

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

July 21, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-435 **Application for: Starratt Crossing PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated August 24, 2021.
2. The revised written description dated July 7, 2022.
3. The original site plan dated April 12, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated June 30, 2022, or as otherwise approved by the Planning and Development Department.
2. Parcel "A" as depicted on the site plan dated April 12, 2022, shall be developed in accordance with Part 12 Landscape and Tree Protection Regulations.

Planning Department conditions:

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated June 30, 2022, or as otherwise approved by the Planning and Development Department.
2. Parcel "A" as depicted on the site plan dated April 12, 2022, shall be developed in accordance with Part 12 Landscape and Tree Protection Regulations.

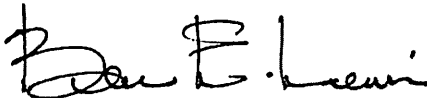
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	5-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Absent
Jordan Elsbury	Aye
Joshua Garrison	Aye
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 2022-0435 TO
PLANNED UNIT DEVELOPMENT

JULY 21, 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 2022-0435 to Planned Unit Development.

Location: 0 New Berlin Road and 0 Starratt Road; between
Airport Center Drive East and Starratt Road

Real Estate Number(s): 106936-8550 and 106936-8610

Current Zoning District(s): Planned Unit Development (PUD 2000-1134-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: 6-North

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: Tomas A. Jimenez
Starratt Crossing, LLC
1930 San Marco Boulevard, Suite 204
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0435 seeks to rezone approximately 17.11± acres of land from PUD to PUD. The rezoning to a new PUD is being sought in order to permit for a mixed-use development that contains a maximum of 320 multi-family dwellings and 102,500 square feet of nonresidential uses.

The subject property is currently zoned under PUD Ordinance **2000-1134-E**, which spans 31.2± acres and allows up to 40 single-family dwellings, and 118,000 square feet of non-residential uses. In relation to the current PUD, the proposed rezoning covers a slightly smaller 17.11± acres of land. Furthermore, **2000-1134-E** was enacted on January 23, 2001 with the following conditions:

- (a) Cellular tower, communication towers, pawnshops, and adult entertainment facilities shall be uses excluded from this PUD. Permitted uses for beer and wine shall be allowed provided all uses meet Part 8 of the Zoning Code. Any facility which includes the retail sale and service of all alcoholic beverages for on-premised consumption or off-premises consumption or both, including permanent or restricted outside sales and service, a service station, or service garage for minor repairs and car washer meeting the performance standards and development criteria set forth in Part 4 shall be subject to review and approval only zoning exception. All other uses permitted by exception in RLD-G zoning district shall be subject to Section 656.305 III(c) of the Zoning Code (Permissible uses by exception).
- (b) Prior to verification of substantial compliance of the PUD, the site plan shall be amended to merge at least one driveway in order to reduce the number of access points along New Berlin Road and Starratt Road, subject to the review and approval of the Planning and Development Department and the City Traffic Engineer.
- (c) An overall commercial identification sign shall be permitted at any location along Starratt Road or New Berlin Road, and shall be limited to 200 square feet, ground-mounted and not to exceed 30 feet in height. All other signage shall be ground-mounted and not exceed 20 feet in height, with 48 square feet in area, with wall mounted signs at 5% of total square footage of the occupied building as approved by the Planning and Development Department. Additionally, freestanding signs for the two interior parcels shall be allowed up to 48 square feet ground-mounted style along the interior road depicted on the site plan.
- (d) A landscaping plan for each phase of the development shall be submitted for the review and approval of the Planning and Development Department at final engineering. This plan shall depict a reallocation of the required landscaping between the out-parcels to the perimeter. The perimeter shall include a 15-foot wide buffer to include existing trees, a two-foot high landscaped berm, and additional trees (if required) to account for one tree per 30 linear feet or as otherwise approved by the Planning and Development Department.
- (e) All dumpsters shall be located toward the rear of all proposed structures and be enclosed by a masonry wall.

The Planning and Development has reviewed the conditions of the enacted ordinance and forwards the following comments:

Condition (a) is not being recommended by Staff for this report given the applicant's Written Description dated July 7, 2022, which does not include any of the aforementioned uses.

Condition (b) is not being recommended by Staff for this report given the applicant's Site Plan dated July 7, 2022, which depicts only one (1) access point along Starratt Road and no access points along New Berlin Road. As such, the proposed site plan demonstrates a significant reduction in access points when compared to the existing PUD, which depicts three (3) access points along Starratt Road and two (2) access points along New Berlin Road.

Condition (c) is not being recommended by Staff for this report given the applicant's clustering of commercial uses at the intersection of Starratt Road and Airport Center Drive East.

Condition (d) is not being recommended by Staff for this report as the proposed development will only consist of two (2) development phases, as opposed to the existing PUD which contemplated several phases of development.

Condition (e) is not being recommended by Staff for this report as dumpster location and materials will be reviewed during 10-set review.

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 Planning and Development Department finds that the subject property is located in the Community/General Commercial (CGC) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

The proposed project site is in the Community/General Commercial (CGC) land use category in the Suburban Development Area. CGC in the Suburban Development Area is intended to provide development in a nodal development pattern. Principal uses allowed in CGC in the Suburban Development Area include commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices including veterinary offices; multi-family dwellings and live/work units. The maximum gross density within the Suburban Development Area shall be 20 units/acre. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Staff finds the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(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 1.1.12

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.

The policy mentioned above is the primary intent and focus of the proposed development as every desired use is designed and oriented to be complementary with one another.

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.

The subject property is located in the Suburban Development Area and according to the attached JEA Availability Letter, **2022-2240**, the proposed development shall connect to City water and sewer.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local residents.

Policy 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.

The proposed rezoning would allow for infill development in an existing area comprised of residential and institutional uses.

Recreation and Open Space Element

Policy 2.2.1

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

As demonstrated on the attached site plan, the proposed development will provide at least 48,000 square feet of recreation.

Policy 2.2.5

All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

In accordance with the policy mentioned herein, the proposed residential development shall provide a sufficient amount of active recreation.

(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): Community/General Commercial (CGC). Furthermore, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for nonresidential uses and residential uses. 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 use of existing and proposed landscaping: According to the Written Description dated July 7, 2022, the nonresidential parcel, Parcel A, shall not be subject to Part 12 landscaping requirements. Staff finds the applicant's request inconsistent with the standards and practices for new development. Therefore, Staff recommends conditioning the subject site to be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide bicycle and pedestrian connectivity.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Starratt Road and Airport Center Drive East.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	MDR	PUD 2021-0342	Undeveloped Land (Multi-Family Proposed)
South	LDR	PUD 1999-0802	Single-Family Dwellings
East	LDR	PUD 2000-1134	Single-Family Dwellings
West	LDR	RR-Acre	JEA Easement

(6) Intensity of Development

The proposed development is consistent with the Community/General Commercial (CGC) functional land use category. The PUD is appropriate at this location because it allows for an integrated network of mixed uses.

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. Additionally, in a memo provided by JEA dated June 27, 2022, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an additional 95,375 gpd.

School Capacity: Based on the Development Standards for impact assessment, the 17.11± acre proposed PUD rezoning has a development potential of 320 multi-family dwellings. 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.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis

PUD 2022-0435

Development Potential: 320 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, MS 2&7
Elementary	7	2,979	83%	40	70%	689	10,998
Middle	1	7,527	88%	16	86%	807	791
High	7	2,194	99%	23	73%	757	2,137
Total New Students				79			

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
Louis Sheffield ES #242	7	40	942	667	71%	83%
Oceanway MS #62	1	16	1009	1038	103%	81%
First Coast HS #265	7	23	2212	2194	99%	101%
		79				

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.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will be accessible from Starratt Road, a collector facility and Airport Center Drive East, an unclassified facility. Starratt Road is currently operating at 51.97% of capacity. This segment of Starratt Road has a maximum daily capacity of 16,810 vehicles per day (vpd) and average daily traffic of 8,736 vpd. Airport Center Drive East is currently operating at 31.06% of capacity. This segment of Airport Center Drive East Road has a maximum daily capacity of 37,611 vehicles per day (vpd) and average daily traffic of 11,682 vpd. The applicant proposes a maximum 102,500 square feet of commercial uses (ITE Code 30), which could produce 4,153 daily vehicular trips, and 320 dwelling units of multi-family housing (ITE Code 220), which could produce 2,157 daily vehicular trips.

Staff forwarded the application to City Traffic Engineer for review. **Staff supports the Engineer's findings and forwards the following:**

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the 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.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policies 2.2.2 and 2.2.3 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District confirmed the presence of wetlands on site. Approximately 1.0± acres of Category III wetlands are located are in the northeast portion of the property. Staff finds that there may be some impact to wetlands from the proposed development. However, the written description has indicated that any impacts to wetlands will be permitted for in accordance with the rules and regulations of the St. Johns River Water Management District.

For more information regarding wetlands, please see the attached memorandum from Community Planning Division.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The subject site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project shall contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on **July 13, 2022**, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0435** be **APPROVED with the following exhibits:**

1. The original legal description dated August 24, 2021.
2. The revised written description dated July 7, 2022.
3. The original site plan dated April 12, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0435** be **APPROVED WITH CONDITIONS.**

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated June 30, 2022, or as otherwise approved by the Planning and Development Department.
2. Parcel "A" as depicted on the site plan dated April 12, 2022, shall be developed in accordance with Part 12 Landscape and Tree Protection Regulations.

Figure A:



Source: Planning & Development Dept, 07/14/22

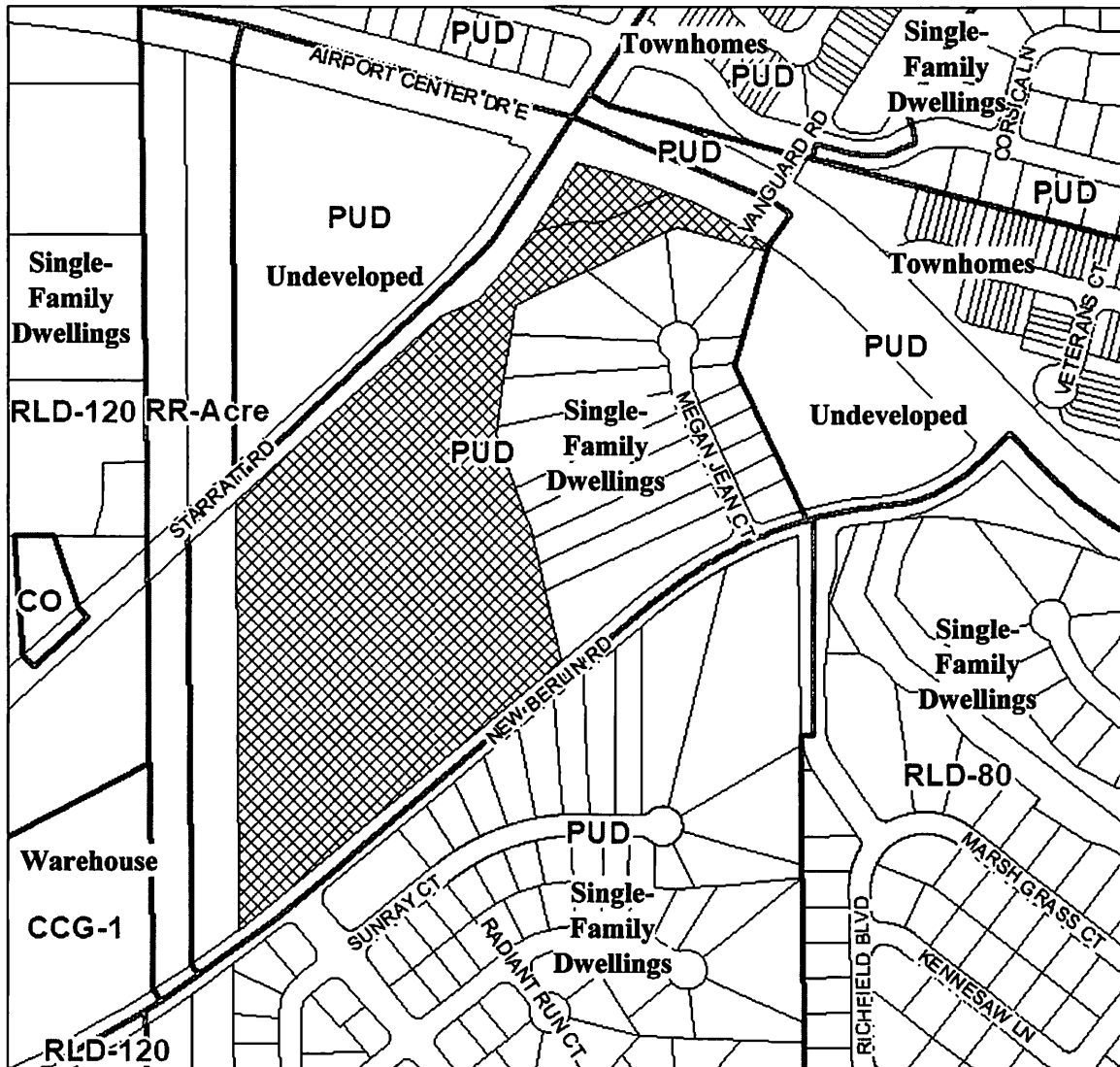
Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 07/13/22

View of the subject property, facing southwest along Starratt Road.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 125 250 500 Feet</p> <p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE NUMBER ORD-2022-0435</p>	<p>TRACKING NUMBER T-2021-3746</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



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City of Jacksonville, Florida

Lenny Curry, Mayor

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TRANSPORTATION REVIEW

DATE: June 30, 2022

TO: Arimus Wells, City Planner III
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0435

Background Information:

The subject site is approximately 17.11 acres and will be accessible from a Starratt Road, a collector facility and Airport Center Drive East, an unclassified facility. Starratt Road is currently operating at 51.97% of capacity. This segment of Starratt Road has a maximum daily capacity of 16,810 vehicles per day (vpd) and average daily traffic of 8,736 vpd. Airport Center Drive East is currently operating at 31.06% of capacity. This segment of Airport Center Drive East Road has a maximum daily capacity of 37,611 vehicles per day (vpd) and average daily traffic of 11,682 vpd.

Per the site plan provided, the applicant proposes a maximum 102,500 square feet of commercial uses (ITE Code 30), which could produce 4,153 daily vehicular trips; and 320 dwelling units of multi-family housing (ITE Code 220), which could produce 2,157 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum 2022-0435 dated 06/30/2022.



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City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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www.coj.net

MEMORANDUM

DATE: June 30, 2022

TO: Arimus Wells, City Planner III
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0435

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the 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 Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).

Application For Rezoning To PUD**Planning and Development Department Info****Ordinance #** 2022-0435 **Staff Sign-Off/Date** ATW / 05/27/2022**Filing Date** 06/08/2022 **Number of Signs to Post** 8**Hearing Dates:****1st City Council** 07/26/2022 **Planning Comission** 07/21/2022**Land Use & Zoning** 08/02/2022 **2nd City Council** N/A**Neighborhood Association** M & M DAIRY INC / THE EDEN GROUP INC.**Neighborhood Action Plan/Corridor Study** NONE**Application Info****Tracking #** 3746**Application Status** FILED COMPLETE**Date Started** 08/25/2021**Date Submitted** 08/25/2021**General Information On Applicant****Last Name**

HARDEN

First Name

PAUL

Middle Name

M.

Company Name

LAW OFFICE OF PAUL M. HARDEN

Mailing Address

1431 RIVERPLACE BLVD, SUITE 901

City

JACKSONVILLE

State

FL

Zip Code 32207**Phone**

9043965731

Fax**Email**

PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)☐ **Check to fill first Owner with Applicant Info****Last Name**

JIMENEZ

First Name

TOMAS

Middle Name**Company/Trust Name**

STARRATT CROSSING, LLC

Mailing Address

1930 SAN MARCO BLVD., SUITE 204

City

JACKSONVILLE

State

FL

Zip Code

32207

Phone**Fax****Email****Property Information****Previous Zoning Application Filed For Site?** ☐**If Yes, State Application No(s)** 2000-1134-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 106936 8550	2	6	PUD	PUD
Map 106936 8610	2	6	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 17.11**Development Number****Proposed PUD Name** STARRATT CROSSING PUD**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location**

ON THE NORTH SIDE OF NEW BERLIN RD, SOUTH OF AIRPORT CENTER DR

House #	Street Name, Type and Direction	Zip Code
0	NEW BERLIN RD	32218

Between Streets

AIRPORT CENTER DR and STARRATT RD

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**
17.11 Acres @ \$10.00 /acre: \$180.00
- 3) Plus Notification Costs Per Addressee**
84 Notifications @ \$7.00 /each: \$588.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,027.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

REVISED WRITTEN DESCRIPTION

STARRATT CROSSING PUD RE# 106936-8550 & 106936-8610

July 7, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 17.11 acres of property from PUD to PUD. The parcel is located on the north side of New Berlin Road, south of Airport Center Drive.

The subject property is currently owned by Starratt Crossing, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/PUD. The property is currently vacant. Surrounding uses include: CGC/PUD to the east (single family); LDR/PUD to the south across New Berlin Road (single family); LDR/RLD-120 (mobile home) and CGC/CCG-1 (warehouse/storage) to the west across JEA easements; and MDR/PUD (vacant) to the north. The site will be developed with two parcels. Parcel A will be developed as a multi-family development, as per the attached site plan. Parcel B will continue with CCG-1 uses. The split of parcels is intended to meet the 80/20 split of CGC lands to allow multi-family use in that land use category

Project Name: Starratt Crossing PUD

Project Architect/Planner: N/A

Project Engineer: WGI

Project Developer – Parcel “A”: Prospect Realty, LLC

Project Developer – Parcel “B”: Tomas Jimenez, Sr.

II. QUANTITATIVE DATA

Total Acreage: 17.11 acres

Total Acreage of residential – Parcel “A”: 14.61 acres

Total number of dwelling units: 320

Total Acreage of commercial – Parcel “B”: 2.50 acres

Total amount of non-residential floor area: 102,500 s.f.

Total amount of recreation area: 48,000 s.f.

Total amount of open space: 1.93 acres

Total amount of public/private rights of way: N/A

Total amount of land coverage of all residential buildings and structures: TBD

Phase schedule of construction (include initiation dates and completion dates)

Construction may be completed in multiple phases.

III. USES AND RESTRICTIONS (PARCEL "A" - RESIDENTIAL)

A. Permitted Uses:

1. Single-family homes meeting the criteria of the RMD-A zoning district.
2. Multiple-family dwellings meeting the criteria of the RMD-C zoning district.
3. Townhomes and row houses.
4. Housing for the elderly
5. Home occupations meeting the performance standards and development criteria set forth in Part 4
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES (PARCEL "A" - RESIDENTIAL)

A. Lot Requirements:

The lot and yard requirements shall be as set forth in the RMD-A zoning district for single family homes and RMD-C for multi-family use, except townhomes shall be subject to §656.414 of the Zoning Code, except the side yard setback for townhomes developed as duplexes shall be five (5) feet, and the maximum height shall be 60 feet for multi-family use.

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except that no guest

parking spaces shall be required for townhomes or duplexes with two-car garages.

(2) *Vehicular Access.*

- a. Vehicular access to Parcel "A" shall be by way of Starratt 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 2030 Comprehensive Plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced monument signs not to exceed sixty (150) square feet in area and twelve (20) feet in height, per entrance to Parcel "A". Monument signs shall be allowed within the private right-of-way of the PUD as designated for residential uses.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department. Parcel "A" shall not be subject to landscape requirements designated for commercial uses.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for open space.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

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

V. USES AND RESTRICTIONS (PARCEL "B" - COMMERCIAL)

A. Permitted Uses:

- (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, buildings 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) Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, and similar uses.
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (10) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (13) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (14) Churches, including a rectory or similar use.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

VI. DESIGN GUIDELINES (PARCEL "B" - COMMERCIAL)

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 65 feet

B. Ingress, Egress and Circulation:

- (2) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - c. Vehicular access to the Property shall be by way of Airport Center Drive, 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.
 - d. 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.*
 - b. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof, is permitted provided

such signs are located no closer than two hundred (200) feet apart.

- (2) Wall signs are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted; provided, any square footage utilized for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

N/A

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

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

VII. 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 then existing and proposed uses within the Property, and showing the general layout of the overall Property.



VIII. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?


Development allows alternate uses to CCG-1 commercial zoning category to meet market conditions and demands of the area.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

IX. 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.




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 2030 Comprehensive Plan.

D. Allows for alternate use to meet market demands.





WGL
2005 Vista Parkway, West Palm Beach, FL 33411
Phone No. 800 800 2220 www.wglt.com

EXHIBIT F

PUD Name: Starratt Crossing PUD

Land Use Table

Total gross acreage	17.11 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	14.61 acres	
Total number of dwelling units	Up to 320	
Commercial	2.50 acres (102,500 sf)	
Industrial	0	
Other land use	0	
Active recreation and/or open space	1.93	
Passive open space	N/A	
Public and private right-of-way	N/A	
Maximum coverage of buildings and structures	TBD	