

# 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

August 3, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2021-342**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

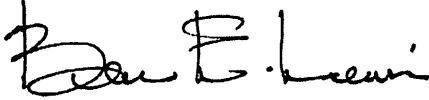
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
Jason Porter	Aye

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

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2021-0342 TO**  
**PLANNED UNIT DEVELOPMENT**

**JULY 22, 2021**

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 **2021-0342** to Planned Unit Development.

***Location:*** 0 Starratt Road  
Between Airport Center Drive East and New Berlin Road

***Real Estate Numbers:*** 106936-7000

***Current Zoning Districts:*** Commercial Community General-1 (CCG-1)  
Residential Rural-Acre (RR-Acre)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)  
Community General Commercial (CGC)

***Proposed Land Use Category:*** Medium Density Residential (MDR) with site specific  
FLUE Policy 4.4.21.

***Planning District:*** North, District 6

***Applicant/Agent:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
1431 Riverplace Blvd, Suite 901  
Jacksonville, FL 32207

***Owner:*** Tomas Jimenez  
Starratt Crossing, LLC.  
1930 San Marco Blvd, Suite 204  
Jacksonville, FL 32207

***Staff Recommendation:*** **APPROVE W/ CONDITIONS**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2021-0342** seeks to rezone approximately 7.8± acres of land from Commercial Community General-1 (CCG-1)/Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to a PUD is being sought to permit the development of up to 200 multi-family units on the property.

There is a companion Land Use Amendment, **2021-341 (L-5492-20C)**. The proposed LUA seeks to amend the land use designation to Medium Density Residential (MDR) with site specific Future Land Use Element (FLUE) Policy 4.4.21. The site specific policy permits up to 200 dwelling units on the site.

### **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.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

#### ***(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 Low Density Residential (LDR)/ Community General Commercial (CGC) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5492-20C (Ordinance 2021-341) that seeks to amend the portion of the site that is within the Low Density Residential (LDR)/ Community General Commercial (CGC) land use category to Medium Density Residential (MDR) with site specific FLUE Policy 4.4.21. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5492-20C be approved.

The proposed PUD and land use amendment with site specific policy would allow for the redevelopment of the site as multi-family residential with a maximum of 200 dwelling units. Medium Density Residential typically allows residential development at densities of up to 20 units per acre. The proposed site specific policy, allowing up to 200 units, would bring the proposed PUD into consistency with the comprehensive plan.

Therefore, 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. A description of the category is noted below.

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

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

**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 the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.*

**Recreation and Open Space Element (ROSE)**

**Policy 2.2.2**

The City shall require the 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 2.2.5**

All multi-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 Department.

***(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 category as identified in the Future Land Use Map series (FLUMs): Commercial Community General-1 (CCG-1)/Residential Rural-Acre (RR-Acre).

***(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).

**This development is subject to mobility fee review.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to allow the development of up to 200 multi-family units on the property. Moreover, 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 proposal 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 site shall comply with the requirements of the Zoning Code for recreation and open space.

**The use of existing and proposed landscaping:** The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code

**The treatment of pedestrian ways:** Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Starratt Road. Comments from Traffic & Engineering include:

- Provide a right turn lane into the site. The right turn lane shall be built to FDOT Standards with the deceleration length based on the posted speed limit. No queue length is required for the right turn lane.
- Starratt Road is median divided at the driveway location. I have no objection to creating a median opening at the driveway location to create a full access. If a full access is created, a left turn lane into the driveway will be required. The left turn lane shall be built to FDOT Standards with the deceleration length based on the posted speed limit and the queue length shall be a minimum of 50'. If a full access is not created, Starratt Road shall be modified to allow for safe U-Turns south of the existing median.
- There are existing bike lanes on Starratt Road. The bike lanes shall be modified at the driveway entrance and right turn lane to meet current MUTCD and FDOT Standards.
- Sidewalks adjacent to parking shall be a minimum of 6' in width.

***(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 type, number and location of surrounding external uses:** The property is surrounded by primarily single family dwellings located in zoning districts ranging from RLD-60, RLD-80, RR-Acre and Planned Unit Development.

**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	PUD 1999-1328	Single Family Dwellings
South	CGC	PUD 2000-1134	Vacant
East	LDR	PUD 2000-1134	Single Family Dwellings
West	LDR	RLD-120	Single Family Dwellings

***(6) Intensity of Development***

The proposed development is consistent with the proposed MDR functional land use category and will allow for the development of a maximum of 200 multifamily apartment units. The PUD is appropriate at this location because it will contribute to the variety of housing products within the surrounding area.

**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 July 2, 2021, JEA has no objection to proposed PUD. Any modifications to the existing water or sewer services to meet the JEA Design Standards in effect at the time of construction plan approval.

**School Capacity:**

Based on the Development Standards for impact assessment, the 7.8± acre proposed PUD rezoning has a development potential of 200 multi-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

**School Impact Analysis  
 PUD 2021-0342**

**Development Potential: 200 Residential Units**

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 3&5
Elementary	7	2,938	82%	33	84%	469	8,744
Middle	1	7,607	89%	14	98%	625	608
High	7	2,938	82%	18	84%	469	1,112
<b>Total New Students</b>				<b>65</b>			

*Total Student Generation Yield: 0.333*

*Elementary: 0.167*

*Middle: 0.073*

*High: 0.093*

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	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Oceanway #270	7	33	680	572	84%	101%
Oceanway MS #62	1	14	1,009	1,052	104%	83%
First Coast HS #265	7	18	2,212	2,168	98%	103%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 200 dwelling units – 2021-0342
- Same as Above (SAA)

*(7) Usable open spaces plazas, recreation areas.*

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

***(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 did not identify any wetlands on-site.

***(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 parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.3 parking spaces per unit.

***(11) Sidewalks, trails, and bikeways***

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

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

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **June 29, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



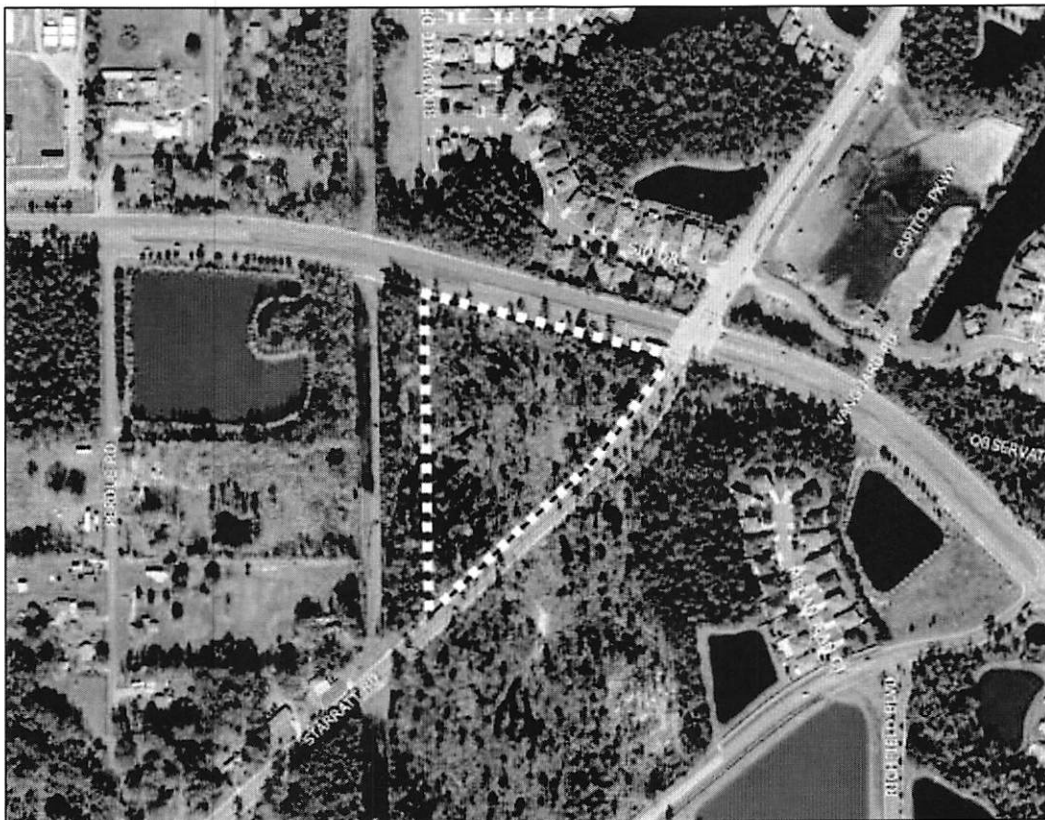
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0342 be **APPROVED with the following exhibits:**

1. The original legal description dated October 23, 2020
2. The original written description dated April 29, 2021
3. The original site plan dated March 23, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0342 be **APPROVED W/ CONDITIONS.**

1. Provide a right turn lane into the site. The right turn lane shall be built to FDOT Standards with the deceleration length based on the posted speed limit. No queue length is required for the right turn lane.
2. There are existing bike lanes on Starratt Road. The bike lanes shall be modified at the driveway entrance and right turn lane to meet current MUTCD and FDOT Standards.
3. Sidewalks adjacent to parking shall be a minimum of 6' in width.



Aerial View

Source: JaxGIS



**View of Subject Property**

*Source: Planning & Development Dept.*

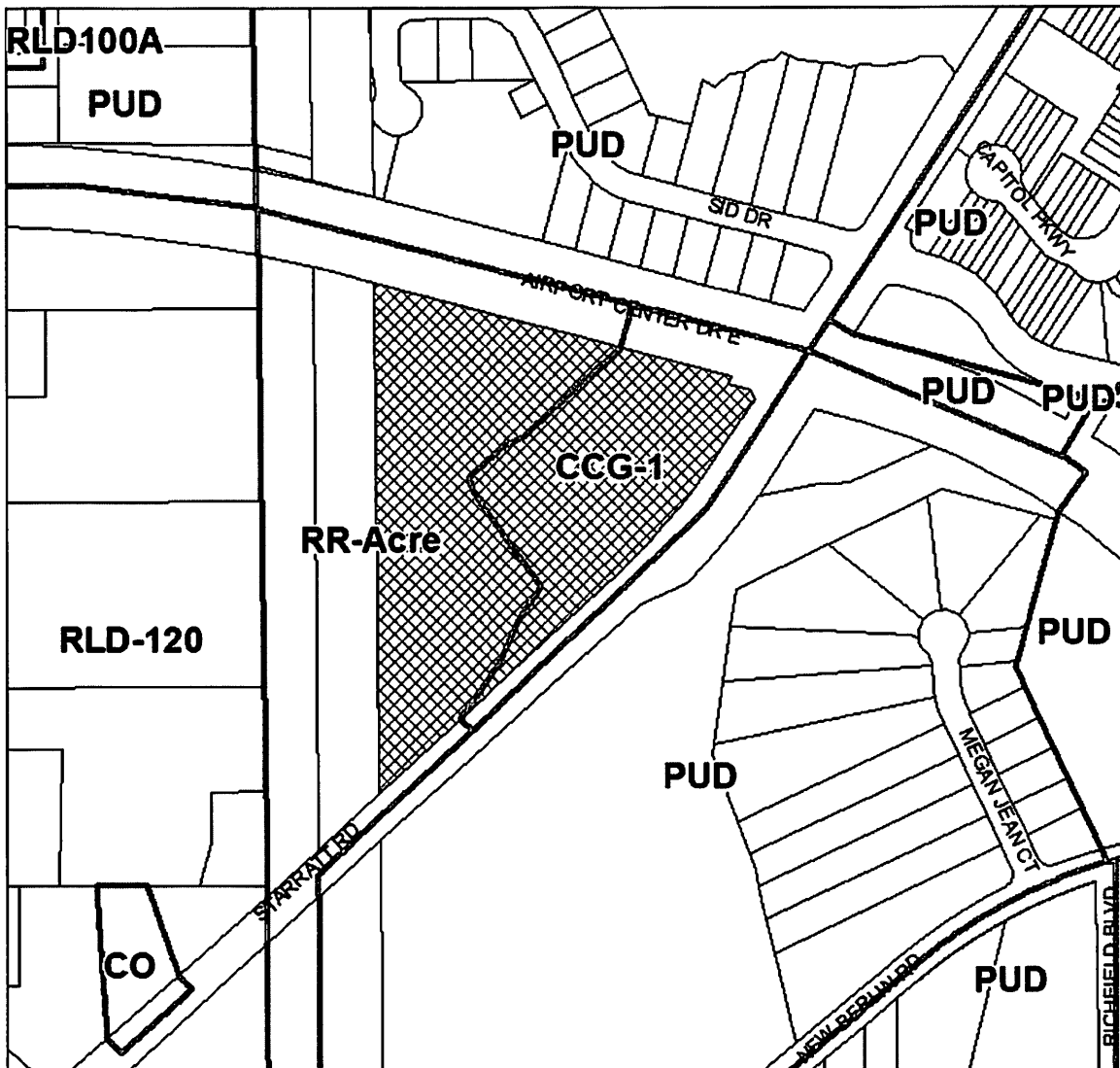
*Date: June 29, 2021*



**View of Subject Property**

*Source: Planning & Development Dept.*

*Date: June 29, 2021*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CCG-1 &amp; RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p>	<p>0 95 190 380 Feet</p> <p><b>COUNCIL DISTRICT:</b> 7</p>
<p><b>ORDINANCE NUMBER</b> ORD-2021-0342</p>	<p><b>TRACKING NUMBER</b> T-2021-3524</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>



# Planning and Development Department

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

## MEMORANDUM

**TO:** Erin Abney  
Current Planning Division

**FROM:** Krista Fogarty  
Community Planning Division

**RE:** 2021-342

**DATE:** July 7, 2021

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

### Description of Proposed Rezoning Application

Current Land Use: LDR and CGC    Proposed Land Use: MDR with Site Specific Policy 4.4.21  
LU Companion Application: L-5492-20C  
Current Zoning: CCG-1 and RR-Acre    Proposed Zoning: PUD    Acres: 7.80  
Land Development Area: Suburban Area

### Comprehensive Land Use Policy Analysis

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

<b>YES</b>	<b>NO</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

### **ZONING REQUEST:**

The request is to amend the zoning districts from CCG-1 and RR-Acre to PUD to permit up to 200 multi-family dwelling units.

### **LAND USE CATEGORY CONSISTENCY REVIEW:**

The site is within the Community/General Commercial (CGC) and Low Density Residential (LDR) land use categories, within the Suburban Development Area. The rezoning ordinance is companion to a land use amendment (Ordinance

2020-341) which seeks to amend the land use designation to Medium Density Residential (MDR) with site specific Future Land Use Element (FLUE) Policy 4.4.21. The site specific policy permits up to 200 dwelling units on the site.

The proposed PUD and land use amendment with site specific policy would allow for the redevelopment of the site as multi-family residential with a maximum of 200 dwelling units. Medium Density Residential typically allows residential development at densities of up to 20 units per acre. The proposed site specific policy, allowing up to 200 units, would bring the proposed PUD into consistency with the comprehensive plan.

**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 (FLUE)**

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.

Policy 1.1.2 As depicted on the FLUM series, Development Areas have been established to determine appropriate locations for land uses and densities and consist of five tiers of development intensities ranging from high density infill development in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA). These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category as provided in the Operative Provisions of this element.

Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:  
A. Fosters vibrant, viable communities and economic development opportunities;  
B. Addresses outdated development patterns;  
C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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 3.1.6 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 (ROSE)**

Policy 2.2.2 The City shall require the 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 2.2.5 All multi-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 Department.

**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:**

Not applicable.



## Abney, Erin

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**From:** Kolczynski, John  
**Sent:** Tuesday, June 29, 2021 8:23 AM  
**To:** Abney, Erin  
**Subject:** RE: Review and Comments Request (2021-0342)

Erin,

My comment for this PUD are as follows:

- Provide a right turn lane into the site. The right turn lane shall be built to FDOT Standards with the deceleration length based on the posted speed limit. No queue length is required for the right turn lane.
- Starratt Road is median divided at the driveway location. I have no objection to creating a median opening at the driveway location to create a full access. If a full access is created, a left turn lane into the driveway will be required. The left turn lane shall be built to FDOT Standards with the deceleration length based on the posted speed limit and the queue length shall be a minimum of 50'. If a full access is not created, Starratt Road shall be modified to allow for safe U-Turns south of the existing median.
- There are existing bike lanes on Starratt Road. The bike lanes shall be modified at the driveway entrance and right turn lane to meet current MUTCD and FDOT Standards.
- Sidewalks adjacent to parking shall be a minimum of 6' in width.

**John Kolczynski E.I.**  
*Traffic Technician Senior*  
City of Jacksonville | Planning and Development Department  
214 N. Hogan Street, Suite 2100  
Jacksonville, Florida 32202  
(904) 255-8583  
[www.coj.net](http://www.coj.net)

**From:** Abney, Erin <EAbney@coj.net>  
**Sent:** Monday, June 28, 2021 8:25 AM  
**To:** Parola, Helena <HParola@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Kolczynski, John <JohnFK@coj.net>; Warnock, Blaine <Warnock@coj.net>; Namey, Joe <Namey@coj.net>; Reed, Nikita <NReed@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; pricml@jea.com; westsr@jea.com; macktd@jea.com; Estes, Shalene B. <EstesS@duvalschools.org>; growthmanagement.d2@dot.state.fl.us; Clem, Scott <Scott.Clem@dot.state.fl.us>; Austin, Brian <Brian.Austin@dot.state.fl.us>; Schoenig, Christopher <CSchoenig@coj.net>  
**Subject:** Review and Comments Request (2021-0342)

Good Morning,

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 Planned Unit Development 2021-342. Please review the attached files and e-mail your comments or recommendations to this office no later than Wednesday July 7th.



**Florida Department of Transportation**

**RON DESANTIS  
GOVERNOR**

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

**KEVIN J. THIBAUT, P.E.  
SECRETARY**

June 30, 2021

Erin L. Abney  
City Planner II  
Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**RE: Airport Center Apartments PUD**

**Introduction**

Airport Center Apartments PUD is a proposed rezoning on 7.80 acres to Planned Unit Development (PUD). The subject property is located in the southwest quadrant of Starratt Road and Airport Center Drive. The rezoning is being sought to develop a multi-family residential development with 200 multi-family dwelling units.

**Accessibility**

Access to the site is provided via Starratt Road. There is no direct access to a State facility.

**Bicycle and Pedestrian Facilities**

There are bicycle and pedestrian facilities along the property’s frontage on Starratt Road and Airport Center Drive.

**Programmed Improvements**

FDOT has programmed an interchange operational improvement project at the I-95 and I-295 north interchange (FPID 213323-1). Construction is estimated to be completed in Fall 2022.

**Trip Generation**

Table 1 shows trip generation based on the plan of development using ITE’s Trip Generation Manual, 10th Edition.

**Table 1**

<b>Land Use</b>	<b>ITE Code</b>	<b>Size</b>	<b>Units</b>	<b>Daily Trips</b>	<b>AM Peak Trips</b>	<b>PM Peak Trips</b>
Multifamily Housing (Mid-Rise)	221	200	Dwelling Units	1,088	68	86

**Roadway Capacity**

Table 2 shows the maximum level of service and peak hour volume for US-17 (Main Street) according to FDOT's *Florida State Highway System Level of Service Report*, dated June 2020.

**Table 2**

<b>County</b>	<b>Road</b>	<b>Segment ID</b>	<b>Segment</b>	<b>FDOT LOS Standard</b>	<b>Maximum Service Volume</b>	<b>2025 Peak Hour Volume</b>	<b>2025 Peak LOS</b>
Duval	US-17	469	I-295 to Pecan Park Rd	D	2,289	1,420	C

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on US-17.

If you have any questions, please do not hesitate to contact me by email: [brian.austin@dot.state.fl.us](mailto:brian.austin@dot.state.fl.us) or call: (904) 360-5664.

Sincerely,



Brian Austin  
Transportation Planner  
FDOT District Two

## Abney, Erin

---

**From:** Warnock, Blaine  
**Sent:** Monday, June 28, 2021 11:19 AM  
**To:** Abney, Erin  
**Subject:** FW: Review and Comments Request (2021-0342)  
**Attachments:** 2021-0342 APP.pdf; Baseline Review.pdf; T-2021-3524.jpg

Erin,

Good morning.

Currently, there is nothing in the Concurrency system reserving this proposed development.

The agent/owner will need to submit a Mobility application & a CRC application to the Concurrency & Mobility Management System Office for review/fee assessment/approval.

Regards,  
Blaine

**Blaine Warnock**  
City Planner III  
City of Jacksonville / Concurrency & Mobility Management System Office  
Ed Ball Building  
214 N. Hogan Street, 2<sup>nd</sup> Floor  
Jacksonville, Florida 32202  
Phone (904) 255-8321  
warnock@coj.net

**From:** Abney, Erin <EAbney@coj.net>  
**Sent:** Monday, June 28, 2021 8:25 AM  
**To:** Parola, Helena <HParola@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Kolczynski, John <JohnFK@coj.net>; Warnock, Blaine <Warnock@coj.net>; Namey, Joe <Namey@coj.net>; Reed, Nikita <NReed@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; pricml@jea.com; westsr@jea.com; macktd@jea.com; Estes, Shalene B. <EstesS@duvalschools.org>; growthmanagement.d2@dot.state.fl.us; Clem, Scott <Scott.Clem@dot.state.fl.us>; Austin, Brian <Brian.Austin@dot.state.fl.us>; Schoenig, Christopher <CSchoenig@coj.net>  
**Subject:** Review and Comments Request (2021-0342)

Good Morning,

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 Planned Unit Development 2021-342. Please review the attached files and e-mail your comments or recommendations to this office no later than Wednesday July 7th.

Please let me know if you have any questions and thank you for your assistance.

**Erin L. Abney**

City Planner II  
Planning and Development Department



21 West Church Street  
Jacksonville, Florida 32202-3139

July 2, 2021

**MEMORANDUM**

**To:** Planning and Development Department

**From:** Susan R. West, PE  
JEA

**Subject:** PUD Zoning Application  
Airport Center Apt PUD  
ORD 2021-0342

PUD application for a residential development. No objection to proposed PUD. 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.

**Application Review Request:** COJ PDD: Baseline Checklist Review  
**Proposed Name:** Ord. 2021-0342 Airport Center Apartments PUD  
**Requested By:** Erin L. Abney  
**Reviewed By:** Shalene B. Estes  
**Due:** 7/7/2021

Analysis based on maximum dwelling units: **200**

SCHOOL <sup>1</sup>	CSA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY <sup>2</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Oceanway #270	7	33	680	572	84%	101%
Oceanway MS #62	1	14	1009	1052	104%	83%
First Coast HS #265	7	18	2212	2168	98%	103%
		65				

**NOTES:**

<sup>1</sup> Attendance school may not be in proposed development's CSA

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Same As Above (SAA)

**Application Review Request:** COJ PDD: School Impact Analysis  
**Proposed Name:** Ord. 2021-0342 Airport Center Apartments PUD  
**Requested By:** Erin L. Abney  
**Reviewed By:** Shalene B. Estes  
**Due:** 7/7/2021

Analysis based on maximum dwelling units: **200**

School Type	CSA <sup>1</sup>	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA <sup>2</sup>	Available Seats - Adjacent CSA 1&8 (MS 2&7)
Elementary	7	2,938	82%	33	84%	469	8,744
Middle	1	7,607	89%	14	98%	625	608
High	7	2,938	82%	18	84%	469	1,112
<b>Total New Students</b>				<b>65</b>			
<i>Total Student Generation Yield:</i>		<i>0.333</i>					
<i>Elementary:</i>		<i>0.167</i>					
<i>Middle:</i>		<i>0.073</i>					
<i>High:</i>		<i>0.093</i>					

**NOTES:**

<sup>1</sup> Proposed Development's CSA

<sup>2</sup> Available CSA seats include current reservations

**Application For Rezoning To PUD****Planning and Development Department Info****Ordinance #** 2021-0342 **Staff Sign-Off/Date** ELA / 06/08/2021**Filing Date** 06/09/2021 **Number of Signs to Post** 8**Hearing Dates:****1st City Council** 07/27/2021 **Planning Commission** 07/22/2021**Land Use & Zoning** 08/03/2021 **2nd City Council** N/A**Neighborhood Association** M & M DAIRY INC, THE EDEN GROUP INC.**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 3524**Application Status** FILED COMPLETE**Date Started** 05/04/2021**Date Submitted** 05/04/2021**General Information On Applicant**

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

**Company Name**  
LAW OFFICE OF PAUL M. HARDEN**Mailing Address**  
1431 RIVERPLACE BLVD, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043965731		PAUL_HARDEN@BELLSOUTH.NET

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

Last Name	First Name	Middle Name
JIMENEZ	TOMAS	A

**Company/Trust Name**  
STARRATT CROSSING, LLC**Mailing Address**  
1930 SAN MARCO BLVD., SUITE 204

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email

**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 106936 7000	7	6	CCG-1	PUD
Map 106936 7000	7	6	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 #**

5492

**Total Land Area (Nearest 1/100th of an Acre)** 7.80**Development Number****Proposed PUD Name** AIRPORT CENTER APARTMENTS PUD**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property****General Location**

SWQ STARRATT RD &amp; AIRPORT CENTER DR E

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

**Between Streets**

AIRPORT CENTER DR E and NEW BERLIN 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**  
7.80 Acres @ \$10.00 /acre: \$80.00
- 3) Plus Notification Costs Per Addressee**  
32 Notifications @ \$7.00 /each: \$224.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,573.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**RLD100A**

**PUD**

**PUD**

SD DR

**PUD**

CAPITOL PKWY

AIRPORT CENTER DR E

**PUD**

**PUD**

**CCG-1**

**RR-Acre**

**RLD-120**

**PUD**

**PUD**

MEGAN JEAN CT

**CO**

STARR RD

**PUD**

NEW BRUNN RD

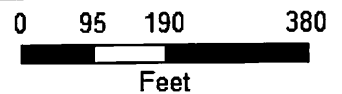
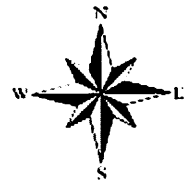
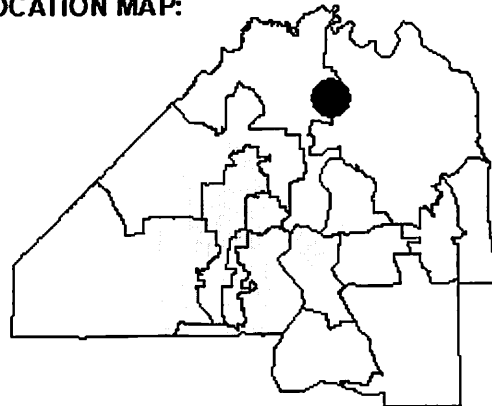
RICHEFIELD BLVD

**REQUEST SOUGHT:**

**FROM: CCG-1 & RR-ACRE**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**T-2021-3524**

**EXHIBIT 2  
PAGE 1 OF 1**

October 23, 2020

## Legal Description

A PART OF SECTION B OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE NORTH 01°05' WEST ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 1286.16 FEET TO AN IRON PIPE IN THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRATT ROAD OF THE POINT OF BEGINNING:

THENCE CONTINUE NORTH 01°05' WEST, A DISTANCE OF 1307.84 FEET TO AN IRON PIPE; THENCE SOUTH 75°12' EAST, A DISTANCE OF 1030.06 FEET TO AN IRON PIPE IN THE RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 31°54' WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 283.76 FEET TO AN IRON PIPE AT THE POINT OF CURVATURE OF A CURVE IN SAID RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1215.52 FEET, AN ARC DISTANCE OF 307.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 47°09' WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 857.66 FEET TO THE POINT OF BEGINNING.

EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 3857, PAGES 238 AND 239.

THE ABOVE DESCRIBED LANDS ALSO BEING DESCRIBED AS FOLLOWS:

A PART OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE NORTH 00°27'49" WEST ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 1288.18 FEET TO AN IRON PIPE IN THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRATT ROAD FOR THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00°27'49" WEST, A DISTANCE OF 1307.26 FEET TO AN IRON PIPE; THENCE SOUTH 74°31'12" EAST, A DISTANCE OF 1029.55 FEET TO AN IRON PIPE IN THE RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY); THENCE SOUTH 33°17'13" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 267.81 FEET TO AN IRON PIPE AT THE POINT OF CURVATURE OF A CURVE IN SAID RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 1215.52 FEET, AN ARC DISTANCE OF 307.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 47°47'31" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 858.15 FEET TO POINT OF BEGINNING.

EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 3857, PAGES 238 AND 239.

LESS AND EXCEPT FROM PARCELS A AND B THE FOLLOWING:  
BOOK 10979 PAGE 1790 AS RERECORDED IN BOOK 11357 PAGE 136  
BOOK 13990 PAGE 2253  
ANY PART IN ROAD RIGHT OF WAY

# Exhibit D

## WRITTEN DESCRIPTION

### AIRPORT CENTER APARTMENTS PUD RE# 106936-7000

April 29, 2021

#### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 7.80 acres of property from CCG-1 and RR-Acre to PUD. The parcel is located in the southwest quadrant of Starratt Road and Airport Center Drive East.

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/LDR. The property is currently vacant. Surrounding uses include: LDR/PUD to the north across Airport Center Drive East (single family); CGC/LDR to the east and south (vacant/single family townhomes); and LDR/RLD-120 to the west (single family). The site will be developed as a medium density multi-family apartment use (as per the attached site plan). The use is allowable in the Medium Density Residential category upon approval of the FLUM Amendment.

**Project Name:** Airport Center Apartments PUD

**Project Architect/Planner:** North Florida Engineering Services, Inc.

**Project Engineer:** North Florida Engineering Services, Inc.

**Project Developer:** Starratt Crossing, LLC

#### II. QUANTITATIVE DATA

**Total Acreage:** 7.80 acres

**Total Acreage of multi-family:** 7.80 acres

**Total number of dwelling units:** not to exceed 200

**Total amount of recreation area:** 36,075 s.f

**Total amount of open space:** 0.90 acres

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

**Total amount of land coverage of all residential buildings and structures:** 1.41 acres

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

Single phase construction

**III. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Multiple-family dwellings
2. 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**

**A. Lot Requirements:**

- (1) *Minimum lot area:* 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 25 units per acre
- (2) *Maximum lot coverage:* 50 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 20 feet
- (5) *Minimum rear yard:* 20 feet
- (6) *Maximum height of structures:* 60 feet

**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 the ratio shall be 1.3 parking spaces per unit.
- (2) *Vehicular Access.*

Vehicular access to the Property 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.

(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 signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

**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.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and 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.

**VI. 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.

## **VII. STATEMENTS**

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

The proposed PUD differs from the usual application of the Zoning Code, in that it allows an interim intensity between the MDR and HDR categories. Additionally, the PUD allows for a lower number of parking units, but still adequate to service the facility. Finally, the PUD allows for a slight increase in height of building.

### **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.

## **VIII. 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, as the use is allowable in the land use category.

- A. The use provides a mix of residential uses needed in the area.
- B. The use is compatible with surrounding land uses and provides for a much less intense use than the commercial general use allowed currently on the site.
- C. Allows for alternate use to meet market demand for housing.





**EXHIBIT F**

**PUD Name: Airport Center Apartments PUD**

**Land Use Table**

---

Total gross acreage	7.80 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	7.80 acres	
Total number of dwelling units	Up to 200	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	36,075 sf	
Passive open space	0.90	
Public and private right-of-way		
Maximum coverage of buildings and structures	1.41 acres	18%

# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE: 106936-7000

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

  
Starratt Crossing, LLC

By: \_\_\_\_\_

Tomas A. Jimenez

Its: \_\_\_\_\_

Managing Member

**EXHIBIT A**

**Property Ownership Affidavit – Limited Liability Company (LLC)**

Date: 1/22/2020

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 0 Starratt Road RE#(s): 106936-7000

To Whom it May Concern:

I, Tomas A. Jimenez, as Managing Member of Starratt Crossing, LLC, a Limited Liability Company organized under the laws of the state of Florida, hereby certify that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s) for FLUM & Rezoning submitted to the Jacksonville Planning and Development Department.

(signature) [Handwritten Signature]

(print name) Tomas A. Jimenez

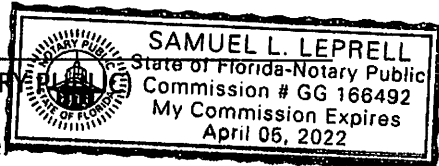
Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 30th day of June 2020, by Tomas A. Jimenez, as Managing Member of Starratt Crossing, LLC, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

[Handwritten Signature]  
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)



State of Florida at Large  
My commission expires: \_\_\_\_\_

**Detail by Entity Name**

Florida Limited Liability Company  
STARRATT CROSSING, LLC

**Filing Information**

**Document Number** L02000015481  
**FEI/EIN Number** 61-1417727  
**Date Filed** 06/20/2002  
**State** FL  
**Status** ACTIVE  
**Last Event** REINSTATEMENT  
**Event Date Filed** 10/05/2016

**Principal Address**

1930 San Marco Blvd.  
Suite 204  
Jacksonville, FL 32207

Changed: 10/05/2016

**Mailing Address**

1930 San Marco Blvd.  
Suite 204  
Jacksonville, FL 32207

Changed: 10/05/2016

**Registered Agent Name & Address**

LePrell, Samuel L.  
1930 San Marco Blvd.  
Suite 201  
Jacksonville, FL 32207

Name Changed: 10/05/2016

Address Changed: 10/05/2016

**Authorized Person(s) Detail****Name & Address****Title Manager**

Jimenez, Tomas A.  
1930 San Marco Blvd.  
Suite 204  
Jacksonville, FL 32207

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2016	10/05/2016
2017	01/12/2017
2018	01/10/2018

**EXHIBIT B**

**Agent Authorization – Limited Liability Company (LLC)**

Date: 1/22/2020

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Suite 300,  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 0 Starratt Rd RE#(s): 106936-7000

To Whom It May Concern:

You are hereby advised that Tomas A. Jimenez, as Managing Member of Starratt Crossing, LLC, a Limited Liability Company organized under the laws of the state of \_\_\_\_\_, hereby certify that said LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Paul Harden and/or Alex Harden to act as agent to file application(s) for FLUM & Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

(signature) \_\_\_\_\_

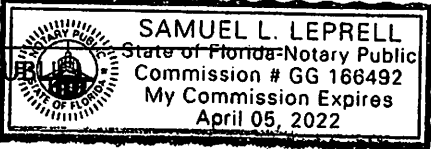
(print name) Tomas A. Jimenez

**STATE OF FLORIDA  
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 30th day of June 2020, by Tomas A. Jimenez, as Managing Member of Starratt Crossing, LLC, a Limited Liability Company, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

\_\_\_\_\_  
(Signature of NOTARY PUBLIC)

\_\_\_\_\_  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: \_\_\_\_\_

**RETURN TO GRANTEE**

223405

(3)

**TRUSTEE'S DEED**  
5th

THIS TRUSTEE'S DEED made this 4th day of October, 2002, by GRADY CHARLES PARKER and BYRON BROWARD PARKER, Trustees under PARKER FAMILY TRUST NUMBER 1, an Irrevocable Inter Vivos Trust dated July 13, 1994, whose post office address is 6000 San Jose Blvd., Suite 4B, Jacksonville, Florida 32217, hereinafter called Grantors to STARRATT CROSSING, L.L.C., an Florida limited liability company, whose post office address is 14000 Rockland Road, Libertyville, Illinois 60048, hereinafter called Grantee. (Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations:

**WITNESSETH:** That Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Duval County, Florida described as follows:

See Exhibit "A" attached hereto

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) or any members of the household of the Grantor(s) reside thereon.

The Trustees (and any Successor Trustees) are granted full power and authority to protect, conserve, sell, lease, encumber and otherwise manage and dispose of the real estate herein conveyed, or any part of it.

**SUBJECT TO** covenants, restrictions, easements of record and taxes for the current year.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2001.

**IN WITNESS WHEREOF,** the said Grantors have set their hands and seals the day and year first above written.

Signed, sealed and delivered  
in our presence:

**PARKER FAMILY TRUST NUMBER 1**

[Signature]  
Print Name: SCOTT R. BOATRIGHT  
[Signature]  
Print Name: Laura Stodemic

[Signature]  
GRADY CHARLES PARKER, as Trustee aforesaid  
[Signature]  
BYRON BROWARD PARKER, as Trustee aforesaid

STATE OF FLORIDA  
COUNTY OF DUVAL

5th 4B

The foregoing instrument was acknowledged before me this 4th day of October, 2002, by Grady Charles Parker and Byron Broward Parker, as Trustees aforesaid, who have produced a Driver's License as identification or who are personally known to me.

[Signature]  
Notary Public

**Scott R. Boatright**  
My Commission DD139514  
Expires September 14, 2006

Doc# 2002297821  
Book: 10723  
Pages: 1857 - 1859  
Filed & Recorded  
10/21/2002 03:13:35 PM  
JIM FULLER  
CLERK - CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 13.00  
TRUST FUND \$ 2.00  
DEED DOC STAMP \$ 1,157.10

**RETURN TO GRANTEE**

Book 10723 . Page 1858

## EXHIBIT A

A part of Section 8 of a subdivision of the John Broward Grant in Government Section 37, Township 1 North, Range 27 East, Duval County, Florida, and being more particularly described as follows:

For a POINT OF COMMENCEMENT: begin at the Southwesterly corner of said Section 8; thence North 02°16'11" West, along the Westerly line of said Section 8, a distance of 272.38 feet to a point on the Northwesterly Right-of-Way line of NEW BERLIN ROAD (a 60 foot wide Right-of-Way, as now established), said point also being a point on a curve concave Northwesterly having a radius of 2834.86 feet; thence continuing along said Right-of-Way line and last described curve, through a central angle of 02°24'13", an arc distance of 118.93 feet, to a point on a curve concave Northwesterly, having a radius of 2834.86 feet, and being the POINT OF BEGINNING of the herein described tract; last described curve being subtended by a chord bearing and distance of North 54°57'45" East, 118.92 feet; thence, continuing along said Northwesterly Right-of-Way line the following two (2) courses and distances: Course No. 1: Thence, along and around the arc of last described curve, through a central angle of 05°15'28", an arc distance of 260.14 feet, to a point of tangency, last described curve being subtended by a chord bearing and distance of North 51°07'54" East, 260.06 feet; Course No. 2: Thence North 48°30'10" East, a distance of 833.47 feet, to a point being at the Southwesterly corner of Starratt Crossing, a proposed subdivision; thence, departing said Northwesterly Right-of-Way line, and along the boundaries of said proposed subdivision the following five (5) courses and distances:

Course No. 1: Thence North 14°57'44" West, a distance of 317.87 feet, to a point; Course No. 2: Thence North 22°16'01" West, a distance of 221.33 feet, to a point; Course No. 3: Thence North 08°36'38" East, a distance of 298.79 feet, to a point; Course No. 4: Thence North 62°40'29" East, a distance of 409.28 feet, to a point; Course No. 5: Thence South 76°26'27" East, a distance of 210.62 feet; Thence, North 13°39'37" East, a distance of 228.73 feet, to a point; Thence North 76°21'31" West, a distance of 456.90 feet, to a point on the Southeastery Right-of-Way line of Starratt Road (A 60' wide Right-of-Way, as now established); Thence, along last said line the following three (3) courses and distances: Course No. 1: Thence South 31°32'17" West, a distance of 287.31 feet, to a point on a curve concave Northwesterly, having a radius of 1275.52 feet; Course No. 2: Thence, along and around the arc of said curve, through a central angle of 14°39'17", an arc distance of 322.91 feet, to a point of tangency, last described curve being subtended by a chord bearing and distance of South 38°47'02" West, 322.05 feet; Course No. 3: Thence South 46°00'12" West, a distance of 777.72 feet; Thence, South 02°16'11" East, departing said Southeastery Right-of-Way line, a distance of 857.30 feet, to the point of beginning.



THE ABOVE DESCRIBED LANDS ALSO BEING DESCRIBED AS FOLLOWS:

A PART OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE NORTH 00° 27' 49" WEST ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 1288.18 FEET TO AN IRON PIPE IN THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRATT ROAD FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00° 27' 49" WEST, A DISTANCE OF 1307.26 FEET TO AN IRON PIPE, THENCE SOUTH 74° 34' 12" EAST, A DISTANCE OF 1029.53 FEET TO AN IRON PIPE IN THE RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY), THENCE SOUTH 33° 17' 13" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 267.81 FEET TO AN IRON PIPE AT THE POINT OF CURVATURE OF A CURVE IN SAID RIGHT OF WAY, THENCE SOUTHWESTERLY ALONG SAID CURVE, SAID CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1215.52 FEET, AN ARC DISTANCE OF 302.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 47° 17' 31" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 858.15 FEET TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 3857, PAGES 238 AND 239.

THE ABOVE DESCRIBED LANDS ALSO BEING DESCRIBED AS FOLLOWS:

A PART OF SECTION 8 OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN GOVERNMENT SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, THENCE NORTH 00° 27' 49" WEST ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 1288.18 FEET TO AN IRON PIPE IN THE NORTHWESTERLY RIGHT OF WAY LINE OF STARRATT ROAD FOR THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01° 05' WEST, A DISTANCE OF 1307.84 FEET TO AN IRON PIPE, THENCE SOUTH 75° 12' EAST, A DISTANCE OF 1030.06 FEET TO AN IRON PIPE IN THE RIGHT OF WAY LINE OF STARRATT ROAD (A 60 FOOT RIGHT OF WAY), THENCE SOUTH 51° 04' WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 282.76 FEET TO AN IRON PIPE AT THE POINT OF CURVATURE OF A CURVE IN SAID RIGHT OF WAY, THENCE SOUTHWESTERLY ALONG SAID CURVE, SAID CURVE BEING CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 1215.52 FEET, AN ARC DISTANCE OF 302.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 47° 09' WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 857.68 FEET TO THE POINT OF BEGINNING.

THE PROPERTY DESCRIBED IN OFFICIAL RECORDS VOLUME 3857, PAGES 238 AND 239.

EXHIBIT A

Book 10723 Page 1859



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
STARRATT CROSSING, LLC

### Filing Information

<b>Document Number</b>	L02000015481
<b>FEI/EIN Number</b>	61-1417727
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<b>Event Date Filed</b>	10/05/2016

### Principal Address

1930 San Marco Blvd.  
Suite 204  
Jacksonville, FL 32207

Changed: 10/05/2016

### Mailing Address

1930 San Marco Blvd.  
Suite 204  
Jacksonville, FL 32207

Changed: 10/05/2016

### Registered Agent Name & Address

LePrell, Samuel L.  
1930 San Marco Blvd.  
Suite 201  
Jacksonville, FL 32207

Name Changed: 10/05/2016

Address Changed: 10/05/2016

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Jimenez, Tomas A.

1930 San Marco Blvd.

1930 San Marco Blvd.  
 Suite 204  
 Jacksonville, FL 32207

### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	01/11/2019
2020	01/14/2020
2021	01/09/2021

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<a href="#">06/20/2002 -- Florida Limited Liabilites</a>	<a href="#">View image in PDF format</a>