

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-724 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 7, 2019

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 **2019-724** to Planned Unit Development.

Location: 1160 Girvin Road

Real Estate Number(s): 162150-0000; 162151-0000; 162134-0000;
162135-0000

Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Thomas Ingram
Sodl and Ingram PLLC
233 Bay Street E, Suite 1113
Jacksonville, FL 32202

Owner: Various see application

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2019-724 seeks to rezone approximately 25.2 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The request is for a rezoning from RR-Acre to PUD to allow for a residential development of 75 single family dwelling units. The PUD written description describes the minimum lot width of 60 feet and the minimum lot size as 6,000 square feet. The site is located within the Suburban Development Area. The conventional zoning district, RLD-60 does not have buffering requirements between neighboring properties, like the proposed written description provides for.

The property has road frontage along Girvin Road, a collector road and Sandy Road, a local road according to the Highway Classification Roads Map. According to the PUD Written Description and site plan, the site will be serviced by JEA for centralized water and sewer. Access to the subdivision will be from Girvin Road.

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?

No. The proposed density is consistent with the land use category; however, the proposed subdivision does not meet all the requirements for subdivision in the 2030 Comprehensive Plan as analyzed in this report.

The Planning and Development Department finds that the subject property is located in the LDR functional land use category 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. When applying the criteria of consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single-family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. Thirty-one single-family buildings lots is consistent within the LDR land use category.

The proposed open space in the written description and site plan is inconsistent with the Recreation and Open Space Element Policy 2.2.4. Open space is not active recreation. Therefore, Section H within the written description is incorrect and there is a need for active recreation in the description.

There are also concerns of the location of uses within the subdivision as it pertains to Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA) and AE Flood Zone, which are located on the subject properties.

Therefore, this single-family subdivision is inconsistent with the intent of the 2030 Comprehensive Plan. A description of the category is noted below.

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

No. This proposed rezoning to Planned Unit Development is inconsistent with the 2030 Comprehensive Plan, and does not further 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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Per the JEA availability letter provided on September 16, 2019 states that the applicant/developer will need to provide a pump station on site to provide a proper sewer connection. The site plan provided shows a pump station located in the Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA) and AE Flood Zone.

Policy 1.4.4

The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Development will follow all applicable regulations for development.

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 land use category is LDR, which allows for single-family dwellings. The density presented and the written description do not follow the provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.3

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Though the applicant has proposed a buffer between the new subdivision and existing residential lots, Staff feels that the lot sizes are not consistent with the area or provide

enough transition. Lots in the area are closer to an acre in size and are identified as RR-Acre zoning district.

Recreation and Open Space Element:

Policy 2.2.2

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.

Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five feet of usable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation, The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

The applicant has proposed, “At least 10 percent (10%) of the project will be open space, which would include any areas used for stormwater retention. A recreational and open space fee would be due under section 656.420(b) for the City’s use in this Planning District.” However, this does not meet the requirements in the Comprehensive Plan or Land Development Regulations.

(C) Does the proposed rezoning conflict with any portion of the City’s land use Regulations?

Yes. The written description and the site plan of the intended plan of development, does not meet all portions of the City’s land use regulations and does not further 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): LDR. The Planning and Development Department finds that the proposed PUD is inconsistent 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. Currently there is nothing reserving this proposed development in the Concurrency & Mobility Management System. The agent/owner would need to submit a Mobility application and a CCAS/CRC application for review, assessment and approval with the Concurrency & Mobility Management System Office (CMMSO).

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single-family subdivision. 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 and inconsistent 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: The proposed open space is not consistent with the 2030 Comprehensive Plan or land development regulations.
- The use of topography, physical environment and other natural features: About a third of the subject properties are located in AE Flood Zone and 0.2 PCT Annual Chance Flood Hazard flood zone. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.
- The use and variety of building setback lines, separations, and buffering: The applicant has proposed a continuous 20ft buffer around the whole project to provide a buffer to surrounding larger residential properties. The buffer includes a 6 feet vinyl fence.
- The variety and design of dwelling types: The design of buildings will be regulated through the established HOA.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Traffic Engineering has provided the following comment: The minimum centerline radii for local residential subdivision roadways shall be 80 feet.

(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: Properties surrounding the proposed development are zoned RR-Acre, RLD-80, and RLD-90. The developer believes a 20 foot buffer with a six feet vinyl fence will provide sufficient buffering.
- The type, number and location of surrounding external uses: All uses in the immediate area are residential.
- 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	LDR	RR-Acre	Single-Family Dwellings
South	LDR	RR-Acre & RLD-90	Single-Family Dwellings
East	AGR-IV	RR-Acre	Marsh/Wetland
West	LDR	RLD-80	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category as defined by the allowed density in that category, however the proposed lot sizes are not appropriate at this location because the property is located in the Suburban Development Area which calls for less dense development. The proposed lot sizes are not consistent with the area and do not provide a transition between larger lots in the area.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The development of the single-family lots are located throughout the subject properties. The western portion of the subject properties is being designed as flood mitigation and pond. Surrounding lots are developed with larger lot areas than those proposed in this new development. Staff recommends the subdivision be developed with larger lots to be compatible with the area.

- The availability and location of utility services and public facilities and services:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2019-20)	% OCCUPIED	4 YEAR PROJECTION
Abess Park ES #263	5	13	830	614	74%	77%
Landmark MS #256	5	5	1,665	1,335	80%	82%
Sandalwood HS #237	5	7	2,813	2,879	102%	106%

- The amount and size of open spaces, plazas, common areas and recreation areas: The applicant has proposed, “At least 10 percent (10%) of the project will be open space, which would include any areas used for stormwater retention. A recreational and open space fee would be due under section 656.420(b) for the City’s use in this Planning District.” However, this does not meet the requirements in the Comprehensive Plan or Land Development Regulations.
- The existence and treatment of any environmental hazards to the proposed PUD property or surrounding lands: About a third of the subject properties are located in AE Flood Zone and 0.2 PCT Annual Chance Flood Hazard flood zone. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

(7) Usable open spaces plazas, recreation areas.

As described in Exhibit F the project does not intend on developing any active recreation and/or open space. This does not meet the requirements in the Comprehensive Plan or Land Development Regulations. Per Policy 2.2.4 of the RECREATION AND OPEN SPACE ELEMENT, A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five feet of usable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation, The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

(8) Impact on wetlands

The applicant has stated, “No wetlands impacts are anticipated. However, should there be wetlands impacts associated with the development of the property, they will be fully mitigated under state and federal regulations.”

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted in the memo provided

by Community Planning, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 28, 2019, 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 2019-724 be **APPROVED with the following exhibits:**

1. The original legal description dated August 13, 2019
2. The original written description dated September 16, 2019
3. The original site plan dated September 11, 2019

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-724** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. Per Policy 2.2.4 of the RECREATION AND OPEN SPACE ELEMENT, A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five feet of usable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation, The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.
2. Perimeter lots shall be consistent with the lot requirements for RLD-80 and lots that do not abut other properties (internal lots) shall be developed with the lot requirements for RLD-60
3. All perimeter fencing will be maintained by the established HOA or will be of the same material, height, and color.
4. The minimum centerline radii for local residential subdivision roadways shall be 80 feet.
5. Impervious surface ratio will be consistent with City of Jacksonville Regulation.
6. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

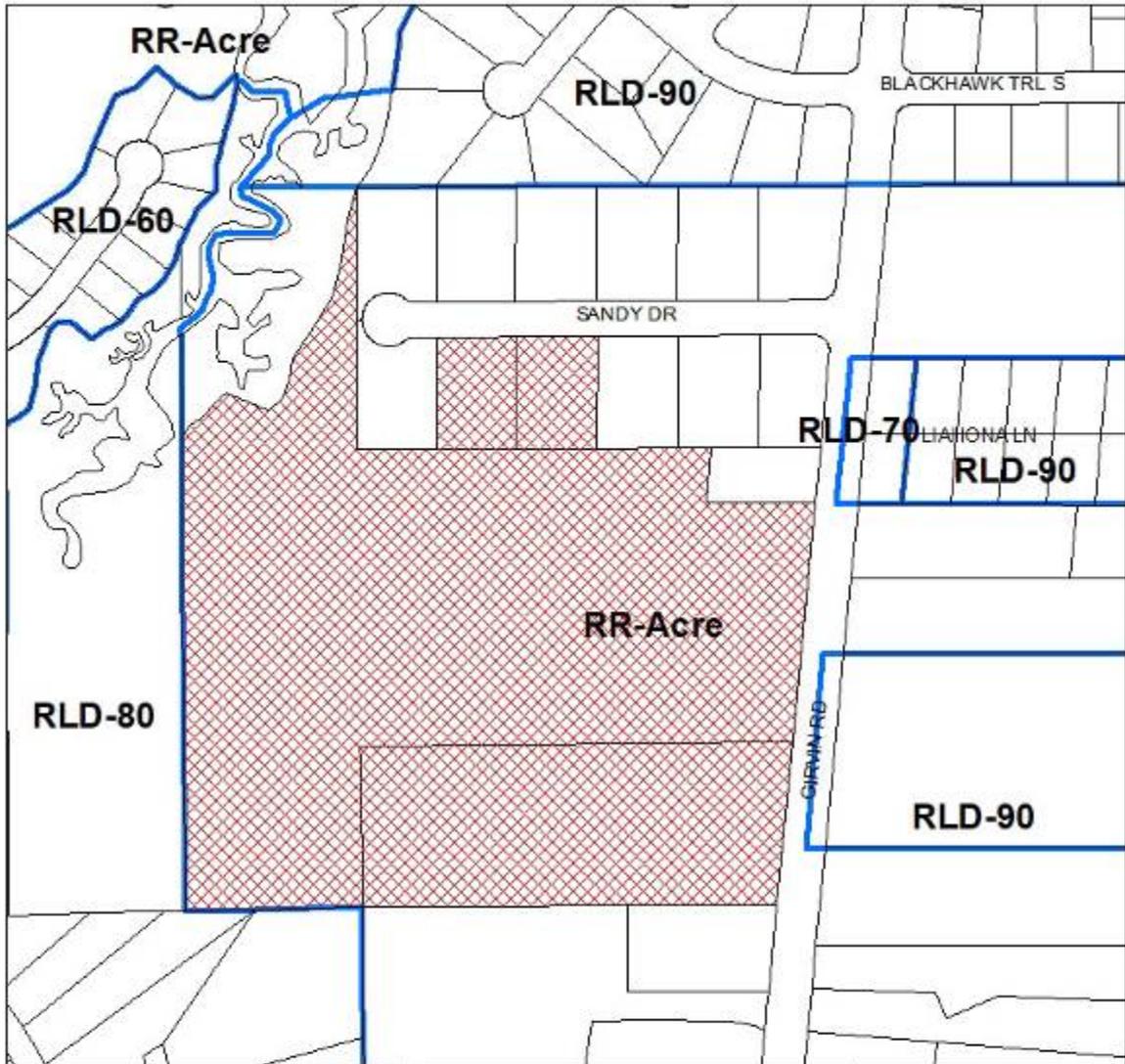


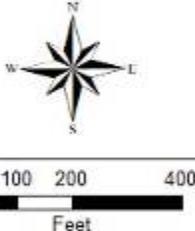
Subject property



Neighboring properties on Sandy Dr

*Source: COJ, Planning & Development Department
Date: 10/28/2019*



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0724</p>	<p>TRACKING NUMBER</p> <p>T-2019-2491</p>	<p>COUNCIL DISTRICT:</p> <p>3</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Connie Patterson
Current Planning Division

FROM: Edward D. Lukacovic
Community Planning Division

RE: 2019-724

DATE: October 17, 2019

The following review is based on the information provided by the Current Planning Division staff

Description of Proposed Rezoning Application

Current Land Use: LDR Proposed Land Use: N/A
Current Zoning: RR-Acre Proposed Zoning: PUD Acres: 25.20

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES NO

ZONING REQUEST:

The request is for a rezoning from RR-Acre to PUD to allow for a residential development of 75 single family dwelling units. The PUD written description describes the minimum lot width of 60 feet and the minimum lot size as 6,000 square feet. The site is located within the Suburban Development Area, Planning District 2, and Council District 3.

The property has road frontage along Girvin Road, a collector road and Sandy Road, a local road according to the Highway Classification Roads Map. According to the PUD Written Description and site plan, the site will be served by JEA for centralized water and sewer and access to the subdivision will be from Girvin Road. According to a JEA letter dated September 16, 2019 both water and sanitary sewer mains are located within the Girvin Road right-of-way.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. Thirty-one single-family buildings lots is consistent within the LDR land use category.

The proposed open space in the written description and site plan is inconsistent with the Recreation and Open Space Element (ROSE) Policy 2.2.4. Open space is not active recreation. Therefore, Section H within the written description is incorrect and there is a need for active recreation in the description.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element:

- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- 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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
- Policy 1.4.4 The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations
- Goal 3 To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- 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.
- Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
- Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Recreation and Open Space Element:

Policy 2.2.2 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.

Policy 2.2.4 A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five feet of usable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation, The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid,

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high, medium, and low sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Flood Zones

Approximately 1.7 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard flood zone and 10.2 acres are with the AE Flood Zone. FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). Areas within the AE 100-year floodplain or SFHA flood insurance is mandatory.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

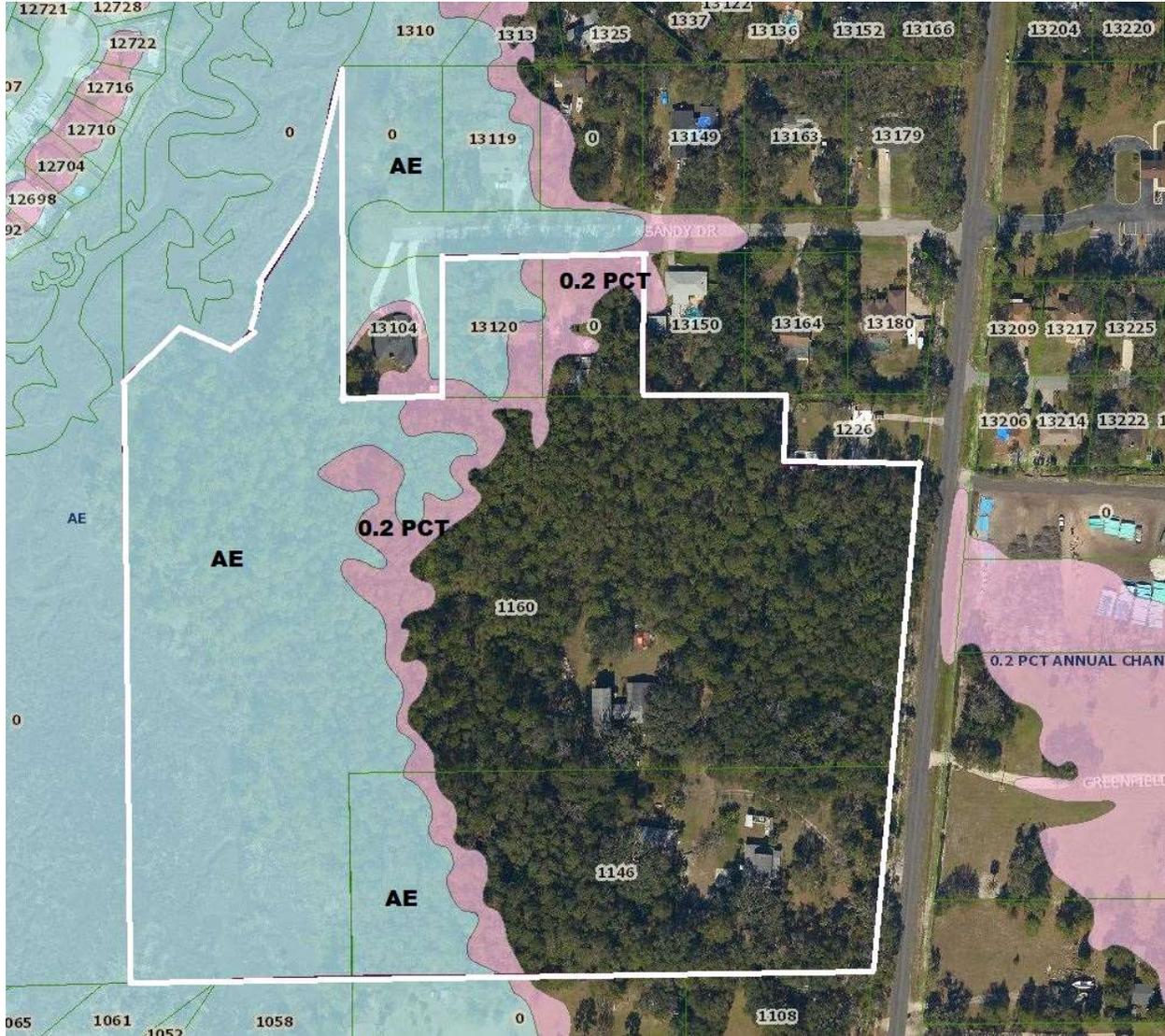
Conservation /Coastal Management Element (CCME)

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

Flood Zone Map



Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA)

Approximately 2.16 acres of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The map in Attachment D shows the portion of the property within the CHHA/AAA. The amendment request for the subject site is to change the land use designation from CGC to CSV. No development is proposed on the portion of the subject site that is located within the CHHA/AAA.

Conservation/Coastal Management Element

Policy 7.2.3 In the event that the Chief of Emergency Preparedness determines that the shortage of shelter space requires mitigation, then policies 7.2.5, 7.2.6 and 7.2.7 shall apply.

The City will continue to enforce building standards and requirements to minimize structural damage to property in hazardous coastal areas. Future City expenditures for infrastructure improvements will be limited to meeting the needs of existing residents and resource protection. Land use decisions will direct new development to areas outside of hazardous coastal areas.

Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

Policy 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

Policy 11.5.1 The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.

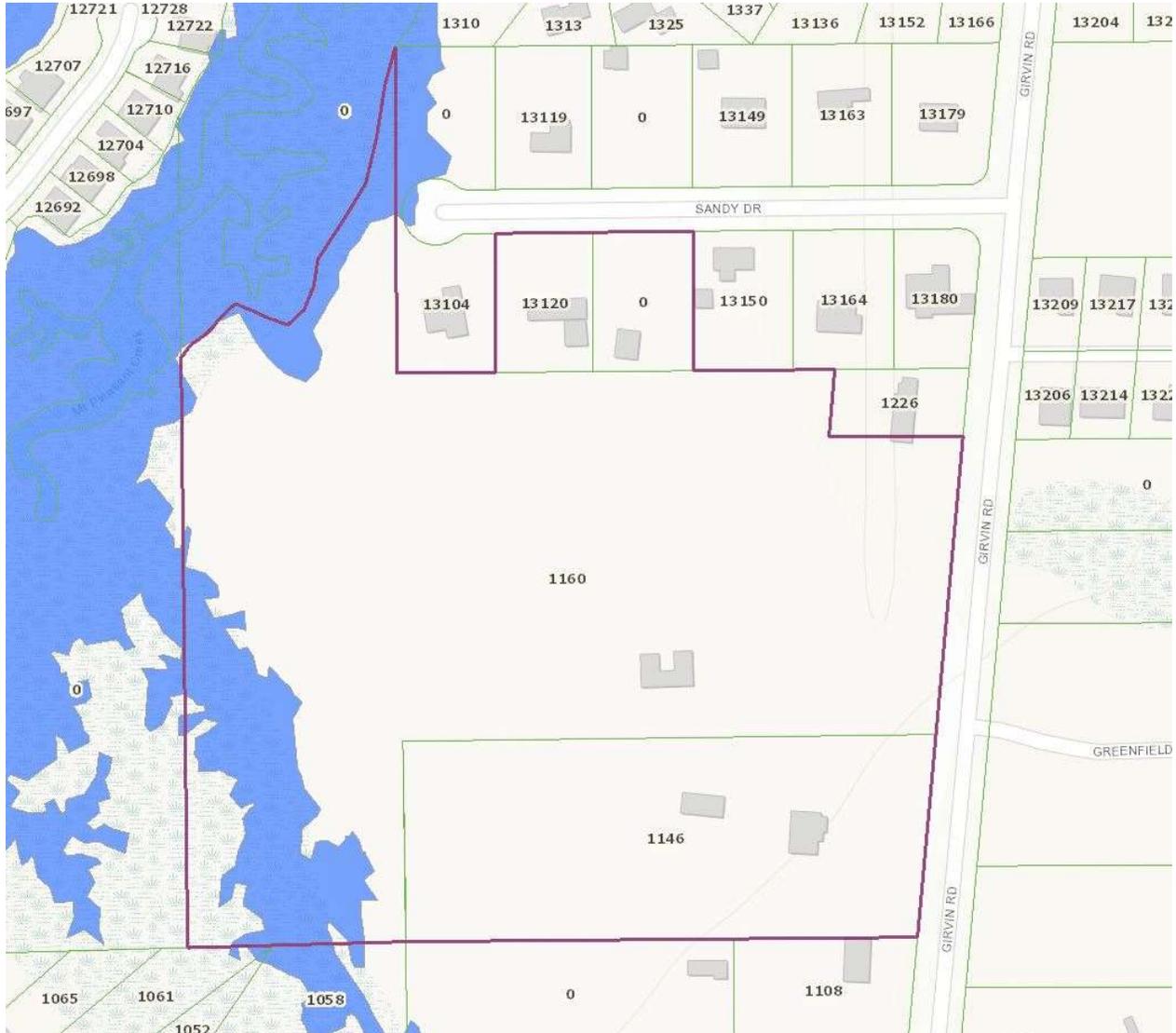
Policy 11.5.2 The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

Policy 11.5.3 The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

Future Land Use Element

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a conservation land use category, Conservation zoning district, and/or conservation easement.

CHHA / AAA Map



Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 2.91 Acres

General Location(s): Two salt marsh wetland areas running along the western edge of the property, These salt marsh wetland are part of a larger salt marsh system that buffer Mt. Pleasant Creek located to the west of the property. (See Wetlands Map below).

Quality/Functional

Value: The wetland is a salt marsh which has an extremely high functional value due to its water filtration attenuation of coastal waters and reduction of storm surge in coastal high hazard areas during cataclysmic coastal storms.

Soil Types/

Characteristics: (68) Tisonia mucky peat – The Tisonia series consists of nearly level, very poorly drained, organic soils. These soils formed from nonwoody, halophytic plant remains underlain by fine textured sediments. The soils are located in tidal marshes and are very slowly permeable. The high water table is generally is at or near the surface, and areas are flooded twice daily by fluctuating tides for brief periods.

Wetland Category: Category I (Saltwater Marsh)

Consistency of

Permitted Uses: Boat facilities, conservation, and water dependent. Development. Must stay out of the wetlands (see Policy 4.1.5 uses below). PUD should be conditioned to prevent impacts from development other than water dependent such as boat facilities in the wetlands. Development shall comply with CCME Policy 4.1.5.

Environmental Resource

Permit (ERP): No Environmental issued at this time

Wetlands Impact: The conceptual PUD site plan's proposed subdivision lots appears to avoid wetland impacts. The proposed uses are not permitted in the category I salt marsh wetlands.

Associated Impacts: Portions of the property are located with the CHHA/AAA area and AE Flood zones. Proposed building lots are outside the CHHA/AAA area. Some lots are within the AE (100 year) flood zone.

Relevant Policies:

Conservation/Coastal Management Element

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

Policy 4.1.3 The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(1) Encroachment

In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(a) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i. The habitat of fish, wildlife and threatened or endangered species,
- ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
- iii. The food sources of fish and wildlife including those which are threatened or endangered,
- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyance capabilities of the wetland; and

(b) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(c) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(d) Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(e) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.5

The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state.

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

i density shall not exceed one (1) dwelling unit per five (5) acres; and

ii buildings shall be clustered together to the maximum extent practicable; and

iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture:

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

Wetlands Map





21 West Church Street
Jacksonville, Florida 32202-3139

October 21, 2019

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
1160 Girvin
ORD 2019-0724

Project development to consist of 75 single family homes. JEA Availability Number 2019-3253 issued 09/16/19 for 26,250 gpd (75 single family homes). Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Patterson, Connie

From: Kolczynski, John
Sent: Friday, October 11, 2019 7:40 AM
To: Patterson, Connie
Subject: RE: COJ PDD: 2019-724 GIRVIN PUD REVIEW

Connie, the only comment I have for this PUD is:

The minimum centerline radii for local residential subdivision roadways shall be 80 feet.

John Kolczynski

From: Patterson, Connie <ConstanceP@coj.net>
Sent: Thursday, October 10, 2019 2:31 PM
To: Salem, Soliman <Soliman@coj.net>; Parola, Helena <HParola@coj.net>; Kolczynski, John <JohnFK@coj.net>; Cavin, Elyn <ECavin@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Price, Mollie L. <pricml@jea.com>; westsr@jea.com; Gallup, William R. <GallupW@duvalschools.org>; 'Lamb, John T.' <John.Lamb@jaxsheriff.org>
Subject: COJ PDD: 2019-724 GIRVIN PUD REVIEW

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed development. Please review the attached and e-mail your comments or recommendations to this office no later than: **Tuesday, October 22, 2019**

Connie Patterson
City Planner II
City of Jacksonville | Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
www.coj.net

Patterson, Connie

From: Warnock, Blaine
Sent: Friday, October 11, 2019 8:06 AM
To: Patterson, Connie
Subject: COJ PDD: 2019-724 GIRVIN PUD REVIEW
Attachments: Application_Z-2491.pdf; Baseline Checklist.pdf

Connie,

Good morning.

Currently there is nothing reserving this proposed development in the Concurrency & Mobility Management System.

The agent/owner would need to submit a Mobility application and a CCAS/CRC application for review, assessment and approval with the Concurrency & Mobility Management System Office. (CMMSO)

Regards,
Blaine

Blaine Warnock
City Planner III
Concurrency & Mobility Management System Office
Ed Ball Building
214 N. Hogan Street, 2nd Floor
Jacksonville, Florida 32202
Phone (904) 255-8321
Fax (904) 255-8331

From: Patterson, Connie <ConstanceP@coj.net>
Sent: Thursday, October 10, 2019 2:31 PM
To: Salem, Soliman <Soliman@coj.net>; Parola, Helena <HParola@coj.net>; Kolczynski, John <JohnFK@coj.net>; Cavin, Eilyn <ECavin@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Price, Mollie L. <pricml@jea.com>; westsr@jea.com; Gallup, William R. <GallupW@duvalschools.org>; 'Lamb, John T.' <John.Lamb@jaxsheriff.org>
Subject: COJ PDD: 2019-724 GIRVIN PUD REVIEW

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed development. Please review the attached and e-mail your comments or recommendations to this office no later than: **Tuesday, October 22, 2019**

Connie Patterson
City Planner II
City of Jacksonville I Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
www.coj.net

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2019-0724 **Staff Sign-Off/Date** CMP / 09/13/2019
Filing Date 10/08/2019 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 11/12/2019 **Planning Comission** 11/07/2019
Land Use & Zoning 11/19/2019 **2nd City Council** N/A
Neighborhood Association COMMUNITIES OF E ARLINGTON; PABLO POINT CIVIC ASSOC;
 GREATER ARLINGTON CIVIC COUNCIL, GROGANS BLUFF HOA
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2491 **Application Status** PENDING
Date Started 08/13/2019 **Date Submitted** 08/13/2019

General Information On Applicant

Last Name INGRAM **First Name** THOMAS **Middle Name** O
Company Name SODL AND INGRAM PLLC
Mailing Address 233 E BAY STREET, SUITE 1113
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9046129179 **Fax** **Email** THOMAS.INGRAM@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SANDBERG **First Name** FREDERIC **Middle Name**
Company/Trust Name
Mailing Address 13120 SANDY DRIVE
City JACKSONVILLE **State** FL **Zip Code** 32225
Phone **Fax** **Email**

Last Name SANDBERG **First Name** JANET **Middle Name**
Company/Trust Name
Mailing Address 13120 SANDY DRIVE
City JACKSONVILLE **State** FL **Zip Code** 32225

Phone	Fax	Email
<input type="text"/>	<input type="text"/>	<input type="text"/>

Last Name	First Name	Middle Name
SANDBERG	WILLIAM	

Company/Trust Name

Mailing Address
 1160 GIRVIN ROAD

City	State	Zip Code
JACKSONVILLE	FL	32225

Phone	Fax	Email
<input type="text"/>	<input type="text"/>	<input type="text"/>

Last Name	First Name	Middle Name
SANDBERG	WILLIAM	

Company/Trust Name
 TRUST 1160 GIRVIN

Mailing Address
 1160 GIRVIN ROAD

City	State	Zip Code
JACKSONVILLE	FL	32225

Phone	Fax	Email
<input type="text"/>	<input type="text"/>	<input type="text"/>

Last Name	First Name	Middle Name
SANDBERG	SUSAN	

Company/Trust Name

Mailing Address
 1160 GIRVIN ROAD

City	State	Zip Code
JACKSONVILLE	FL	32225

Phone	Fax	Email
<input type="text"/>	<input type="text"/>	<input type="text"/>

Last Name	First Name	Middle Name
SANDBERG	WILLIAM	

Company/Trust Name
 TRUST 1146 GIRVIN

Mailing Address
 1160 GIRVIN ROAD

City	State	Zip Code
JACKSONVILLE	FL	32225

Phone	Fax	Email
<input type="text"/>	<input type="text"/>	<input type="text"/>

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	162150 0000	3	2	RR-ACRE	PUD
Map	162151 0000	3	2	RR-ACRE	PUD
Map	162134 0000	3	2	RR-ACRE	PUD
Map	162135 0000	3	2	RR-ACRE	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 #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

THE PROPOSED PUD WOULD ALLOW FOR SINGLE FAMILY DETACHED HOMES WITH PERIMETER BUFFERING BEYOND WHAT IS REQUIRED IN CONVENTIONAL ZONING DISTRICTS. PLEASE SEE ATTACHED WRITTEN DESCRIPTION.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="1160"/>	<input type="text" value="GIRVIN RD"/>	<input type="text" value="32225"/>

Between Streets and

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**
25.20 Acres @ \$10.00 /acre: \$260.00
- 3) Plus Notification Costs Per Addressee**
58 Notifications @ \$7.00 /each: \$406.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,935.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

**EXHIBIT 1
LEGAL DESCRIPTION
1160 GIRVIN PUD
August 13, 2019**

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

PARCEL 1:

Lot 4, SANDBERG SUBDIVISION, according to plat thereof recorded in Plat Book 27, Page 56, of the public records of Duval County, Florida.

PARCEL 2:

Lot 5, SANDBERG SUBDIVISION, according to plat thereof recorded in Plat Book 27, Page 56, of the public records of Duval County, Florida.

PARCEL 3:

Parcel A - Part of Lot Five (5), Section Eleven (11), Township Two (2), South Range 28 East and described on a survey made by Z. Harrison, C.E., June 5, 1901 as follows:

Beginning on the West line of said Lot Five (5), 491.7 feet South of the North West corner of said Lot Five (5), which point, being the South West corner of Jesse Thompson's ten acre lot; thence East along Jesse Thompson's South line 858 feet to Girvin Road f/k/a Tillotson Avenue; thence South along Girvin Road f/k/a Tillotson Avenue 557.77 feet; thence West and parallel to first line 805.2 feet to West line of Lot Five (5) and thence North along said West line 557.77 feet to place of beginning, less and except that part recorded in Official Records Book 6762, Page 1032 of the current public records of Duval County, Florida, and

Parcel B - East 1/4 of East 1/2 of Lot Six (6), Section Eleven (11), Township Two (2), South Range (28) East, less and except that part recorded in Plat Book 50, Page 69.

PARCEL 4:

Part of Lot Five (5), Section Eleven (11), Township Two (2) South, Range (28) East, and more particularly described as follows:

Commencing at the Southwest corner of Government Lot Five (5); running thence North 89° 30" East, a distance of Seven Hundred Seventy-Five (775) feet to the Westerly line of Girvin Road, as now located; thence North 5° 25" East along said West line of Girvin Road; Three Hundred Thirty-Two and Three Tenths (332.3) feet to a point in said Westerly line of Girvin Road, thence South 89° 30" West, a distance of Eight Hundred Six and Four Tenths (806.4) feet to the West Line of said Government Lot Five (5), a distance of Three Hundred Thirty (330) feet to the point of beginning, according to survey made by W. L. Yancey, Dated December 17, 1949.

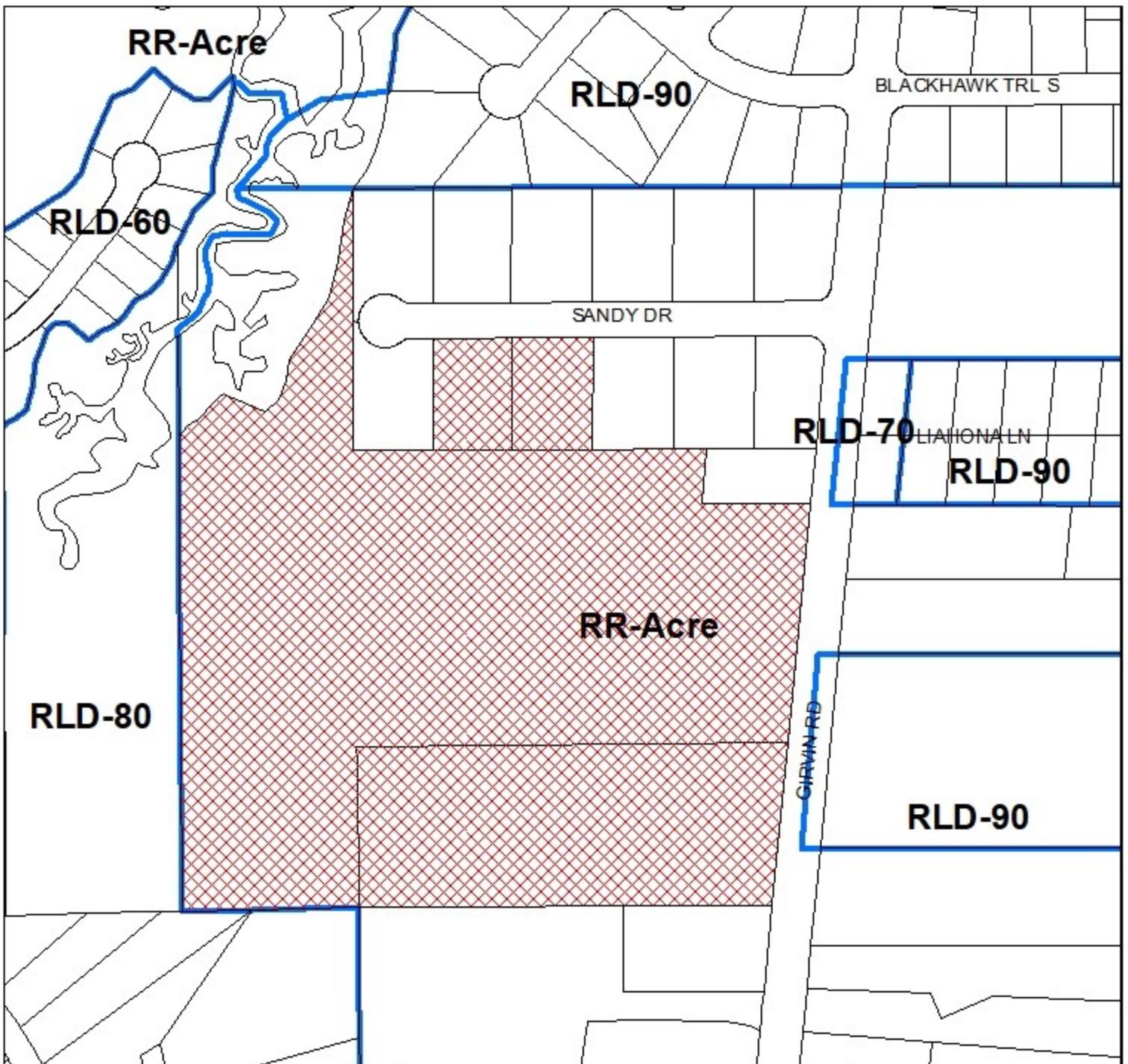
PARCEL 5:

The West 1/2 of the East 1/2 of Government Lot 6, Section 11, Township 2 South, Range 29 East lying and being in Duval County, Florida.

Less and Except from Parcel 5
Book 6334, Page 657 and Book 8270, Page 1894

LESS AND EXCEPT FROM ALL PARCELS

ANY PART IN ROAD RIGHT OF WAY

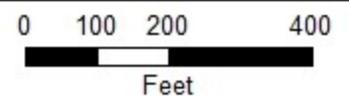
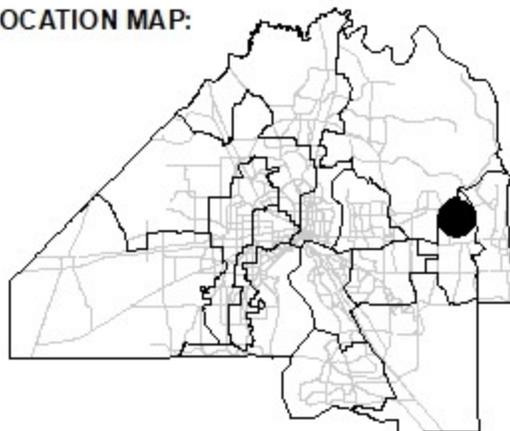


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2019-2491

**EXHIBIT 2
PAGE 1 OF 1**

1160 Girvin PUD
Written Description
September 16, 2019

I. PROJECT DESCRIPTION. The 1160 Girvin PUD is an approximately 25.2 acre project located on the west side of Girvin Road, approximately ¾ mile south of Mt. Pleasant Road/Girvin Road, Wonderwood Drive intersection. This application would allow for development of a single-family subdivision. The designated Land Use under the Comprehensive Plan for the area proposed for development is Low Density Residential, which allows up to seven (7) units per acre. The property is in the Suburban Development Area. The current zoning is RR-Acre.

Surrounding land uses:

	Land Use	Zoning	Use
North	LDR	RR-Acre	Single family residential
East	LDR	RLD-90 and RR-Acre	Single family residential, JTA stormwater pond
South	LDR	RLD-80 and RR-Acre	Single family residential
West	AGR-IV	RLD-80	Vacant/undeveloped

Other uses in the area include townhomes, single family developments with 60-foot lots, the closed East Landfill, and Mt. Pleasant Creek.

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Single family detached dwelling units.
2. Foster care homes.
3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.

6. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
 7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
 8. Mail center.
 9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 10. Excavations, lakes and ponds, dug as part of the development's stormwater retention system, subject to the regulations of Part 9 of the Zoning Code. Such excavations, lakes and ponds may be developed prior to submittal of construction plans for the subdivision improvements (i.e. 10-set/final engineering plans).
 11. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.
- B. Density. The maximum gross density of the PUD shall not exceed 3.5 units per gross acre.
- C. Permitted accessory uses and structures. Accessory uses and "accessory uses and structures in a residential district" are allowed in accordance with section 656.403, Jacksonville Zoning Code (August 1, 2019).
- D. Permissible uses by exception. None.
- E. Limitations on permitted or permissible uses by exception. N/A
- F. Lot requirements.
1. Minimum lot requirement (width and area).
 - a) Width – Sixty (60) feet.
 - b) Area – 6,000 square feet.
 2. Maximum lot coverage by buildings and structures at ground level: 50%
 3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - a) Front – Twenty (20) feet from the face of a front-facing garage; fifteen (15) feet from any other building face (such as a porch).
 - b) Side – Five (5) feet.

c) Rear – Ten (10) feet to the lot line or the top of bank of a pond, where the lot line extends into the pond.

d) Side street – Ten (10) feet.

4. Building height. The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (Aug. 2019).

G. Impervious surface ratios. The maximum impervious surface ratio is 65%.

H. Recreation. The proposed project includes fewer than 100 dwelling units; therefore, active recreation in excess of that provided on the residential lots is not required.

I. Differences from usual application of Zoning Code. (Comparing to RLD-60 zoning)

1. Uses. Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-60, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Agricultural and silvicultural uses (prior to development as a single-family subdivision), amenity centers and mail centers are specifically proposed for clarification.

2. Buffering. Unique buffering requirements above what is required under the Zoning Code are provided in this PUD.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. Parking Requirements. A minimum of two spaces of off-street parking will be provided per dwelling unit.

2. Vehicular Access. Vehicular access shall be provided via a single access point on Girvin Road.

3. Pedestrian Access. The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code (Aug. 1, 2019), which includes (but is not limited to) the allowance of one, up to twenty-four (24) square foot neighborhood identification sign per entrance.

- C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (Aug. 1, 2019). No uncomplimentary uses exist around the perimeter of the site.
- D. Open space. At least 10 percent of the total site will be passive open space, which may consist of, in part, stormwater pond area.
- E. Utilities. Utilities will be provided by JEA or its successor(s).
- F. Wetlands. No wetlands impacts are anticipated. However, any wetlands impacts will be mitigated in accordance with state and federal regulations.
- G. Architectural standards. The Architectural and Aesthetic Regulations for Single-Family Dwellings in Part 4 apply to residential buildings in this development.
- H. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
- I. Schedule. Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.
- J. Continued operation and maintenance. Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owners association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.
- K. Conformance to Zoning Overlay. Not applicable.

IV. DEVELOPMENT PLAN APPROVAL. With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. EXISTING SITE CHARACTERISTICS. The existing site is currently used for two single-family homes.

VII. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the designated future land use of the property, while avoiding development of estuarine wetland areas near Mt. Pleasant Creek. It will also allow for a single-family subdivision with more diversity in lot sizes in the immediate vicinity.

Goal 3 -- To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Analysis: The proposed zoning allows for appropriate infill residential development in a suburban area.

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

Analysis: The proposed use is compatible with the surrounding uses and consistent with the designated future land use of the property. Development will allow for more efficient delivery of urban services in the Girvin Road area.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. The residential uses proposed in this PUD are in an area designated for low density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Girvin Road.

E. External compatibility/intensity of development. A 20-foot-wide undeveloped buffer will be provided along those portions of the external PUD boundaries as shown on the Site Plan. The undeveloped buffer area may be maintained by the property owners' association or under the terms of an easement agreement with the adjacent property owner(s), inside or outside of the PUD. A six-foot-high, at least 95% opaque vinyl fence will be provided on the internal side of the buffer and as otherwise shown in the locations on the Site Plan. As to other boundaries of the PUD, the proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

F. Recreation/open space. At least 10 percent (10%) of the project will be open space, which would include any areas used for stormwater retention. A recreational and open space fee would be due under section 656.420(b) for the City's use in this Planning District.

G. Impact on wetlands. No wetlands impacts are anticipated. However, should there be wetlands impacts associated with the development of the property, they will be fully mitigated under state and federal regulations.

H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street parking & loading. See the parking requirements proposed above.

J. Sidewalks, trails & bikeways. The project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

VIII. DEVELOPMENT TEAM

A. Developer:
KB Home
attn: Chris Hill, Senior Forward Planner
10475 Fortune Parkway, Suite 100
Jacksonville, FL 32256
(904) 596-6631

B. Engineer:
Brian Deitsch, P.E.
Kimley-Horn
12740 Gran Bay Parkway West
Suite 2350

Jacksonville, FL 32258
(904) 828-3900

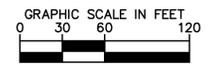
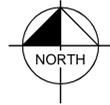
- C. Agent/Attorney:
Thomas O. Ingram, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

IX. Landowners, Tax Parcel Identification and Addresses:

1. #162150 0000, Frederic O. Sandberg Jr. and/or Janet J. Sandberg (See ORB 16677/242, Duval County), 0 Sandy Drive
2. # 162151 0000, Frederic O. Sandberg Jr. and/or Janet J. Sandberg, 13120 Sandy Drive (see ORB 16677/244, Duval County)
3. # 162134 0000, William C. Sandberg, as Trustee of the Trust 1160 Girvin and Susan A Sandberg, subject to life estate by William C. Sandberg, as Trustee of the Trust 1160 Girvin Road (see ORB 16197/2408, Duval County), 1160 Girvin Road
4. #162135 0000, William C. Sandberg and Susan A. Sandberg, subject to a life estate by William C. Sandberg, as Trustee of the Trust 1146 Girvin (see ORB 17526/2021, Duval County), 1146 Girvin Road

EXHIBIT E – PUD SITE PLAN

DATE REVISED - SEPTEMBER 11, 2019



LAND USE TABLE	
TOTAL GROSS ACREAGE	25.20± Ac.
TOTAL UNITS	75 UNITS (60' WIDTH)
AMOUNT OF EACH USE BY ACREAGE:	
SINGLE FAMILY	13.27± Ac.
OTHER LAND USE	0 AC.
ACTIVE RECREATION AND/OR OPEN SPACE	0 Ac.
PASSIVE OPEN SPACE, WETLANDS, POND	8.35± Ac.
PUBLIC AND PRIVATE RIGHT-OF-WAY	3.58± Ac.
MAXIMUM LOT COVERAGE OF BUILDINGS AND STRUCTURES AT GROUND LEVEL	
	50%
MAXIMUM IMPERVIOUS SURFACE RATIO AS REQUIRED BY SECTION 654.129	
	65%

EXHIBIT F
 LAND USE TABLE
 1160 Girvin PUD
 September 16, 2019

Total Gross Acreage	Acres	25.20	100%
Amount of each different use by acreage			
Single family		13.27 Acres	100%
Total number and type of dwelling units by each time of same			
Single Family (detached) dwelling units		75 D.U.	
Other land use			
Other land use		0 Acres	0%
Active recreation and/or open space		0 Acres	0%
Passive open space, wetlands, pond		8.35 Acres	32%
Public and private right-of-way		3.58 Acres	14%
Maximum lot coverage of buildings and structures at ground level:			50%
Maximum impervious surface ratio as required by section 654.129:			65%

PROPERTIES
DUVAL MAPS





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Chris Hill
KB Home
10475 Fortune Parkway
Jacksonville, FL, 32256

September 16, 2019

Project Name: Girvin Road
Availability#: 2019-3253

Attn: Chris Hill,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-3253
 Request Received On: 9/11/2019
 Availability Response: 9/16/2019
 Prepared by: Susan West

Project Information

Name: Girvin Road
 Type: Single Family
 Requested Flow: 26,250 gpd
 Location: 1146 and 1160 Girvin Road and
 Parcel ID No.: 162134 0000
 Description: Single-family subdivision

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 12 inch water main within the ROW of Girvin Road along property boundary
 Connection Point #2: NA
 Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 8 inch force main within the ROW of Girvin Road along the southeat property boundary
 Connection Point #2: NA
 Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

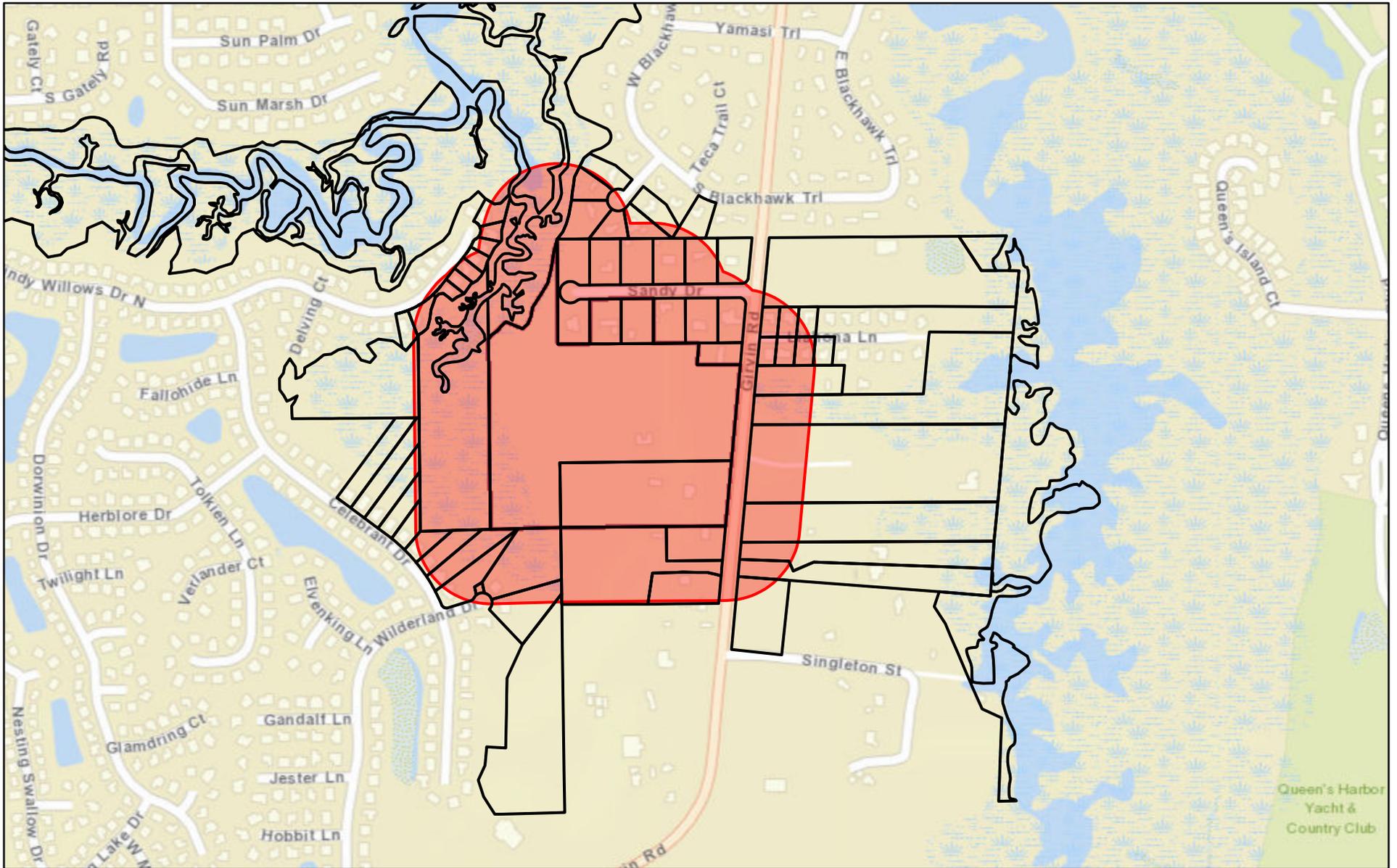
Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: Reclaim water is not available in the foreseeable future.
 Connection Point #2: NA
 Special Conditions:

General Comments:

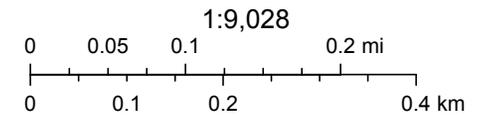
Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at [https:// www.jea.com/engineering_and_construction/ request_an_as-built_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).

Land Development Review



September 12, 2019

12163149_T-2019-2491



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MA	MAIL_CITY	MAIL	MAIL_ZIP
2	162166 0050	ABNER CHARLES ALLAN II ET AL		1104 GIRVIN RD			JACKSONVILLE	FL	32225
3	162204 1350	ARMSTRONG CHRISTOPHER S		1089 CELEBRANT DR			JACKSONVILLE	FL	32225
4	162130 0040	ATKINS MELANIE W		13214 LIAHONA LN			JACKSONVILLE	FL	32225
5	162138 0000	BARR BRENDA L		1226 GIRVIN RD			JACKSONVILLE	FL	32225-3110
6	162200 3110	BAXLEY CHRISSIE		1725 DOVER HILL DR			JACKSONVILLE	FL	32225
7	162200 3120	BOWEN BRIAN ET AL		12692 N WINDY WILLOWS DR			JACKSONVILLE	FL	32225
8	162152 0000	BRANNAM RONALD E		13104 SANDY DR			JACKSONVILLE	FL	32225-3029
9	162157 0010	BRUNELLE ISSAC AARON		13163 SANDY DR			JACKSONVILLE	FL	32225-3028
10	162204 0745	CAMACHO FRANCLYNN		1061 CELEBRANT DR			JACKSONVILLE	FL	32225-3076
11	162130 0150	CHOULAT TIMOTHY J		101 ELBERTA ST			MCDONOUGH	GA	30253-4625
12	162113 0000	CITADEL ISLAND LLC		120 SERENATA DR S #331			PONTE VEDRA BEACH	FL	32082-4577
13	162131 0050	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
14	162204 1365	COTHRON ELIZABETH G		1077 CELEBRANT DR			JACKSONVILLE	FL	32225-3472
15	162200 3095	DECKER PATRICK M ET AL		12722 WINDY WILLOWS DR N			JACKSONVILLE	FL	32225
16	162204 1375	ENGLAND TOM		1069 CELEBRANT DR			JACKSONVILLE	FL	32225-3472
17	162166 0030	HANSON PAMELA M		1108 GIRVIN RD			JACKSONVILLE	FL	32225-3108
18	162149 0000	HANSON RONALD E		13150 SANDY DR			JACKSONVILLE	FL	32225-3029
19	162147 0000	HARRISON FAMILY TRUST		13180 SANDY DR			JACKSONVILLE	FL	32225-3029
20	162139 0000	HENNER GREGORY A		1445 GATELY RD			JACKSONVILLE	FL	32225-3947
21	162204 1370	HUYNH WALLY M		2008 BEARCAT CT			PENSACOLA	FL	32507
22	162204 0505	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST			JACKSONVILLE	FL	32202-3155
23	162200 3100	JAMES DAVID MCDUFFIE		12716 WINDY WILLOWS DR N			JACKSONVILLE	FL	32225-6104
24	162166 0040	JOHNSON DAVID		1 KEY CAPRI #105E			TREASURE ISLAND	FL	33706
25	162157 1016	JPMORGAN CHASE BANK N A		ATTENTION TRAILING DOCS	5720 PREMIER PARK DR		WEST PALM BEACH	FL	33407
26	162145 0040	KINSTLE JOHN CHRISTOPHER LIFE ESTATE		1123 GIRVIN RD			JACKSONVILLE	FL	32225-3107
27	162157 1008	KOTERAS STEPHEN E		13136 BLACKHAWK TRL S			JACKSONVILLE	FL	32225-2705
28	162200 3130	LARSON DENNIS LESTER		12680 WINDY WILLOWS DR N			JACKSONVILLE	FL	32225-6110
29	162137 0000	LIGHTHOUSE CHURCH OF THE NAZARENE INC		1249 GIRVIN RD			JACKSONVILLE	FL	32225
30	162157 1018	LINDGARD EVELYN		1116 SE 14TH ST			DEERFIELD BEACH	FL	33441
31	162157 1014	MARRIAM JEAN MARIE		1337 CHINOOK TRAIL CT			JACKSONVILLE	FL	32225-2714
32	162200 3090	MCCALLMAN MARK T		12728 WINDY WILLOWS DR N			JACKSONVILLE	FL	32225-6104
33	162157 1022	MEDLOCK PATRICIA A		1322 CHINOOK TRAIL CT			JACKSONVILLE	FL	32225-2714
34	162204 1360	MESSER ROBERT		1081 CELEBRANT DR			JACKSONVILLE	FL	32225-3472
35	162145 0030	MILLER EDDIE E ET AL		1125 GIRVIN RD			JACKSONVILLE	FL	32225-3107
36	162133 0000	MOORE GILBERT III		1161 GIRVIN RD			JACKSONVILLE	FL	32225-3107
37	162130 0080	MORTGAGE EQUITY CONVERSION ASSET TRUST 2022 1		C/O CHAMPION MORTGAGE COMPANY	8950 CYPRESS WATERS BLVD		COPPELL	TX	75019
38	162200 3105	MUI MATTHEW KWAN HO		12710 N WINDY WILLOWS DR BLDG 1			JACKSONVILLE	FL	32225
39	162130 0020	ONEAL AMBER D		13217 LIAHONA LA			JACKSONVILLE	FL	32225
40	162204 1355	PARSONS TYLER C ET AL		1085 CELEBRANT DR			JACKSONVILLE	FL	32225-3472
41	162156 0000	REEVES SHERRYL B		13149 SANDY DR			JACKSONVILLE	FL	32225-3028
42	162130 0110	RICARDO CESAR A		13230 LIAHONA LN			JACKSONVILLE	FL	32225-3162
43	162200 3115	RITTER KATHLEEN F ET AL		12698 N WINDY WILLOWS DR			JACKSONVILLE	FL	32225-6102
44	162204 0755	ROBINSON JAMES H		1058 WILDERLAND DR			JACKSONVILLE	FL	32225-3414
45	162200 3125	ROGERS COLEMAN		12686 WINDY WILLOWS DR N			JACKSONVILLE	FL	32225-6110

	A	B	C	D	E	F	G	H	I
46	162151 0000	SANDBERG FREDRIC O JR		C/O FREDRIC O SANDBERG	13120 SANDY DR		JACKSONVILLE	FL	32225-3029
47	162155 0000	SANDBERG JOHN NORMAN		13119 SANDY DR			JACKSONVILLE	FL	32225-3028
48	162134 0000	SANDBERG WILLIAM C LIFE ESTATE		1160 GIRVIN RD			JACKSONVILLE	FL	32225-3108
49	162135 0000	SANDBERG WILLIAM C LIFE ESTATE ET AL		1146 GIRVIN RD			JACKSONVILLE	FL	32225-3108
50	162148 0000	SCHNORR WILLIAM M		13164 SANDY DR			JACKSONVILLE	FL	32225-3029
51	162157 1020	SELAH JOHN M		1310 CHINOOK TRAIL CT			JACKSONVILLE	FL	32225-2714
52	162167 0000	TILLOTSON FAMILY CEMETERY INC		13330 SINGLETON ST			JACKSONVILLE	FL	32225
53	162130 0030	TOW DANIEL E		13225 LIAHONA LN			JACKSONVILLE	FL	32225-3162
54	162157 1024	TRAUB BRANDON L		1334 CHINOOK TRAIL CT			JACKSONVILLE	FL	32225-2714
55	162139 0100	TRUST 1160 GIRVIN		1146 GIRVIN RD			JACKSONVILLE	FL	32225-3108
56	162204 1380	WADE KATHY LYNN		1065 CELEBRANT DR			JACKSONVILLE	FL	32225-3472
57	162204 0760	WAKEFIELD TONY D		1063 WILDERLAND DR			JACKSONVILLE	FL	32225-3415
58	162204 0750	WHEELER MANDY LENETTE ET AL		1052 WILDERLAND DR			JACKSONVILLE	FL	32225-3414
59	162130 0160	WORDEN MICHAEL G		13206 LIAHONA LN			JACKSONVILLE	FL	32225-3162
60		COMMUNITIES OF EAST ARLINGTON	LAD HAWKINS	1924 W HOLLY LAKE RD			JACKSONVILLE	FL	32225
61		PABLO POINT CIVIC ASSOCIATION	VALERIE BRITT	71 SAN PABLO RD. N			JACKSONVILLE	FL	32225
62		GREATER ARLINGTON CIVIC COUNCIL	LAD HAWKINS	PO BOX 8283			JACKSONVILLE	FL	32239
63		GREATER ARLINGTON/B	DR. RAMSEY SALEM	638 QUEENS HARBOR BV			JACKSONVILLE	FL	32225
64		GROGAN'S BLUFF HOA	ALAN ONEAL	1052 WILDERLAND DR			JACKSONVILLE	FL	32225

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR527206

Date: 9/13/2019

User: Patterson, Connie

Email: ConstanceP@coj.net

REZONING/VARIANCE/EXCEPTION

Name: TOM INGRAM/FREDERIC SANDBERG
Address: 233 E Bay St, Suite 1113
Description: PUD REZONING OF 25.20 acres (RE# 162150-0000; 162151-000; 162134-0000; 162135-0000) along Girvin Road

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2935.00

Control Number: 534734 | Paid Date: 9/23/2019

Total Due: \$2,935.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR527206

Date: 9/13/2019

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