

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 4, 2022

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

RE: Planning Commission Advisory Report
Ordinance No.: 2022-437 **Application for: Old Kings Trail PUD**

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

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

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

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 4, 2022.
2. The revised written description dated July 8, 2022.
3. The revised site plan dated May 5, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The development shall be subject to the Transportation Planning division memorandum dated July 11, 2022 or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

1. The development shall be subject to the Transportation Planning division memorandum dated July 11, 2022 or as otherwise approved by the Planning and Development Department.

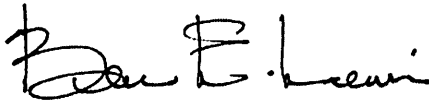
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-437 TO
PLANNED UNIT DEVELOPMENT

JULY 21, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-437 to Planned Unit Development.

Location: East side of Old Kings Road between Soutel Drive and Pickettville Road

Real Estate Number(s): 083389-0000, 083320-0000

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Applicant/Agent: Thomas Ingram, Esq.
Sodl and Ingram, PLLC
233 Bay Street East, Suite 1113
Jacksonville Florida 32202

Owner: Jefferson B. Thompson, et. al.
13 West pinnacle Drive
Rogers Arkansas 72758

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-437 seeks to rezone approximately 14.55 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow for a maximum of 98 townhomes.

The parcel is within the King/Soutel Crossing Overlay: The application will be heard by the CRA Board on July 21, the same day as the Planning Commission meeting.

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 Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The PUD is proposing 98 townhomes on 14.5 acres with a density of 6.7 units/acre below the 7 units/acre maximum in the land use category. 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.

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

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

Future Land Use Element:

Policy 1.1.10 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.

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

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 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

(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.

(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): Low Density Residential (LDR). 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for 98 townhomes. 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 treatment of pedestrian ways: Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Although some open space/active recreation may be provided, pursuant to section 656.420(d), no active recreation space is required, as the approved development will consist of less than 100 multifamily residential units

The use of existing and proposed landscaping: Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code.

The use of topography, physical environment and other natural features: The development will preserve approximately 9 acres of wetlands and floodplains.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be from Old Kings Road. Although the parcel fronts on Pickett Drive on the east side, no access is proposed. The eastern portion of the site contains significant wetlands.

The use and variety of building groupings: The subject property will be developed with 13 buildings containing 8 units per building.

The form of ownership proposed for various uses: All common areas will be maintained by an owners' association.

(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:

- o 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	LI	IL	Undeveloped
South	PBF	PBF-1	Pickett E.S.
East	LI	IL	Trucking, trailer storage
West	LDR	RR-Acre	Single family dwellings, church
	BP	IBP	Undeveloped, warehouse

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category proposing 98 townhomes. The PUD is appropriate at this location because it will be a transition from the industrial uses to the north and the school to the south. This area has a mix of uses with single family on large lots, institutional uses, and industrial uses.

- o The availability and location of utility services and public facilities and services: JEA indicates that water and sewer mains are available along Old Kings Road. According to the Duval County School District, the development is expected to add 23 new students to Pickett Elem, Jean Ribault Middle and Jean Ribault High Schools. There appears to be sufficient capacity for the new students.
- o The amount and size of open spaces, plazas, common areas and recreation areas: Although some open space/active recreation may be provided, pursuant to section 656.420(d), no active recreation space is required, as the approved development will consist of less than

100 multifamily residential units

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: FDOT indicates that Old Kings Road has the capacity to accommodate the proposed development and no significant impacts to the road are expected.

(7) Usable open spaces plazas, recreation areas.

Although some open space/active recreation may be provided, pursuant to section 656.420(d), no active recreation space is required, as the approved development will consist of less than 100 multifamily residential units

(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 identify wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 8, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-437** be **APPROVED with the following exhibits:**

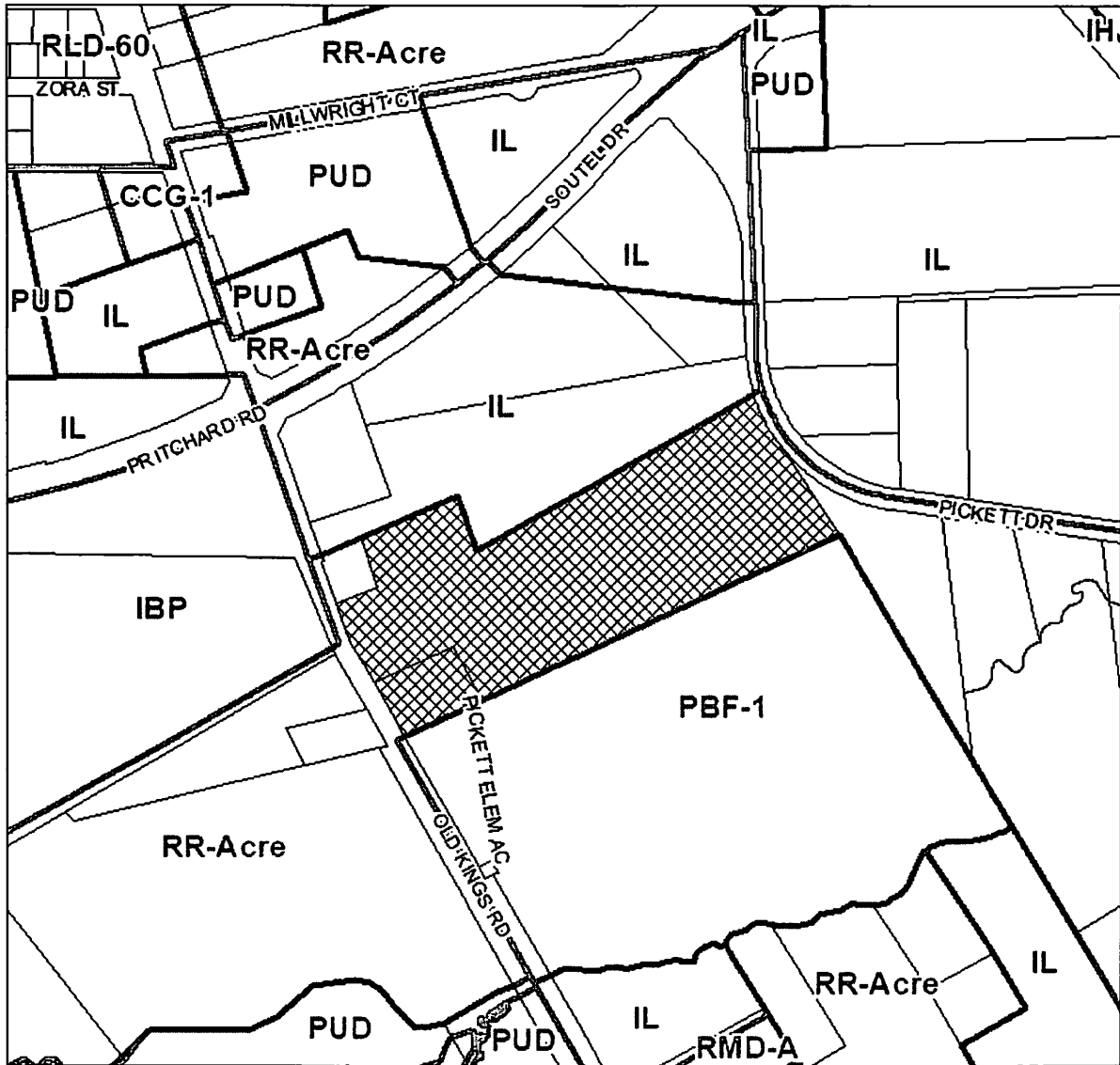
1. The original legal description dated April 4, 2022.
2. The revised written description dated July 8, 2022.
3. The revised site plan dated May 5, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-437** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The development shall be subject to the Transportation Planning division memorandum dated July 11, 2022 or as otherwise approved by the Planning and Development Department.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 160 320 640 Feet</p> <p>COUNCIL DISTRICT: 10</p>
<p>ORDINANCE NUMBER ORD-2022-0437</p>	<p>TRACKING NUMBER T-2022-4181</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



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MEMORANDUM

TO: Bill Killingsworth, Director, Planning and Development Department

FROM: Kirk Wendland, Executive Director, Office of Economic Development

SUBJECT: Ordinance 2022-0437

DATE: July 25, 2022

The KingSoutel Crossing CRA Advisory Board ("Advisory Board") met on Thursday, July 21, 2022. The Advisory Board has reviewed and opined on the Application for PUD, Ordinance 2022-0437.

The Advisory Board, by a 3-1 vote, voted to approve the application and requests that their approval be implemented throughout the regulatory review and development process.



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TRANSPORTATION REVIEW

DATE: July 11, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0437

Background Information:

The subject site is approximately 14.55 acres and is accessible from Old Kings Road, a minor arterial facility. Old Kings Road is currently operating at 53% of capacity. This segment of Old Kings Road has a maximum daily capacity of 15,600 vehicles per day (vpd) and average daily traffic of 8,268 vpd.

Per the written description, the applicant indicates a maximum of 98 multi-family units (ITE Code 220), which could produce 661 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

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

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in the supplemental memorandum provided and dated 07/11/2022.



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MEMORANDUM

DATE: July 11, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0437

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

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Chris LeDew or Lee Durban (LDurban@coj.net) of the Traffic Engineering Division do not require a traffic study, provide documentation stating so and this comment will be removed.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- There shall be no parking stalls in the city right of way.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0437 **Staff Sign-Off/Date** BEL / 05/30/2022
Filing Date 06/08/2022 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 07/26/2022 **Planning Commission** 07/21/2022
Land Use & Zoning 08/02/2022 **2nd City Council** N/A
Neighborhood Association KINLOCK CIVIC ASSOC., PICKETTville CIVIC CLUB
Neighborhood Action Plan/Corridor Study KING SOUTEL CRA, KING SOUTEL OVERLAY

Application Info

Tracking # 4181 **Application Status** PENDING
Date Started 03/23/2022 **Date Submitted** 03/23/2022

General Information On Applicant

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

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name THOMPSON **First Name** JEFFERSON **Middle Name** B
Company/Trust Name
Mailing Address 13 W. PINNACLE DR.
City ROGERS **State** AR **Zip Code** 72758
Phone 4793721029 **Fax** **Email** THO104@YAHOO.COM

Last Name THOMPSON **First Name** GUY **Middle Name** P
Company/Trust Name
Mailing Address 6716 TOMY LEE TRAIL
City TALLAHASSEE **State** FL **Zip Code** 32309
Phone **Fax** **Email**

8504455909

GUYTHOMPSON22@GMAIL.COM

Last Name DEVEREAUX **First Name** SHARON **Middle Name**

Company/Trust Name

Mailing Address
2675 HOSEA L WILLIAMS DR SE

City ATLANTA **State** GA **Zip Code** 30317

Phone 4042186010 **Fax** **Email** SGD262@HOTMAIL.COM

Last Name TAMAN **First Name** BETH **Middle Name** L

Company/Trust Name

Mailing Address
1739 WALTON LAKE COURT

City FLEMING ISLAND **State** FL **Zip Code** 32003

Phone 9044721576 **Fax** **Email** BETH.TAMAN@GMAIL.COM

Last Name THOMPSON **First Name** BRUCE **Middle Name** D

Company/Trust Name

Mailing Address
6351 OLD KINGS ROAD

City JACKSONVILLE **State** FL **Zip Code** 32254

Phone **Fax** **Email** THOMPSON@MSCDIRECT.COM

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 083389 0000	10	5	RR-ACRE	PUD
Map 083320 0000	10	5	RR-ACRE	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 14.55

Development Number

Proposed PUD Name OLD KINGS TRAIL

Justification For Rezoning Application

PLEASE SEE ATTACHED WRITTEN DESCRIPTION.

Location Of Property

General Location

6351 OLD KINGS RD

House #	Street Name, Type and Direction	Zip Code
6351	OLD KINGS RD	32254

Between Streets

PRITCHARD ROAD and GARDNER LANE

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**
14.55 Acres @ \$10.00 /acre: \$150.00
- 3) Plus Notification Costs Per Addressee**
14 Notifications @ \$7.00 /each: \$98.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,527.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

April 4, 2022

Old Kings Trail PUD

SURVEYOR'S DESCRIPTION:

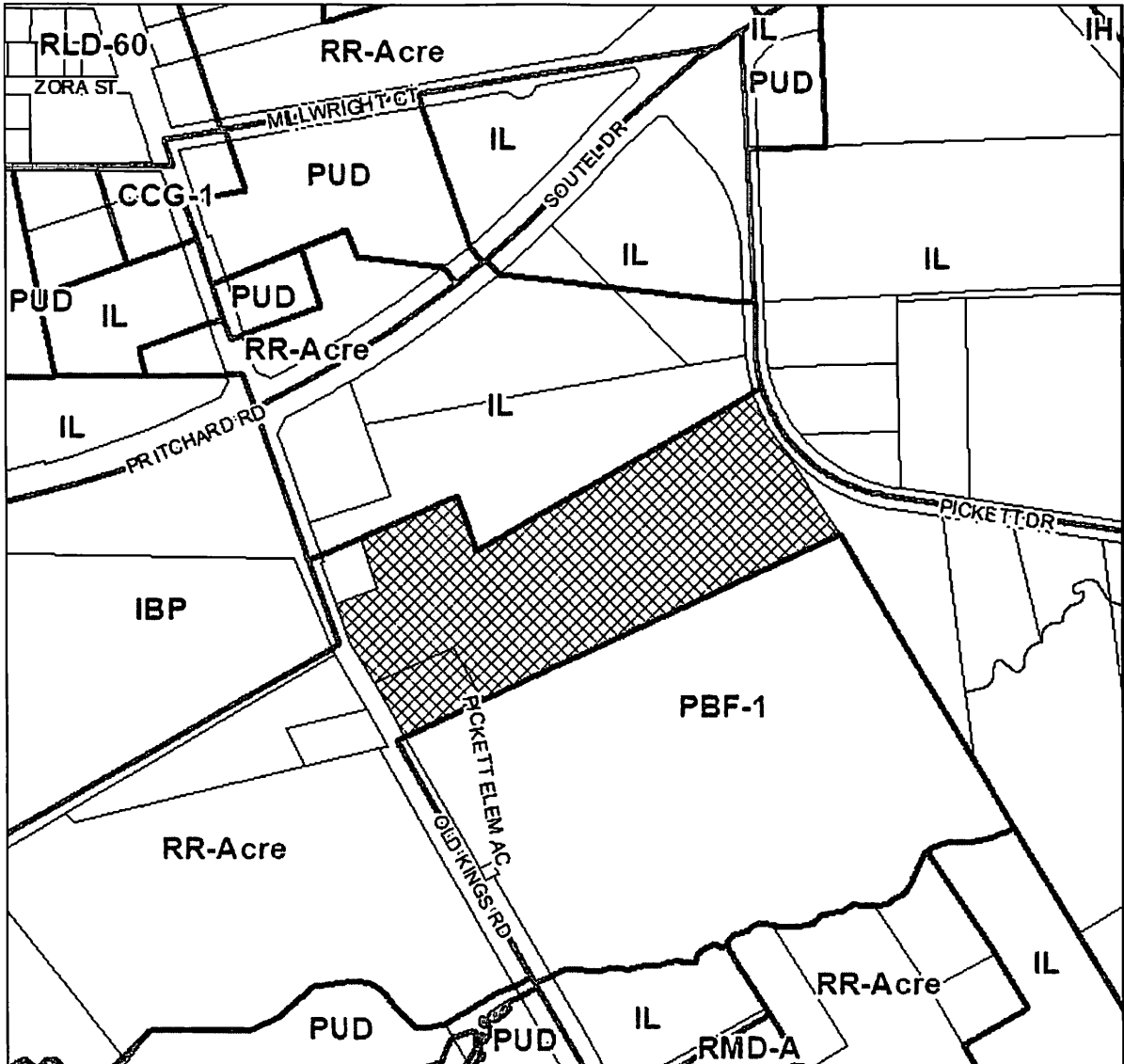
PARCEL A

A portion of Section 38 of the Seymour Pickett Donation and a portion of Section 39 of the Charles F. Sibbald Grant, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Crossroads Distribution Center, as depicted on the plat thereof, recorded in Plat Book 75, pages 15 through 24, of the current Public Records of said county, said corner lying on the Westerly right of way line of Old Kings Road, a variable width right of way as presently established; thence South $22^{\circ}37'33''$ East, along said Westerly right of way line, 153.12 feet; thence North $67^{\circ}22'27''$ East, departing said Westerly right of way line, 55.50 feet to the Southwesterly corner of those lands described and recorded in Official Records Book 18243, page 282, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence North $71^{\circ}39'53''$ East, along the Southerly line of said Official Records Book 18243, page 282, a distance of 129.08 feet to the Southeasterly corner thereof; thence North $18^{\circ}43'44''$ West, along the Easterly line of last said lands, 148.40 feet to the Northeasterly corner thereof, said corner lying on the Southerly line of Parcel 3, as described and recorded in Official Records Book 19727, page 2460, of said current Public Records; thence Easterly along said Southerly line the following 3 courses: Course 1, thence North $71^{\circ}39'53''$ East, 304.05 feet; Course 2, thence South $21^{\circ}02'37''$ East, 171.00 feet; Course 3, thence North $58^{\circ}28'23''$ East, 921.70 feet to the Northerly most corner of those lands described and recorded in Official Records Book 18882, page 1451, of said current Public Records; thence South $32^{\circ}58'41''$ East, departing said Southerly line and along the Easterly line of said Official Records Book 18882, page 1451, a distance of 495.45 feet to its intersection with the Northerly line of those lands described and recorded in Deed Book 1518, page 574, of said current Public Records; thence South $65^{\circ}49'00''$ West, departing said Easterly line and along said Northerly line, 1393.47 feet to its intersection with the Easterly right of way line of said Old Kings Road; thence North $29^{\circ}45'16''$ West, departing said Northerly line and along said Easterly right of way line, 205.27 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1869.20 feet; thence Northwesterly, continuing along said Easterly right of way line and along the arc of said curve, through a central of $07^{\circ}12'26''$, an arc length of 235.13 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $27^{\circ}08'15''$ West, 234.97 feet.

Containing 14.55 acres, more or less.

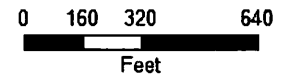
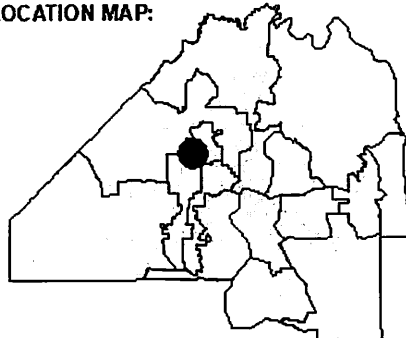


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2022-4181

EXHIBIT 2
PAGE 1 OF 1

**Old Kings Trail PUD
Written Description
April 19, 2022**

- I. PROJECT DESCRIPTION.** The Applicant proposes to rezone approximately 14.55 acres of property from RR-Acre to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit "E" (the "Site Plan"). The proposed PUD rezoning allow the development of a residential community of up to ninety eight (98) townhomes.

The subject property ("Property") is currently owned by Johnnie B. Thompson and Johnnie B. Thompson Trust, and is more particularly described in the legal description attached as Exhibit 1. The Property located on the east side of Old Kings Road, south of its intersection with Soutel Drive as shown on Exhibit "K." The Property is designated LDR on the Future Land Use Map in the City's Comprehensive Plan and has a single-family residence. The properties to the north and east are zoned Industrial Light; property to the west is zoned Industrial Business Park and RR-Acre, and the property to the south is zoned Public Building Facilities and is currently developed with the Pickett Elementary School.

A combination of fencing, buffering, or landscaping, and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

<i>CURRENT LAND USE DESIGNATION:</i>	<i>LDR</i>
<i>CURRENT ZONING DISTRICT:</i>	<i>RR-ACRE</i>
<i>REQUESTED ZONING DISTRICT:</i>	<i>PUD</i>
<i>REAL ESTATE NUMBERS:</i>	<i>083320-0000 AND 083389-0000</i>

II. USES AND RESTRICTIONS

A. Permitted uses and structures.

1. Townhomes
2. Foster care homes.
3. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
4. Family day care homes meeting the performance standards and development criteria set forth in Part 4.

5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
 6. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
 7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, community center, leasing/management offices and similar uses.
 8. Mail center.
 9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 10. Excavations, lakes and ponds, dug as part of the development's stormwater retention system, subject to the regulations of Part 9 of the Zoning Code. Such excavations, lakes and ponds may be developed prior to submittal of construction plans for the subdivision improvements (i.e. 10-set/final engineering plans).
 11. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.
- B. Density.** The maximum gross density of the PUD shall not exceed 7 units per gross acre. The PUD site plan proposes development of up to 98 dwelling units on the property.
- C. Permitted accessory uses and structures.** Accessory uses and "accessory uses and structures in a residential district" are allowed in accordance with section 656.403, Jacksonville Zoning Code (April 19, 2022).
- D. Permissible uses by exception.** None
- E. Limitations on permitted or permissible uses by exception.** N/A
- F. Lot requirements.** Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments.

1. Minimum lot requirement (Width and Area): sixteen (16) feet wide and fourteen hundred (1,400) square feet in area
2. Maximum lot coverage by buildings and structures at ground level: Seventy Percent (70%)
3. Minimum yard requirements: The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - a. Front – 20 feet to the garage face and 15 feet to other portions of the building façade.
 - b. Side – 0 (Interior)/10 (End) Feet
 - c. Rear – 10 Feet to the lot line or the top of bank of a pond, where the lot line extends into the pond. HVAC units may be placed in the required rear yard.
4. Building height: The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (April 19, 2022).

G. Impervious surface ratios. The maximum impervious surface ratio is 75%.

H. Recreation. No recreation area is required; however, the owner reserves the right to provide recreation facilities onsite, either active or passive.

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

1. Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-TNH, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification.
2. A PUD Site Plan is included with this application, showing the areas proposed for homes, stormwater ponds, access and recreation areas. A rezoning to a conventional zoning district does not require a site plan.

3. The setback requirements are streamlined and clarified. Where sidewalks abut townhome front yards, the sidewalks will be within the right-of-way.
4. The minimum lot width is larger than that normally required in RLD-TNH.

III. DESIGN GUIDELINES

A. Ingress, Egress, and Circulation.

1. Parking Requirements: A minimum of two (2) parking spaces will be provided for each unit plus one guest parking space per every three (3) units.
2. Vehicular Access: Vehicular access to the Property shall be provided via one access point from Old Kings Road. The final location of the access point is subject to the review and approval of the Development Services Division. Internal access within the Property shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.
3. Pedestrian Access: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the Code of Subdivision Regulations. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code (April 19, 2022), which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign under section 656.1312. The proposed development may include up to two (2) permanent, single-faced identity signs at the entrance of Old Kings Road, or one (1) permanent double-faced sign in the median of the entry road to the development. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height. Real estate and construction signs shall be allowed on each lot as provided for by sections 656.1306 and 656.1307.

C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (April 19, 2022). An uncomplimentary use buffer will be provided where required within this multi-family dwelling use consistent with the requirements of section 656.1216.

- D. Open Space.** At least 10 percent of the total site will be open space, which may consist of, in part, stormwater pond area.
- E. Utilities.** Electric, Water and Sanitary Sewer service will be provided by JEA.
- F. Wetlands.** The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, Army Corps of Engineers, and all applicable local, state, and federal requirements.
- G. Stormwater retention.** Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
- H. Schedule.** Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.
- I. Continued operation and maintenance.** Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owner's association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.
- J. Conformance to Zoning Overlay.** The property is within the KingSoutel Crossing Overlay District, which applies only to commercial structures and development. See § 656.399.51-53.

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

V. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of

customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. EXISTING SITE CHARACTERISTICS. The property is occupied by a single-family residence and some related structures and improvements but is otherwise undeveloped.

VII. PUD REVIEW CRITERIA

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

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

Analysis: The rezoning of the property to PUD will allow for development consistent with the companion future land use amendment for the property with residential uses in an area consisting of residential, industrial, and public uses. The site is also located within the KingSoutel Crossing Community Redevelopment Area, which is intended to jumpstart housing, retail, and commercial development in the area.

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

Analysis: The proposed zoning allows for an appropriate residential development in a growing transition area within the KingSoutel Crossing Community Redevelopment Area.

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

Analysis: The proposed use is compatible with the surrounding uses and is in the KingSoutel Crossing Community Redevelopment Area, and the site has adequate access to public roads and utilities so as to allow for efficient development and growth.

- B. Consistency with the Concurrency Management System.** The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.
- C. Allocation of residential land use.**
- D. Internal compatibility/vehicular access.** The proposed uses are compatible with each other. Vehicular access is provided via Old Kings Road.
- E. External compatibility/intensity of development.** The proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses
- F. Recreation/open space.** Recreation and open space may be provided. Such area, if developed, shall be owned and maintained by an Owners Association.
- G. Impact on wetlands.** The Property will be developed in accordance with the permit requirements of the City of Jacksonville, St. Johns River Water Management District, and all other applicable local, state, and federal agencies.
- H. Listed species regulations.** Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.
- I. Off-street parking & loading.** See the parking requirements proposed above. Parking will be provided for each home as required by Part 6 of the City of Jacksonville Zoning Code.
- J. Sidewalks, trails, and bikeways.** The project will include provisions for internal pedestrian circulation. Sidewalks will be constructed as required by the 2030 Comprehensive Plan and Code of Subdivision Regulations.



DEVELOPMENT STANDARDS

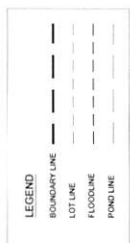
LOT AREA	1,400 SF.
LOT WIDTH	16 FEET
MIN. BUILDING HEIGHT	10 FEET
MAX. BUILDING HEIGHT	35 FEET
MINIMUM LOT SETBACKS:	
FRONT	6 FEET
REAR	20 FEET
SIDE YARD	5 FEET
FRONT YARD (TO GARAGE FACE)	5 FEET
TOTAL UNITS IN PHASE 1:	
1 - 4 UNIT BUILDING	88
1 - 8 UNIT BUILDING	88
1 - 16 UNIT BUILDING	88
REQUIRED PARKING:	
2 SPACES PER UNIT PLUS 1 SP PER 3 UNITS + 228 SPACES	
PARKING PROVIDE:	
2 SPACES PER UNIT PLUS 33 SPACES + 228 SPACES	

LAND & ZONING INFORMATION:

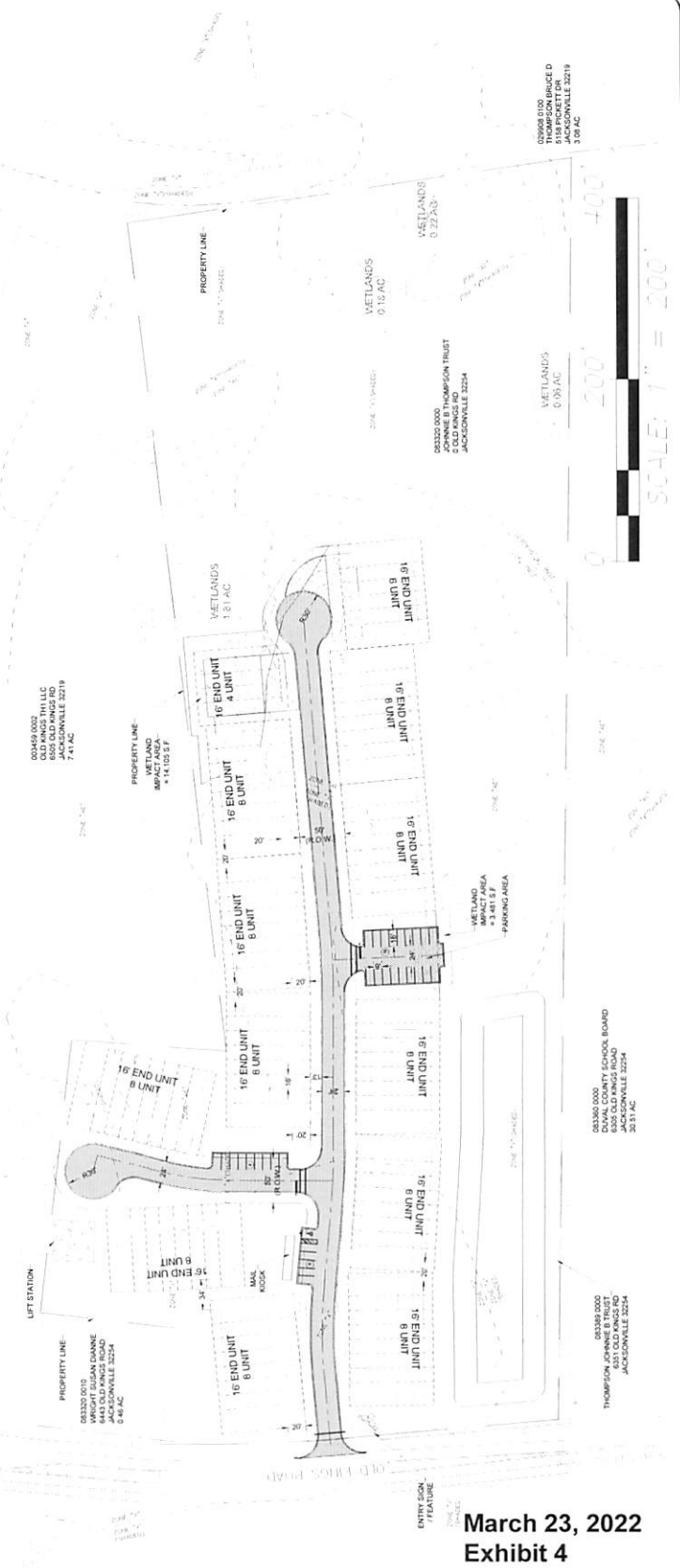
CURRENT LAND USE DESIGNATION: LDR
REQUESTED ZONING DISTRICT: RR-ACRE
REQUESTED ZONING DISTRICT: PAD
REAL ESTATE NUMBERS: 93132-0000 AND 93133-0000
FEMA DESIGNATION ZONES:
"AF" AND "X"

LAND USE TABLE

TOTAL GROSS ACREAGE	14.48 ACRES	100%
AMOUNT OF EACH DIFFERENT USE BY ACREAGE		
TOWNSHOMES	3.34 ACRES +/-	27%
TOTAL NUMBER AND TYPE OF DWELLING UNITS BY EACH TIME OF SAME		
TOWNSHOMES	98 DWELLING UNITS	9%
ACTIVE RECREATION AND/OR OPEN SPACE	N/A ACRES	0%
PASSIVE OPEN SPACE	9.1 ACRES +/-	63%
PUBLIC AND PRIVATE RIGHT-OF-WAY	1.8 ACRES +/-	10%



VICINITY MAP NTS



March 23, 2022
Exhibit 4

B:\2023\0002\230002\230002\230002\Final\Plan\Site\230002-C.dwg, April 14, 2022 11:01 AM, Adkinson Engineering, P.A.

**EXHIBIT F
LAND USE TABLE
Old Kings Trail
April 19, 2022**

Total Gross Acreage	Acres	14.55	100%
Amount of each different use by acreage:			
Townhomes		3.95 Acres +/-	27%
Total number and type of dwelling units by each time of same:			
Townhomes		98 dwelling units	
Active recreation and/or open space		N/A Acres	%
Passive open space		9.1 Acres +/-	63%
Public and private right-of-way		1.5 Acres +/-	10%
Maximum lot coverage of buildings and structures at ground level:			70%
Maximum impervious surface ratio as required by section 654.129:			75%



Availability Letter

Heather Allen

11/16/2021

Forestar

4220 Racetrack Road

Saint Johns, Florida 32259

Project Name: Old Kings Road Residential

Availability #: 2021-5330

Attn: Heather Allen

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

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

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-5330

Request Received On: 11/4/2021

Availability Response: 11/16/2021

Prepared by: Susan West

Expiration Date: 11/16/2023

Project Information

Name: Old Kings Road Residential

Address: 6351 OLD KINGS RD, JACKSONVILLE, FL 32254

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 31500

Parcel Number: 083389 0000

Location: Adjacent to Pickettville Elementary

Description: 90 townhome units

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12 inch water main along Old Kings Rd at the south corner of the site

Connection Point #2: Existing 16 inch water main at the Old Kings Rd and Pritchard Rd intersection

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 6 inch force main along Old Kings Road approx. 500 feet south of property

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Point of connection location(s) to be field verified by developer during project design. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If Subsequent steps you need you need representative from the electric or real estate team please indicate that on to take to get service: your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.