

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

October 21, 2021

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

RE: Planning Commission Advisory Report
Ordinance No.: 2021-634 **Application for: Pecan Park PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

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

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

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated January 20, 2021
2. The original written description dated September 1, 2021
3. The original site plan dated May 26, 2021

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: None

Planning Department conditions:

1. A traffic study shall be provided with the site plan review. The developer's traffic engineer shall set up a methodology meeting prior to conducting the traffic study to determine the scope of the study. The Chief of the Traffic Engineering Division, the Chief of the Transportation Planning Division, and the Traffic Reviewer for Development Services Division shall be included in the methodology meeting.
2. Sewell Road appears to be blocked at Pecan Park Road and is not maintained by the City of Jacksonville. This development shall not connect to Sewell Road. A city standard cul-de-sac shall be included at the termination of the road connecting to Sewell Road as shown in the shown on the site plan in the written description provided to me for review. There shall be a physical obstruction to

prevent access to Sewel Road from this development. The obstruction shall be outside of the proposed city right of way.

3. The entry road to Hyatt Road was not included in the site plan in the written description. This entry road shall meet the current standard cross section for Neighborhood Residential Street, Plate P-126 with a revision date of 02/21/20 or later (included as an attachment to this email). Future development accessing this road will be required to provide sidewalk on their frontage. The right of way shall be wide enough to accept the future sidewalk and a minimum of 5' wide utility strip.

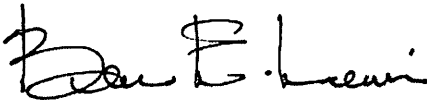
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners. The Commissioners felt the transportation conditions were determined at time of building permitting.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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 2021-0634 TO
PLANNED UNIT DEVELOPMENT

October 7, 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 **2021-0634** to Planned Unit Development.

Location: 0 Main Street

Real Estate Numbers: 108137-0000

Current Zoning District: Industrial Light (IL)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Proposed Land Use Category: Medium Density Residential (MDR)
Conservation (CSV)

Planning District: 6-North

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owners: Francine Kempner; Michael Setzer; Leonard Setzer; and
Benjamin Setzer.
8650 Old Kings Road South, Suite 12
Jacksonville, Florida 32217

Staff Recommendation: **APPROVE with CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0634** seeks to rezone approximately 92.24± acres of land from Industrial Light to PUD. The rezoning to a new PUD is being sought in order to create

a master planned Single and Multi-Family Dwelling Neighborhood. The application is seeking to allow for a maximum of 363 residential units.

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. Zoning application Ordinance 2021-634 has a companion land use application, Ordinance 2021-633/ L-5520-21A, that is changing the land use from LI to MDR and CSV in the Suburban Development Area on the subject 92.24 acre site. The site is located on the west side of Main Street, approximately 0.6 of a mile south of Pecan Park Road. The subject site is currently undeveloped with approximately 31 acres of Category III wetlands on site that are proposed for the Conservation (CSV) land use category. This section of Main Street is two lanes without sidewalks and classified as a principal arterial roadway. The area east of the site across Main Street is in the Community General Commercial (CGC) and Low Density Residential (LDR) land use categories. While the commercial areas are mostly vacant, the residential areas include single-family residential neighborhoods. Abutting the property both to the north and south are lands in the LI land use category that include some vacant land and warehouse/distributions uses. The site has access to full urban services.

The Medium Density Residential (MDR) land use category in the Suburban Area is intended to provide low to medium density mixed use development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

The Conservation (CSV) land use category includes areas with valuable environmental resources, such as wetlands. The CSV land use is proposed for approximately 30 acres of the site with Category III wetlands.

The proposed PUD site plan and written description are consistent with the required density limitations and development characteristics of the proposed MDR and CSV land use categories. According to the Site Plan, the development is outside of the area proposed for the Conservation (CSV) land use category.

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

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 (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located west of Main Street and south of Pecan Park Road. The closest connection point is located under the Main Street Right of way which is buffered between the subject property and a railway line. The project will be required to connect to the services in order to comply with Policy 1.2.9 of the Comprehensive Plan.

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.

The proposed rezoning at the subject site would allow for new single family and residential development in the general area surrounding the expanding River City Marketplace and Jacksonville International Airport. Infrastructure exists in the area, but is not directly tied to the property at this time.

Recreation and Open Space Element

Policy 2.2.2

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

As demonstrated on the attached site plan, the proposed development will provide active recreation parks and open space.

Policy 2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

In accordance with the policy mentioned herein, the residential subdivision outlined on the site plan, dated May 26, 2021, will provide active recreation/amenities at a ratio minimum of one acre per 100 residential lots.

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

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Light Industrial. There is a proposed Land Use Change to Medium Density Residential (MDR) and Conservation (CSV). If the proposed Land Use Change is approved, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a mixed dwelling type residential use development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use

Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The written description indicates that a minimum of 4.61 acres of land will be provided for public use, along with active and recreational parks, and other recreational areas. According to the site plan, active recreational uses are distributed throughout the development. Additionally, 30+ acres of the overall site will remain as a conservation area that will not be developed.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code.

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

The variety and design of dwelling types: The proposed project will be a mix of single family dwellings and townhomes.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located between Main Street North and Interstate 95. While no residential uses currently neighbor the property, the general area surrounding the site is being developed as residential to support the large commercial are of the River City Marketplace.

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

Neighboring Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Vacant Timber, Automobile Storage
South	LI	IL	Vacant Timber, Warehouse
East	CGC/LDR	CCG-2 PUD	Railroad Tracks
West	LI	IL	Vacant Timber

(6) Intensity of Development

The proposed development is consistent with the proposed MDR/CVS functional land use categories.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan approval.

School Capacity: Duval County Public School's has reviewed the proposed application and provided a report regarding the proposed residences. The report is available in the the application file.

The existence and treatment of any environment hazards to the proposed PUD property or surrounding lands: The site is located within the 150 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space in accordance with the requirements of the 2030 Comprehensive Plan and the Zoning Code.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant that indicates the location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. The majority of wetlands on site are proposed for the Conservation (CSV) land use category and will not be directly impacted by development. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies. Additionally, the PUD written description acknowledges that any development on site that may impact wetlands will be permitted pursuant to local, state and federal permitting requirements.

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

(9) Listed species regulations

LG2 Environmental Solutions, Inc. prepared the Wildlife and Habitat Assessment for Future Land Use Map Amendment in February 2021. The preliminary endangered and threatened species survey did not observe any state or federally endangered or threatened species on the site.

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

The residential community will be developed in accordance with Part 6 of the Zoning Code. The City's Transportation Planning Division has reviewed the application and provided the following conditions that will need to be met:

- A traffic study shall be provided with the site plan review. The developer's traffic engineer shall set up a methodology meeting prior to conducting the traffic study to determine the scope of the study. The Chief of the Traffic Engineering Division, the Chief of the Transportation Planning Division, and the Traffic Reviewer for Development Services Division shall be included in the methodology meeting.
- Sewell Road appears to be blocked at Pecan Park Road and is not maintained by the City of Jacksonville. This development shall not connect to Sewell Road. A city standard cul-de-sac shall be included at the termination of the road connecting to Sewell Road as shown in the shown on the site plan in the written description provided to me for review. There shall be a physical obstruction to prevent access to Sewel Road from this development. The obstruction shall be outside of the proposed city right of way.
- The entry road to Hyatt Road was not included in the site plan in the written description provided to me for review. This entry road shall meet the current standard cross section for Neighborhood Residential Street, Plate P-126 with a revision date of 02/21/20 or later (included as an attachment to this email). I do not object to a sidewalk on only one side of the road, however, future development accessing this road will be required to provide sidewalk on their frontage. The right of way shall be wide enough to accept the future sidewalk and a minimum of 5' wide utility strip.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

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



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0634 be **APPROVED with the following exhibits:**

1. The original legal description dated January 20, 2021
2. The original written description dated September 1, 2021
3. The original site plan dated May 26, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0634 be **APPROVED with the following CONDITIONS:**

- 1.) A traffic study shall be provided with the site plan review. The developer's traffic engineer shall set up a methodology meeting prior to conducting the traffic study to determine the scope of the study. The Chief of the Traffic Engineering Division, the Chief of the Transportation Planning Division, and the Traffic Reviewer for Development Services Division shall be included in the methodology meeting.
- 2.) Sewell Road appears to be blocked at Pecan Park Road and is not maintained by the City of Jacksonville. This development shall not connect to Sewell Road. A city standard cul-de-sac shall be included at the termination of the road connecting to Sewell Road as shown in the shown on the site plan in the written description provided to me for review. There shall be a physical obstruction to prevent access to Sewel Road from this development. The obstruction shall be outside of the proposed city right of way.
- 3.) The entry road to Hyatt Road was not included in the site plan in the written description. This entry road shall meet the current standard cross section for Neighborhood Residential Street, Plate P-126 with a revision date of 02/21/20 or later (included as an attachment to this email). Future development accessing this road will be required to provide sidewalk on their frontage. The right of way shall be wide enough to accept the future sidewalk and a minimum of 5' wide utility strip.



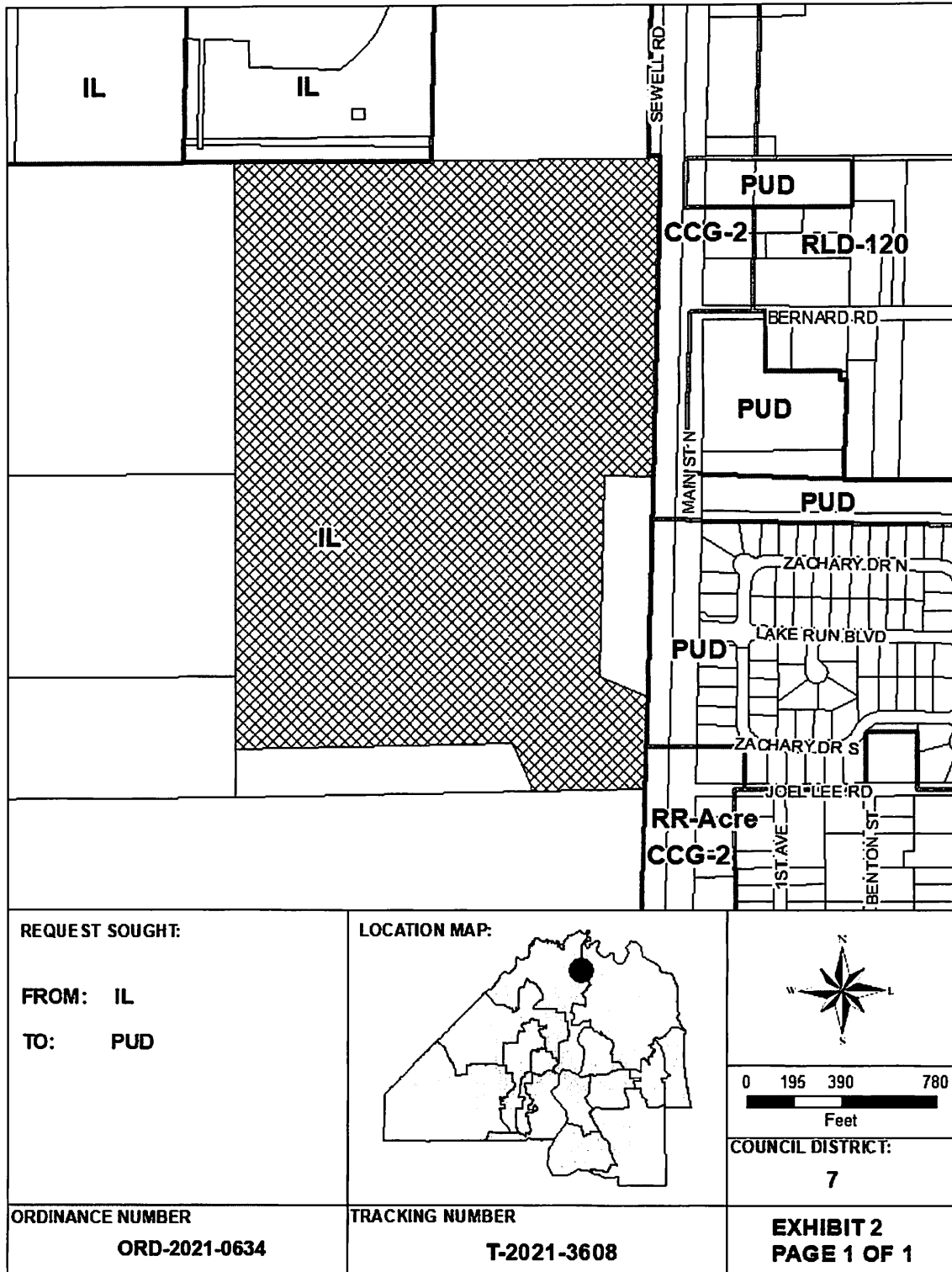
Aerial Photo

*Source: JaxGIS
Date: September 23, 2021*



View of the Subject Site and rail line from North Main Street

*Source: Planning and Development Department
Date: September 29, 2021*



Legal Map

Source: JaxGIS
 Date: September 23, 2021

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0634 **Staff Sign-Off/Date** CMC / 08/24/2021
Filing Date 09/10/2021 **Number of Signs to Post** 8
Hearing Dates:
1st City Council 10/12/2021 **Planning Commission** 10/07/2021
Land Use & Zoning 10/19/2021 **2nd City Council** 10/26/2021
Neighborhood Association THE EDEN GROUP INC.
Neighborhood Action Plan/Corridor Study DUNN & MAIN; JIA CRA

Application Info

Tracking # 3608 **Application Status** FILED COMPLETE
Date Started 06/22/2021 **Date Submitted** 06/24/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
LAW OFFICE OF PAUL M. HARDEN
Mailing Address
1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name KEMPNER **First Name** FRANCINE **Middle Name**
Company/Trust Name
FRANCINE TRAGER KEMPNER AMENDED AND RESTATED REVOCABLE LIVING TRUST
Mailing Address
8650 OLD KINGS RD S, STE 12
City JACKSONVILLE **State** FL **Zip Code** 32217
Phone **Fax** **Email**

Last Name SETZER **First Name** MICHAEL **Middle Name**
Company/Trust Name
MICHAEL STEPHEN SETZER REVOCABLE TRUST
Mailing Address
8650 OLD KINGS RD S, STE 12
City JACKSONVILLE **State** FL **Zip Code** 32217
Phone **Fax** **Email**

Last Name SETZER **First Name** LEONARD **Middle Name**
Company/Trust Name
BENJAMIN ADAM SETZER AMENDED AND RESTATED REVOCABLE LIVING TRUST
Mailing Address
8650 OLD KINGS RD S, STE 12
City JACKSONVILLE **State** FL **Zip Code** 32217
Phone **Fax** **Email**

Last Name **First Name** **Middle Name**

SETZER BENJAMIN

Company/Trust Name
 BENJAMIN ADAM SETZER AMENDED AND RESTATED REVOCABLE LIVING TRUST

Mailing Address
 8650 OLD KINGS RD S, STE 12

City	State	Zip Code
JACKSONVILLE	FL	32217
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 108137 0000	7	6	IL	PUD

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

Existing Land Use Category
 LI

Land Use Category Proposed?
 If Yes, State Land Use Application #
 5520

Total Land Area (Nearest 1/100th of an Acre) 92.24
Development Number

Proposed PUD Name PECAN PARK PUD

Justification For Rezoning Application

THE PROPOSED PROJECT IS CONSISTENT WITH THE GENERAL PURPOSE AND INTENT OF THE CITY OF JACKSONVILLE 2030 COMPREHENSIVE PLAN AND LAND USE REGULATIONS. THE PROPOSED PROJECT WILL BE BENEFICIAL TO THE SURROUNDING NEIGHBORHOOD AND COMMUNITY, AS THE USE IS ALLOWABLE IN THE LAND USE CATEGORY.

Location Of Property

General Location
 WEST OF MAIN ST., SOUTH OF PECAN PARK RD.

House #	Street Name, Type and Direction	Zip Code
0	MAIN ST	32218

Between Streets
 PECAN PARK RD and MAX LEGGETT PKWY

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
 92.24 Acres @ \$10.00 /acre: \$930.00

3) Plus Notification Costs Per Addressee
 29 Notifications @ \$7.00 /each: \$203.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,102.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

January 20, 2021

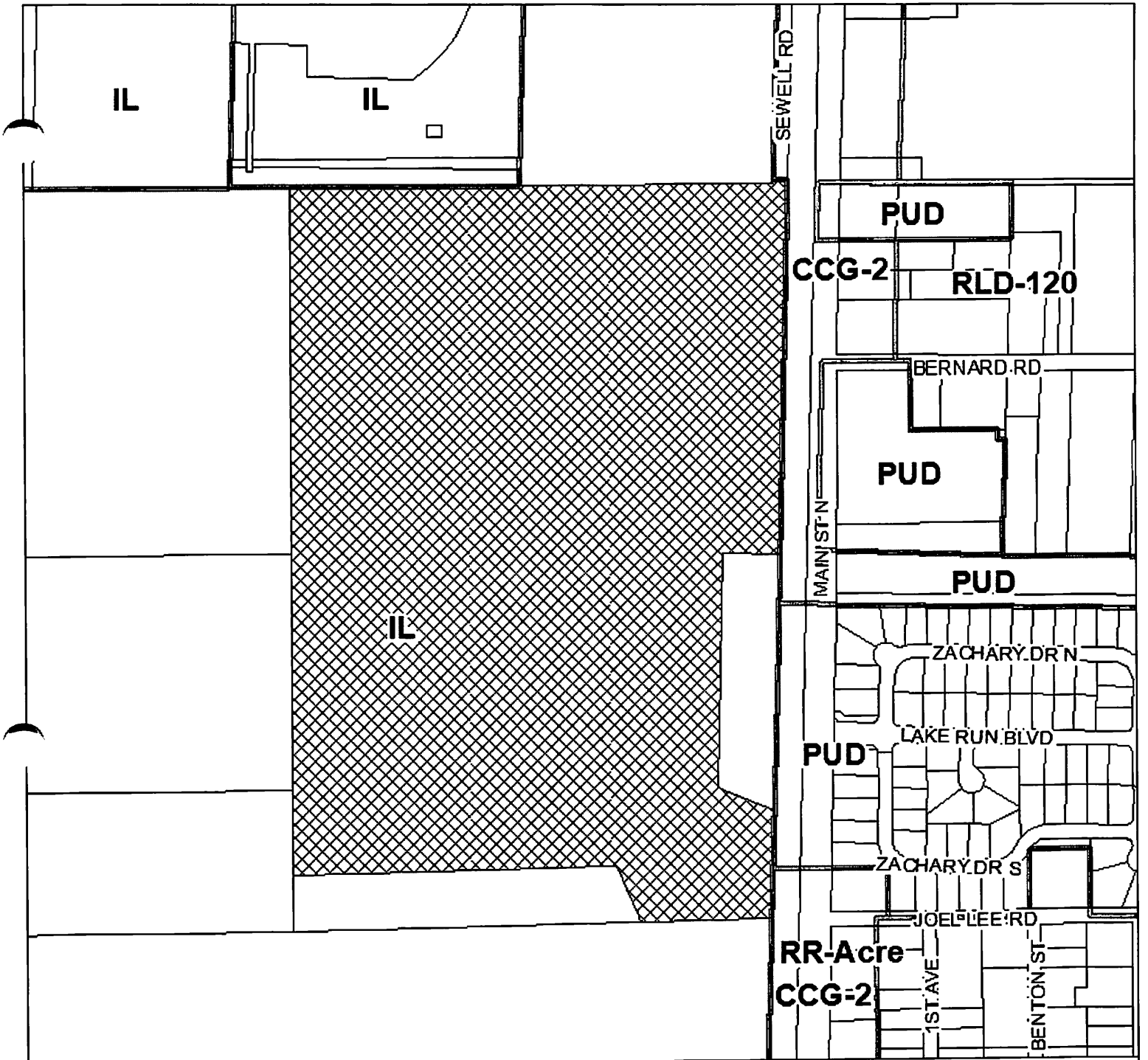
Legal Description

PARCEL 1
(REMAINDER OF PARCEL 13.1 O.R.V. 7655 PAGE 669)

A PORTION OF LOTS 1 AND 2, SUBDIVISION OF PART OF G.N. TISON ESTATE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ALSO BEING A PART OF THOSE LANDS DESCRIBED AS PARCEL 13.1, RECORDED IN OFFICIAL RECORDS VOLUME 7655, PAGE 669 OF SAID CURRENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHEAST CORNER OF ABOVE MENTIONED LOT 1, SAID POINT LAYING ON THE WESTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD (FORMERLY SEABOARD COAST LINE RAILROAD, A 120' RIGHT-OF-WAY AS NOW ESTABLISHED) ; THENCE N01°29'13"E [ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 400.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105.1 IN OFFICIAL RECORDS VOLUME 10337, PAGE 709, THENCE N66°45'12"W DEPARTING SAID WESTERLY RIGHT-OF-WAY AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 105.1 A DISTANCE OF 215.34 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE N01°29'11"E ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 826.45 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE S89°14'20"E ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 200.02 FEET TO THE NORTHEASTERLY CORNER THEREOF, SAID POINT ALSO LAYING ON AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF SAID CSX RAILROAD; THENCE N01°29'13"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1298.16 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE S89°45'47"W ALONG THE NORTHERLY LINE THEREOF A DISTANCE OF 1752.88 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE S01°21'02"E ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 2441.06 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AS PARCEL 105 AS RECORDED IN OFFICIAL RECORDS VOLUME 10337, PAGE 709, SAID POINT BEARING N01°21'02"W 200.00 FEET FROM THE SOUTHWESTERLY CORNER OF THOSE SAID LANDS DESCRIBED AS PARCEL 13.1 AS RECORDED IN OFFICIAL RECORDS VOLUME 7655, PAGE 669; THENCE N88°32'09"E ALONG THE NORTHERLY LINE OF SAID PARCEL 105 A DISTANCE OF 1143.11 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE S23°13'50"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 215.34 FEET TO A POINT LAYING ON THE SOUTHERLY LINE OF SAID O.R.V. 7655, PAGE 669, THENCE N88°32'09"E ALONG THE SOUTHERLY LINE THEREOF A DISTANCE OF 400.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 92.2 ACRES MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR ACCESS, INGRESS AND EGRESS AND UTILITIES RECORDED IN OFFICIAL RECORDS VOLUME 7163, PAGE 2051, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING SUBJECT TO AND TOGETHER WITH A 50' OUTFALL DITCH EASEMENT RECORDED IN DEED BOOK 879, PAGE 362 AND A J.E.A. PERPETUAL EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 10337, PAGE 707 (PARCELS 802 AND 802.1) ALL RECORDED IN THE SAID CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA.

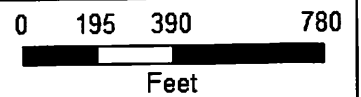
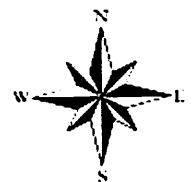
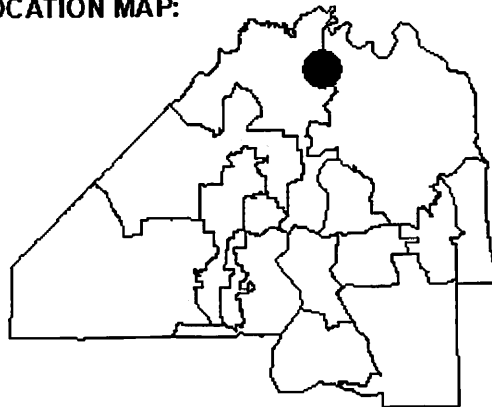


REQUEST SOUGHT:

FROM: IL

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2021-3608

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

**Pecan Park PUD
RE# 108137-0000**

September 1, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 92.20 acres of property from IL to PUD. The parcel is located on the West side of Main St. N, South of Pecan Park Rd.

The subject property is currently owned by Francine Trager Kempner Revocable Trust and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of LI and IL, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the LI portion to MDR. Surrounding uses include: LI/IL to the north (vacant land); LI/IL to the west (Vacant land); LI/IL to the south (Vacant land, Warehousing, Apartments); and CCG/CCG-2, LDR/RLD-120, and LDR/PUD to the West (Single Family homes). The site will be developed as residential, between single-family homes and townhomes (as per the attached site plan).

Project Name: Pecan Park PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 92.20 acres

Total number of dwelling units: not to exceed 363 units

Total amount of non-residential floor area: N/A

Total amount of recreation area: 2.70 acres, 4.61 acres of open space

Total amount of public/private rights of way: 10.14 acres

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

28.58 acres

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

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses - Parcel A (62.07 acres):

1. Multiple-family dwellings
2. Townhomes
3. Single-Family dwellings
4. Assisted living facilities
5. Home occupations meeting the performance standards and development criteria set forth in Part 4
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
7. Day care centers meeting the performance standards and development criteria set forth in Part 4
8. Nursing homes
9. Commercial Neighborhood Retail Sales and Service or Professional Office
10. Group care homes

B. Permitted Uses - Parcel B (30.17 acres):

1. Conservation

C. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements

A.1. Single-family dwellings (not to exceed 217 units):

- (1) Minimum lot width – 40 feet

- (2) Minimum lot area – 4,000 square feet
- (3) Maximum lot coverage – 60%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

A.2. Townhomes (not to exceed 146 units):

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:
 - (1) Minimum lot width - 15 feet; 20 feet for end units
 - (2) Minimum lot area - 1,500 square feet
 - (3) Maximum lot coverage by all buildings - 70 percent
 - (4) Minimum yard requirements:
 - (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
 - (b) Side - 0 feet; 5 feet for end units
 - (c) Rear - 10 feet
 - (5) Maximum height of structures - 35 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Hyatt Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

The internal circulation will be provided by a 50' foot right of way, with a sidewalk on one side of the road.

(3) *Pedestrian Access.*

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

C. Signs.

(1) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.

(2) Directional signs shall not exceed four (4) square feet.

(3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the 2030 Comprehensive Plan and Zoning Code for recreation and open space.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. STATEMENTS

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

The proposed PUD allows for a mix of residential uses needed for housing in the vicinity. The proposed uses will create a transition between the low density housing to the West, and the surrounding commercial and industrial designations.

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

All areas will be maintained by the owner.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for alternate use to meet market demand for housing.

CONNELLY & WICKER INC.
Engineering - Landscape Architecture
Planning - Landscape Architecture
10900 Shimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
(904) 265-3030 FAX: (904) 265-3031 www.cwinc.com
Florida Registry #650 L.A. Number LC26000111

PECAN PARK SUBDIVISION, FL
DUVAL COUNTY, FL
PREPARED FOR
CLDG, LLC
PUD MAP

DATE: 11-01-2009
DRAWN BY: MARY E. LEAPROTT, P.E.
CHECKED BY: MARY E. LEAPROTT, P.E.
SCALE: AS SHOWN
DATE: MAY 28, 2009
SHEET: 1 OF 2

PROJECT NAME:
PECAN PARK SUBDIVISION
10900 SHIMMER LAKE DRIVE
JACKSONVILLE, FL 32246

PRELIMINARY PROJECT TABULAR DATA

TOTAL SITE AREA	82.21 ± ACRES
MULTI-FAMILY RESIDENTIAL AREA	68.44 ± ACRES
EXISTING ZONING	LUH1 INDUSTRIAL
NUMBER OF LOTS	217 SINGLE FAMILY UNITS / 146 DUPLEXES
WETLAND IMPACTS	0.47 ± ACRES
WETLANDS REMAIN	30.79 ± ACRES
POUD AREA	7.58 ± ACRES
NET DEVELOPABLE AREA	53.82 ± ACRES
RECREATIONAL AREA	REQUIRED SINGLE FAMILY - 217 ± ACRES REQUIRED DUPLEXES - 0.3 ± ACRES PROVIDED TOTAL - 217 ± ACRES
OPEN SPACE	4.81 ± ACRES
FEMA FLOOD ZONE	2 (PANEL 1701C0065) DATE 10/16/2006 1:20 PM
LOT DIMENSIONS	SINGLE FAMILY - 40 FEET DUPLEXES - 20 FEET
MINIMUM LOT WIDTH	SINGLE FAMILY - 6000 SQUARE FEET DUPLEXES - 3000 SQUARE FEET
MINIMUM LOT AREA	MINIMUM LOT WIDTH: 60 FEET
MAXIMUM LOT COVERAGE	MAXIMUM LOT COVERAGE: 60%
MINIMUM YARD SETBACKS	FRONT: 20' SIDES: 3' REAR: 10'
	DUPLEXES - FRONT: 20' SIDES: 3' REAR: 10'
	REAR: 10'
	MAXIMUM BUILDING HEIGHT: 35 FEET

PROPERTY DEVELOPER:
CLDG LAND IV, LLC
CONTACT: GEORGE LEWIS
JACKSONVILLE, FL 32207
Phone: (904) 333-1491

PROJECT ENGINEER:
CONNELLY & WICKER INC.
10900 SHIMMER LAKE DRIVE, SUITE 500
JACKSONVILLE, FLORIDA 32246
Phone: (904) 265-3030 Fax: (904) 265-3031

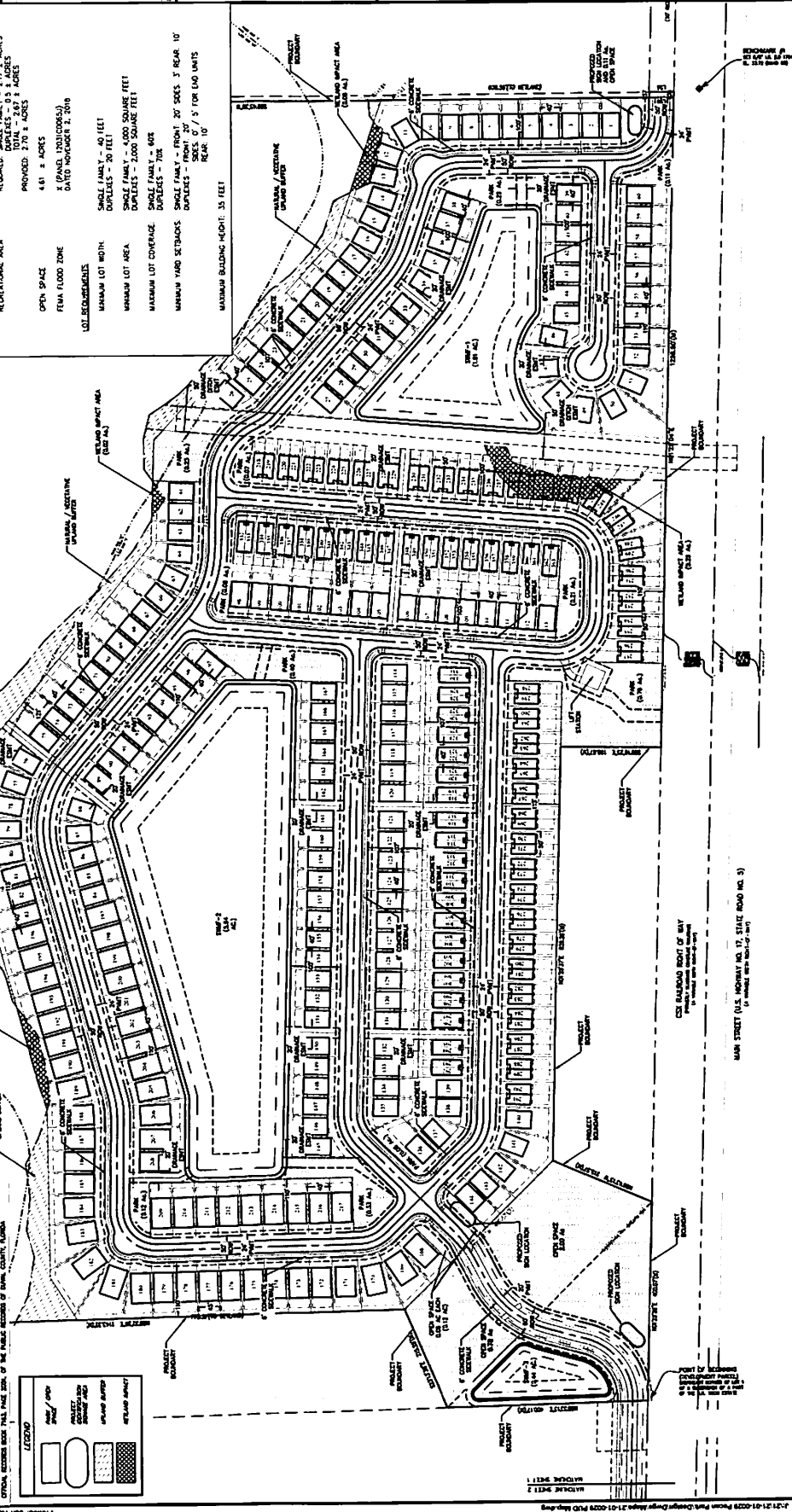
LANDSCAPE ARCHITECT:
CONNELLY & WICKER INC.
10900 SHIMMER LAKE DRIVE, SUITE 500
JACKSONVILLE, FLORIDA 32246
Phone: (904) 265-3030 Fax: (904) 265-3031

PROJECT ARCHITECT:
CLARSON AND ASSOCIATES, INC.
CONTACT: WILLIAM PHINSTON
JACKSONVILLE, FLORIDA 32207
Phone: (904) 338-7823

CONTACT: MARY E. LEAPROTT, P.E.
10900 SHIMMER LAKE DRIVE, SUITE 500
JACKSONVILLE, FLORIDA 32246
Phone: (904) 265-3030 Fax: (904) 265-3031

LEGAL DESCRIPTION:

PARCEL 1:
A PORTION OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



PECAN PARK SUBDIVISION, FL
DUVAL COUNTY, FL
PREPARED FOR
CLDG, LLC
PUD MAP

DATE: 11-01-2009
DRAWN BY: MARY E. LEAPROTT, P.E.
CHECKED BY: MARY E. LEAPROTT, P.E.
SCALE: AS SHOWN
DATE: MAY 28, 2009
SHEET: 1 OF 2

EXHIBIT F

PUD Name

PECAN PARK PUD

Land Use Table

Total gross acreage	92.24 Acres	100 %
Amount of each different land use by acreage		
Single family	24.64 Acres	25 %
Total number of dwelling units	217 D.U.	
Multiple family	5.56 Acres	16.5 %
Total number of dwelling units	146 D.U.	
Commercial	0 Acres	 %
Industrial	0 Acres	 %
Other land use	30.2 Acres	32.75 %
Active recreation and/or open space	2.7 Acres	2.93 %
Passive open space	4.61 Acres	5 %
Public and private right-of-way	10.14 Acres	11 %
Maximum coverage of buildings and structures	1,244,000 Sq. Ft.	31 %