas and the Plan Category Descriptions of the
Operative Provisions.