

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

February 4, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-14 **Application for: 4th Street West Apartments PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

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

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

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated March 13, 2020
2. The original written description dated November 23, 2020
3. The original site plan dated November 17, 2020

Recommended Planning Commission Conditions to the Ordinance:

Original:

1. The subject property owner(s) will be responsible for the installation of the paved alley and the subsequent maintenance of the alley, where it abuts the subject properties.

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

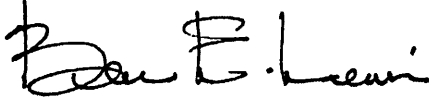
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Report
Page 2

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

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-0014 TO

PLANNED UNIT DEVELOPMENT

FEBRUARY 4, 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 2021-0014 to Planned Unit Development.

Location: 124 & 134 4th Street West

Real Estate Number(s): 070864-0000 & 070865-0000

Current Zoning District(s): Residential Medium Density-Springfield (RMD-S)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Urban Core, District 1

Applicant/Agent: Cyndy Trimmer
Driver, McAfee, Hawthorne, and Diebenow, PLLC.
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Pieria Inc.
PO Box 330046
Atlantic Beach, Florida 32233

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2021-0014 seeks to rezone approximately 0.69 acres of land from Residential Medium Density-Springfield (RMD-S) to PUD. The rezoning to PUD is being sought to develop the sites with two six-unit apartment buildings with shared parking. RMD-S does not allow for new multi-family dwellings. Minimum lot requirements for multi-family dwellings are 75 feet wide and 9,000 square feet (0.2 acres) in area.

The proposed PUD requests the development of two 6-unit apartment buildings; each building is on a 72 feet wide lot and approximately 14, 810 square feet (0.34 acres) in area lot. The shared parking lot is located at the rear of the properties and spans across the two lots. The whole development is on a total 0.69 acres.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

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

Yes. The Planning and Development Department finds that the subject property is located in the MDR 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. The 0.69 of an acre subject site is located on the south side of 4th Street West Street, which is classified as a local roadway according to the City's Functional Highway Classification Map. The site is located within the Springfield Historic District and within the Urban Priority Area.

MDR in the Urban Priority Area is intended to provide compact medium to high density mixed use development. MDR designations are preferred in locations, which serve as a transition between commercial and residential land uses. Multi-family dwellings of up to twenty units per acre is a permitted principle use in the MDR land use category. Single-family dwellings are permitted principal use when the surrounding development typology is single-family residential.

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

Future Land Use Element:

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The subject property is located in the Historic Springfield neighborhood, which is just north of the Downtown area of The City. This neighborhood is located in the Urban Priority development area. This lot is undeveloped on a street that has a mix of single family and multi-family dwellings. The proposed use is consistent and compatible with the Springfield neighborhood design and density needs.

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.

The applicant provided a JEA Availability Letter dated December 2, 2020. The availability letter indicates that there is both water and sewer connection available to the site in the 4th Street ROW. The rezoning site is within the 500-foot and 750-foot buffer of a wellhead. The Environmental Quality Division should review the application for possible impacts; however, the applicant does not intend to drill a well on site.

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.

The proposed development is consistent with the development of the historic nature of the Springfield neighborhood. The housing stock in the area is a mix of single-family dwellings, duplex, triplex, and large multifamily complexes all within walking distance of commercial properties.

(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 plan of 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:

The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Springfield Zoning Overlay and Historic District:

The subject site is located in the Springfield Historic District and as such, development is subject to review per Chapter 307.106 for Certificates of Appropriateness (COA) for exterior alterations, additions, demolitions, and changes to the site and property. Staff from the City's Historic Preservation Section must reviewed the application for architectural appropriateness as contributing to the historic district for COA review.

Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission. The applicant is aware of this requirement and has begun the design review process with the Historic Preservation Section of the Planning and Development Department.

Historic Preservation Staff has reviewed the proposed Planned Unit Development for Ord. 2021-014 and have the following comment(s):

- The proposed use, site plan layout and general concept are in keeping with the Springfield Historic Districts design and mix of single and multifamily uses throughout the neighborhood.
- Specifically the use of residentially designed multi-family is common throughout the district.
- The layout, with rear parking and alley access is not only supported, but there are several examples of historic precedence for such a design
- Any designs for construction will require a Certificate of Appropriateness, and should be filed in advance of any building permits.

(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): MDR. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. Currently, there is nothing in the Concurrency system regarding this proposed project. The agent/owner will need to apply/submit a Mobility applicant and a CCAS/CRC application to the Concurrency & Mobility Management System Office for review/assessment/approval.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for two six-unit apartment building. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land

Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan. The site plan shows a courtyard-like area with a fountain between the apartment buildings, ample landscaping throughout the site, and the preservation of several trees.
- The use and variety of building setback lines, separations, and buffering: The proposed setbacks are consistent with the design of Springfield. It is suggested that parking be located at the rear of the property, in the overlay.
- The use and variety of building sizes and architectural styles: The subject site is located in the Springfield Historic District and as such, development is subject to review per Chapter 307.106 for Certificates of Appropriateness (COA) for exterior alterations, additions, demolitions, and changes to the site and property. Staff from the City's Historic Preservation Section must review the application for architectural appropriateness as contributing to the historic district for COA review. The Planning and Development Department and the Jacksonville Historic Preservation Commission must review vertical construction and changes to existing structures on site.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The shared parking lot is located at the rear of the property and is approximately 30 feet from the proposed buildings. The parking lot is accessed by two alleyways; one of the east and one on the west.

(5) External Compatibility

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

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The subject property is mostly surrounded by residential uses; a mix of single and multi-family dwellings. There are two office buildings to the east.
- The type, number and location of surrounding external uses: There are three multi-family dwellings, two office buildings, and several single-family dwellings adjacent to the subject properties.

- 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	MDR	RMD-S	Multi-Family Dwelling; Single-Family Dwelling
South	MDR	RMD-S	Single-Family Dwellings
East	RPI	PUD 2007-1018-E	Office
	RPI	PUD 2004-0134-E	Office
	MDR	RMD-S	Quadruplex
West	MDR	RMD-S	Multi-Family Dwelling; Single-Family Dwelling

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category. The PUD is appropriate at this location because the urban environment of the Springfield neighborhood is an eclectic mix of dwelling units, ranging from single family to quads, and commercial business within a walkable area.

- The existing residential density and intensity of use of surrounding lands: There are three multi-family dwellings, two office buildings, and several single-family dwellings adjacent to the subject properties.
- The availability and location of utility services and public facilities and services: JEA water and sewer connection are available in the City ROW.

The following was provided by DCPS:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Robinson ES #262	1	2	990	586	59%	77%
Gilbert MS #164	1	0	787	836	106%	48%
Raines HS #165	1	1	1,817	1,483	82%	82%

- The amount and size of open spaces, plazas, common areas and recreation areas: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan. The site plan shows a courtyard-like area with a fountain between the apartment buildings, ample landscaping throughout the site, and the preservation of several trees.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is one block from Main Street. There are several bus routes that travel down Main Street. There are also wide sidewalks along the road for safe pedestrian traffic.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area according to the *2030 Comprehensive Plan*.

(8) Impact on wetlands

There are no wetlands on this property.

(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 the Springfield Overlay requirements of the Zoning Code.

The following is information shared from Traffic Engineering:

Abutting property owners hold the underlying interest in fee title and accordingly, are responsible for any maintenance, lighting or mowing performed within these alleys. The city maintenance related to the alleys is limited to only the associated portions of the alley's that lie within the intersecting road R/W's. Issues such as overgrowth, potholes, fences and other issues located within the alleys are the responsibility of the abutting owners and are not enforced by the Dept. of Public Works.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the *2030 Comprehensive Plan* and consistent with standards in the Springfield Overlay.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 26, 2021, 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 **2021-0014** be **APPROVED** with the following exhibits:

1. The original legal description dated March 13, 2020
2. The original written description dated November 23, 2020
3. The original site plan dated November 17, 2020

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0014** be **APPROVED** subject to the following condition, which may only be changed through a rezoning:

1. The subject property owner(s) will be responsible for the installation of the paved alley and the subsequent maintenance of the alley, where it abuts the subject properties.



Subject Properties

*Source: COJ, Planning & Development Department
Date: 1/26/2021*



Properties to the North, facing west

*Source: COJ, Planning & Development Department
Date: 1/26/2021*



Properties to the North, facing east

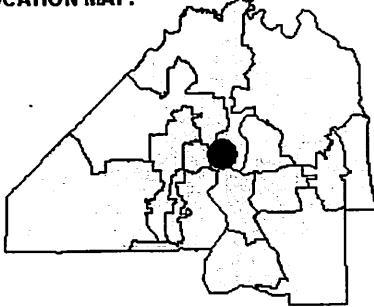
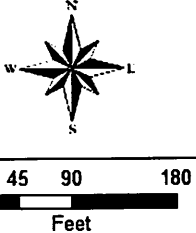
*Source: COJ, Planning & Development Department
Date: 1/26/2021*



Property to the west: Office building

*Source: COJ, Planning & Development Department
Date: 1/26/2021*



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-S</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0014</p>	<p>TRACKING NUMBER</p> <p>T-2020-3262</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



Planning and Development Department

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

MEMORANDUM

TO: Connie Quinto, City Planner II, Current Planning Division
FROM: Christian Popoli, City Planner Supervisor
Community Planning Division / Historic Preservation Section
RE: Ord. 2021-014
DATE: January 21, 2021.

Mrs. Quinto

Historic Preservation staff has reviewed the proposed Planned Unit Development for Ord. 2021-014 and have the following comment(s):

- The proposed use, site plan layout and general concept are in keeping with the Springfield Historic Districts design and mix of single and multifamily uses thought the neighborhood.
- Specifically the use of residentially designed quads is common throughout the district.
- The layout, with rear parking and alley access is not only supported, but there are several examples of historic precedence for such a design
- Any designs for construction will require a Certificate of Appropriateness, and should be filed in advance of any building permits.

Should you have any questions, please do not hesitate to contact me.

Christian Popoli,
City Planner Supervisor



21 West Church Street
Jacksonville, Florida 32202-3139

January 15, 2021

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
West 4th Apartments PUD
ORD 2021-0014

PUD application for a residential development. JEA Availability Letter 2020-4002 was issued on 12/02/2020 for 3,000 gpd. 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 For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0014 Staff Sign-Off/Date CMQ / 12/08/2020
 Filing Date 01/12/2021 Number of Signs to Post 1
 Hearing Dates:
 1st City Council 02/09/2021 Planning Commission 02/04/2021
 Land Use & Zoning 02/17/2021 2nd City Council N/A
 Neighborhood Association SPAR, PRES SOS, SF AREA MERCHANTS, SF CIVIC ASSOC, SF
 IMPROVEMENT ASSOC, SUSTAINABLE SF
 Neighborhood Action Plan/Corridor Study SF NEIGHBORHOOD LUZ PLAN 77

Application Info

Tracking # 3262 Application Status PENDING
 Date Started 11/23/2020 Date Submitted 11/23/2020

General Information On Applicant

Last Name TRIMMER First Name CYNDY Middle Name
 Company Name DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
 Mailing Address 1 INDEPENDENT DRIVE, SUITE 1200
 City JACKSONVILLE State FL Zip Code 32202
 Phone 9048070185 Fax 904 Email CKT@DRIVERMCAFFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name N/A First Name N/A Middle Name
 Company/Trust Name PIERIA
 Mailing Address PO BOX 330046
 City ATLANTIC BEACH State FL Zip Code 32233
 Phone 9043011269 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 070864 0000	7	1	RMD-S	PUD
Map 070865 0000	7	1	RMD-S	PUD

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

Existing Land Use Category MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.69

Development Number

Proposed PUD Name WEST 4TH APARTMENTS PUD

Justification For Rezoning Application

APPLICANT SEEKS TO REZONE THE PROPERTY TO PERMIT THE DEVELOPMENT OF TWO SIX-UNIT APARTMENT BUILDINGS.

Location Of Property

General Location NEAR THE SOUTHEAST CORNER OF 4TH ST WEST AND SILVER ST

House #	Street Name, Type and Direction	Zip Code
134	4TH ST W	32206
Between Streets		
SILVER ST	and LAURA ST N	

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
0.69 Acres @ \$10.00 /acre: \$10.00

3) Plus Notification Costs Per Addressee
85 Notifications @ \$7.00 /each: \$595.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,874.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

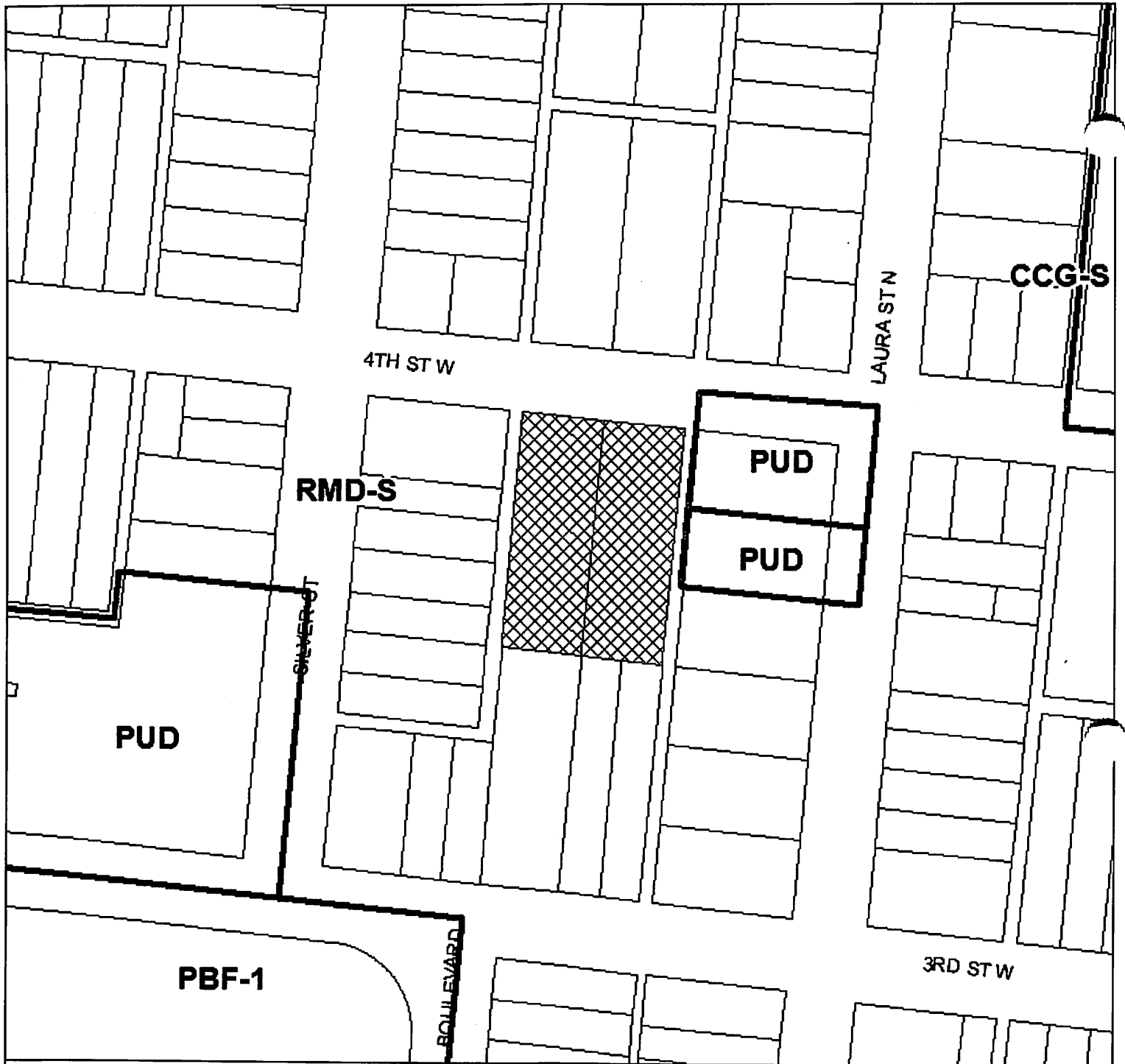
March 13, 2020

PARCEL 1: (RE # 070864-0000)

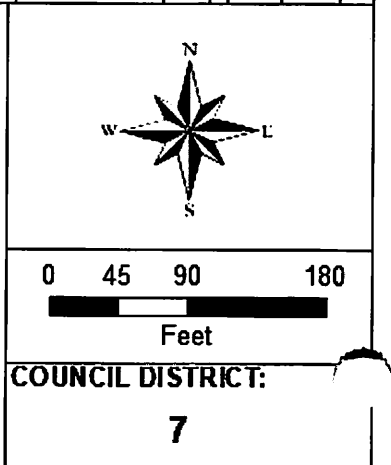
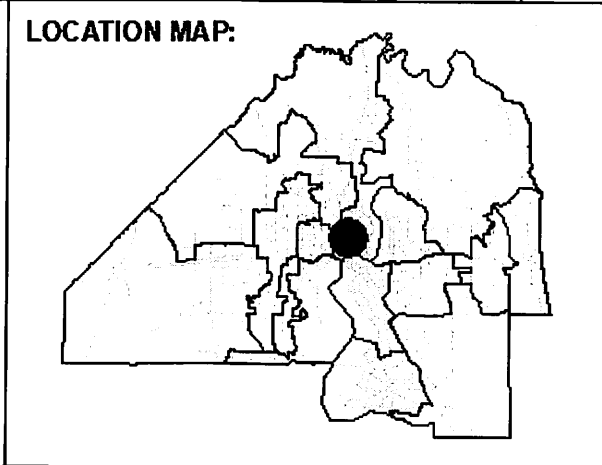
Lot 7, Block 10, SPRINGFIELD, according to plat thereof recorded in Plat Book 2, page 5, of the current public records of Duval County, Florida, together with the North 6 feet of closed alley lying South of caption, closed by Ordinance #CC-273.

PARCEL 2: (RE # 070865-0000)

Lot 8, Block 10, SPRINGFIELD, according to the plat thereof as recorded in Plat Book 2, page 5, of the current public records of Duval County, Florida, together with the North 6 feet of closed alley lying South of caption, closed by Ordinance #CC-273.



REQUEST SOUGHT:
FROM: RMD-S
TO: PUD



TRACKING NUMBER
T-2020-3262

EXHIBIT 2
PAGE 1 OF 1

PUD WRITTEN DESCRIPTION

WEST 4TH APARTMENTS PUD

November 23, 2020

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.68 acres of property in the Springfield area from RMD-S to PUD to facilitate development of two six-unit apartment buildings on the properties located at 124 and 134 West 4th Street (RE#'s 070865-0000 and 070864-0000) as more particularly described in Exhibit 1 (collectively, the "Property") and conceptually depicted in the Site Plan filed herewith.

The proposed development is consistent with the small-scale multifamily residences traditionally built in the area. The development will compliment such surrounding uses and will be designed by an architect that is familiar with the Historic Springfield neighborhood to be compatible with buildings typically found in the area.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	MDR	RMD-S	Single family homes
East	RPI	PUD	Office, Multifamily (4-plex)
South	MDR	RMD-S	Single family residential, multi-family residential
West	MDR	RMD-S	Multifamily (8-plex), single family residential

- B. Project name: West 4th Apartments.
- C. Project engineer: Almond Engineering, P.A.
- D. Project developer: Pieria, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
- F. Current land use designation: MDR.
- G. Current zoning district: RMD-S.
- H. Requested land use designation: MDR.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 070864-0000 and 070865-0000.

II. QUANTITATIVE DATA

- A. Total acreage: 0.69 acres.
- B. Total number of dwelling units: 12 units.

C. Total amount of land coverage of all buildings and structures: 0.18 acres.

III. STATEMENTS

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

The proposed PUD:

1. Permits multiple-family dwellings.
 2. Omits references to original use and legal non-conforming uses pursuant to Ord. 2000-302-E, § 1 and Ord. 2007-1046-E, §§ 1, 2 because the Property is currently undeveloped.
 3. Omits uses such as churches for which the Property does not meet the minimum lot size.
 4. Decreases the minimum lot width to seventy (70) feet.
- 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.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

A. Permitted uses:

1. Single-family dwellings.
2. Multiple-family dwellings.
3. New two-family dwellings meeting the performance standards and development criteria set forth in this Section.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
5. Housing for the elderly meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
6. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
7. Foster care homes.
8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
9. 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 of the Zoning Code.

10. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permitted accessory uses and structures:

1. Interior apartments in connection with single-family, owner-occupied properties, meeting the Springfield performance standards and development criteria set forth in Section 656.369.
2. Free-standing garages.
3. One free-standing garage apartment in connection with single-family, owner-occupied properties, meeting the Springfield performance standards and development criteria set forth in Section 656.369.
4. Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656.369.
5. Pay phones meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
6. Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in 656.369.1.
7. Vending machines meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.

C. Permissible uses by exception:

1. Nursing homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
2. Private clubs.
3. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
4. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
5. Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656.369.
6. Group care homes, meeting the performance standards and development criteria set forth in Part 4, if applicable.

- D. Prohibited uses.** New rooming houses are not allowed in the district and existing rooming houses must conform to the standards set forth in Section 656.369(f).

V. DESIGN GUIDELINES

A. Minimum lot requirements:

1. **Single-family dwellings:**
 - a. Lot width – 25 feet.
 - b. Lot area – 2,500 square feet.
2. **All other uses:**
 - a. Lot width – 70 feet.
 - b. Lot area – 9,000 square feet.

B. Minimum building size for new two-family dwellings: 2,250 square feet.

C. Maximum lot coverage: Fifty (50) percent. Impervious surface ratio as required by Section 654.129.

D. Minimum yard requirements:

1. **Front setback: 10-foot minimum and 15-foot maximum or generally compatible with surrounding contributing structures (within 25 percent of average required front yard of adjacent contributing structures).**
2. **Side setback: 14 percent of lot width, rounded off to the nearest whole number divided equally per side.**
3. **Rear setback: 10 feet.**
4. **Garages and garage apartments shall be located within 50 feet of the rear property line, subject further to the following:**
 - a. **In the case of a through-lot abutting an alleyway, the alleyway shall be deemed to be the rear property line of the parcel.**
 - b. **In any other instance, the garage or garage apartment shall not be located forward of the front plane of the primary structure on the property.**

E. Maximum height of structures:

1. **Principal structure – 45 feet.**
2. **Accessory structures shall be no higher than principal structures.**

F. Ingress, egress and circulation:

1. **Parking requirements: Consistent with the RMD-S zoning district, no minimum parking is required and no maximum parking restrictions shall apply.**
2. **Vehicular access: Vehicular access to the Property shall be by way of existing alleys to the east and west of the Property substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.**

- 3. Pedestrian access: Sidewalks have been established along West 4th Street.
- G. Signs: As permitted in Part 13 of the Zoning Code.
- H. Landscaping: As required by Part 12 of the Zoning Code.
- I. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- J. Recreation and open space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- K. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- L. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- M. Stormwater retention: Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District (SJRWMD). Stormwater retention areas may be located on or offsite and may be shared. Underground detention vaults may be utilized.

VI. 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. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

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

- 1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

2. Policy 1.1.5 of the Future Land Use Element of the 2030 Comprehensive Plan - 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.
3. Policy 1.1.7 of the Future Land Use Element of the 2030 Comprehensive Plan - Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.
4. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
5. Policy 1.1.9 of the Future Land Use Element of the 2030 Comprehensive Plan - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
6. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan - Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
7. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan - Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
8. Policy 1.1.22 of the Future Land Use Element of the 2030 Comprehensive Plan - 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.
9. Policy 1.1.25 of the Future Land Use Element of the 2030 Comprehensive Plan - The City will encourage the use of such smart growth practices as:

- a. Interconnectivity of transportation modes and recreation and open space areas;
 - b. A range of densities and types of residential developments;
 - c. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - d. Use of the Development Areas;
 - e. Revitalization of older areas and the downtown, and
 - f. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.
10. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
 11. Policy 1.2.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that projected growth in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area will be provided with sufficient system capacity to obtain centralized wastewater and potable water, through implementation of the Capital Improvements Element, which shall be updated annually and shall be coordinated with the growth projections for the City.
 12. Policy 1.2.9 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
 13. Goal 2 of the Future Land Use Element of the 2030 Comprehensive Plan – To enhance and preserve for future generations geographic areas with unique economic, social, historic or natural resource significance to the City.
 14. Policy 2.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Require the adaptive reuse of historic landmarks instead of demolition where physically, structurally, and economically feasible. Maintain a high quality of design for infill and new development within historic districts in order to preserve sites that are not designated in accordance with the provisions established in the Historic Preservation Element.
 15. Policy 2.2.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Encourage the redevelopment and revitalization of run-down and/or under-utilized

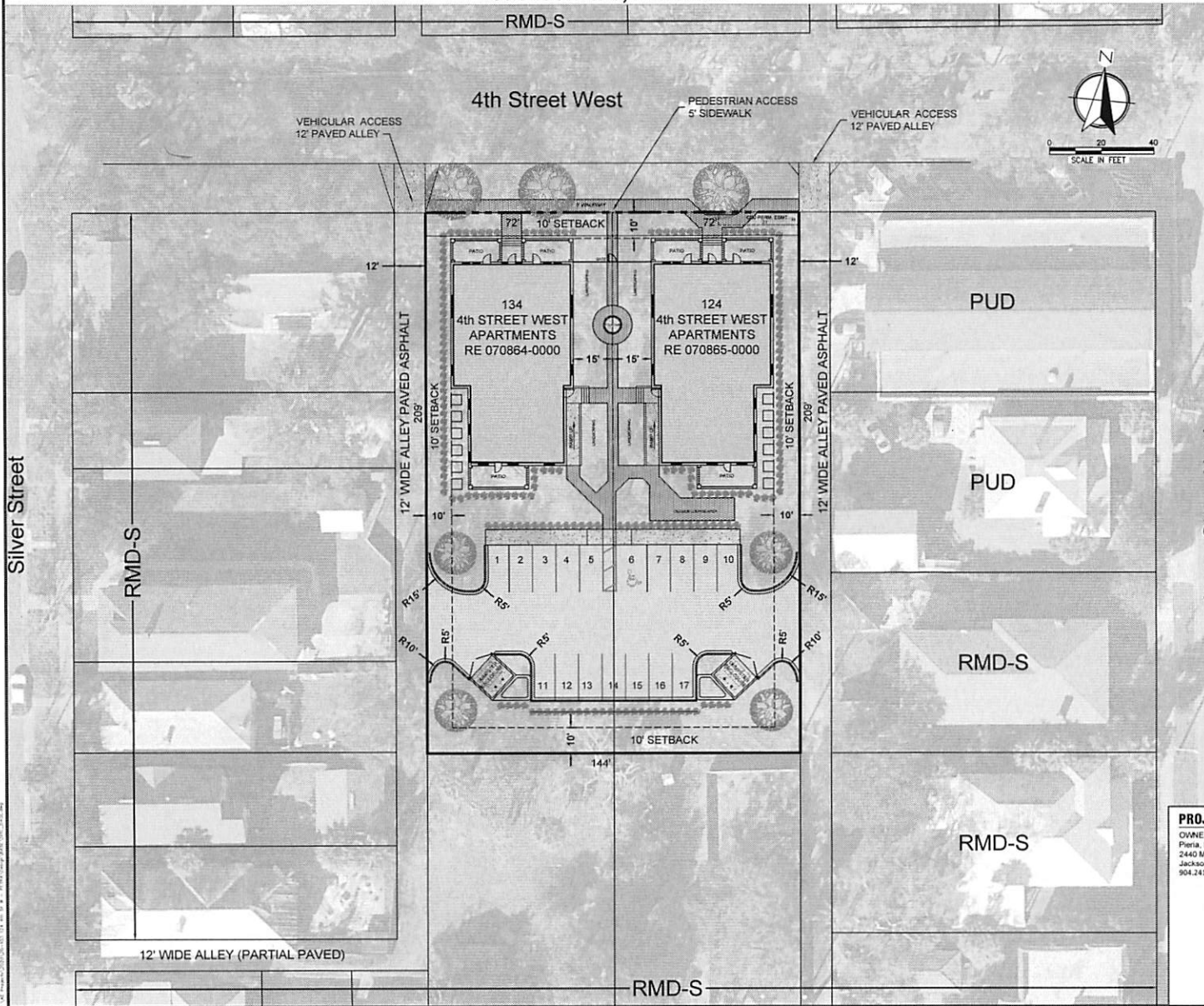
commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

16. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
17. Objective 3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
18. Policy 3.1.6 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
19. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

124 & 134 4th Street West Apartments

Jacksonville, FL 32206

RMD-S



VICINITY MAP

Date		Revision	

AE JOB NO.: 20-103
 DESIGN: W.J.B.
 DRAWN: J.G.K.
 CHECKED: W.J.B.
 PLOT DATE: 11-17-2020

SITE DATA SUMMARY

Total Site Area: 0.69 ac
 Wetland Area: 0.00 ac
 Required Buffer Area: n/a
 Upland Area: 0.69 ac
 Total Lot Count: 2
 Exist / Proposed Zoning: RMD-S / PUD
 Exist / Proposed Land Use: MDR / MDR
 Section, Township, Range: 37, 2-South, 26-East
 Map Panel: 6412
 Planning District: 7
 Council District: 1
 Census Tract: FL 031001100

COJ Zoning Requirements
 Lot Width: 144'
 Lot Depth: 209'
 Lot Area: 30,096 sf
 Max Lot Coverage: 7,978.6 sf

Minimum Yard Requirements
 Front Setback: 10'
 Side Setback: 10'
 Rear Setback: 10'
 Max Structure Height: 45'

Parking Requirements for Multiple-Family Dwelling
 Per RMD-S no min. or max - Parking provided 17

PUD EXHIBIT

124 & 134 4th Street West
 Apartments
 PUD

GENERAL PROJECT INFORMATION

General	
City Development Number	in progress
Concurrency Application Number	in progress
Property Appraiser Number (RE #)	070865-0000 & 070864-0000
Exist / Proposed Zoning	RMD-S / PUD
PUD Ordinance Number	in progress
FIRM - Community - Panel	12031-C0358J
Flood Zones (Show in Plans)	Zone X
Base Flood Elevation	n/a
Vertical Datum Used for Project	NAVD 88
JEA Availability Number	in progress
SURVMD Permit Number	in progress
Subdivision	N/A
POD Number	Private
City or Private Inspection	Public
Public or Private Roads	in progress
Subdivision ("111") Disk Provided?	
Non-Subdivision	N/A
North American Industry Classification System (NAICS)	531110
Impervious Area (Sq. Ft.)	16,493 sqf

PROJECT CONTACTS

OWNER / DEVELOPER Pierla, Inc. 2440 Mayport Road #7 Jacksonville, Florida 32233 904.241.1151	CIVIL ENGINEER Almond Engineering, P.A. 6277 Dupont Station Court East, Suite 1 Jacksonville, Florida 32217 904.306.0162 attn: William J Byers, P.E. wbyers@almondengineering.com attn: Hilary L Almond, P.E. halmond@almondengineering.com	SURVEYOR XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX XXXXXX
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ALMOND ENGINEERING
 CONSULTING CIVIL ENGINEERS
 6277 DUPONT STATION COURT EAST, SUITE 1
 JACKSONVILLE, FL 32217
 (904) 306-0162 - PHONE

PUD EXHIBIT

NOT FOR CONSTRUCTION, NOT FOR BIDDING - FOR REGULATORY REVIEW ONLY. - 11/17/2020