

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

June 9, 2022

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.: 2022-353 **Application for: Irongate Villas 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 28, 2022
2. The original written description dated April 11, 2022
3. The original site plan dated April 11, 2022

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated May 25, 2022, or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated May 25, 2022, or as otherwise approved by the Planning and Development Department.

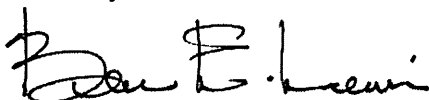
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	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 2022-0353 TO****PLANNED UNIT DEVELOPMENT****JUNE 9, 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 2022-0353 to Planned Unit Development.

Location: 0, 5710, 5738, 5740 Jacks Road

Real Estate Numbers: 083352-0000, 083352-0020, 083352-0040, 083386-0000

Current Zoning Districts: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Applicant/Agent: Curtis Hart
Hart Resources LLC
8051 Tara Lane
Jacksonville, FL 32216

Owner: Teresa Crowder
5740 Jacks Road
Jacksonville, FL 32254

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0353 seeks to rezone approximately 4.85± acres of land from Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of 64 townhome dwelling units between 8 buildings containing 6-10 units per building. The proposed PUD differs from the conventional zoning code by providing for site-specific design standards and criteria including:

increasing maximum lot coverage from 50% to 60%. The modification to the lot coverage requirements will allow for an increase in unit sizes.

There is a companion Land Use Amendment, **2022-0352 (L-5687-22C)**. The proposed LUA is for Low Density Residential (LDR) to Medium Density Residential (MDR).

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5687-22C (Ordinance 2022-0352)** that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5687-22C** be approved.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density and residential uses and higher density residential uses, commercial uses and public and semi-public use area. Multi-family housing should be the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre and the minimum gross density shall be greater than 7 units per acre, when full urban services are available.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

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

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 proposed site is located within the Suburban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

Evacuation Zone

The subject site is within Evacuation Zones C and D. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application. Their complete analysis is below.

EPD Response:

The proposed properties in land use amendment L-5687-22C will be in close proximity to Pritchard Road and Edgewood Avenue, indicating sufficient access to I-295 (2.13 road miles) and I-95 (6.06 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zones (Zone C , Zone D, and Zone E), nearest evacuation routes, and the estimate of 259 additional daily trips, the development of the proposed property could create a localized impact to the traffic flow on I-295 and I-95 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5687-22C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Policy 7.1.6

The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5687-22C (Ordinance 2022-0352) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the proposed development Mobility # 113317.0 / CCAS # 113317.1 / City Dev # 10352.000: Iron Gate Villas Townhomes is reserved for 58 townhome units. The submitted PUD is showing for 64 townhome units, which is above the amount reserved in Concurrency. The agent/owner will need to resubmit a new Mobility & CRC application to the Concurrency Office's.

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit the development of 64 townhome dwelling units between 8 buildings containing 6-10 units per building. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained

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

(4) Internal compatibility

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

The 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 the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville. The development will have a ten (10') foot uncomplimentary buffer on the north, west, and south property lines and will abide by Section 656.1216 of the Zoning Code.

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

- 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.

The subject site is approximately 6.52 acres and is accessible from Jacks Road, an unclassified facility, and Lane Avenue North (SR 134), a collector facility. Lane Avenue North is currently operating at 78.73% of capacity. This segment of Lane Avenue North has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 10,033 vpd.

This PUD is a companion to pending small-scale land use application L-5687-22C (2022-0352). Per the written description, the applicant indicates a maximum of 64 multi-family units (ITE Code 220), which could produce 431 daily vehicular trips.

The use and variety of building groupings: The subject property will be developed with 8 buildings containing 6-10 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:

The type, number and location of surrounding external uses: The proposed development is located in an area with residential properties as the prevailing use primarily developed with single-family dwellings. Just south of the subject property is Jacks Road PUD approved through PUD Ord. #2019-0754 for the development of Single Family dwelling with lot sizes 40 to 50 feet. Surrounding subdivisions include properties zoned RLD-60 and Pickets Cove Subdivision approved through PUD Ord. #2005-0755 for 50 foot wide lots.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PBF-1	Park
South	LDR	PUD: 2019-0754	Single Family Dwellings
East	LDR	RLD-60	Single Family Dwellings
West	LDR	RLD-60	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the proposed MDR functional land use category and will allow for the development 64 multi-family dwelling units, between 8 buildings, containing 6-10 units each. The PUD is appropriate at this location because it is consistent with the surrounding residential uses.

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. Per the submitted JEA Availability Letter submitted with the application there is an existing 12 inch water main along Lane Ave N and an existing 8 inch force main along Old Kings Rd.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is located on the eastern end of Jacks Road, south of Lane Avenue North, and approximately 0.75 miles west of SR-111 (Edgewood Avenue). The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to SR-111.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	SR-111	421	US-90 to New Kings Rd	D	3,580	2,319	C

School Capacity:

Based on the Development Standards for impact assessment, the 4.85± acre proposed PUD rezoning has a development potential of 64 townhome dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

School Impact Analysis

PUD 2022-0353

Development Potential: 64 Residential Units

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 2&7
Elementary	1	10,651	54%	8	59%	8,062	3,373
Middle	1	7,527	88%	3	86%	807	791
High	1	8,087	80%	4	72%	1,116	1,778

Total New Students	15		
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Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Pickett ES #205	1	8	341	211	62%	66%
Jean Ribault MS #212	1	3	1,041	690	66%	68%
Jean Ribault HS #96	1	4	1,683	1,378	82%	84%

- Attendance school may not be in proposed development's Concurrency Service Area (CSA)
- Does not include ESE & room exclusions
- Analysis based on a **maximum** 64 dwelling units – 2022-0353
- The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

(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.

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code. A minimum of (2) two parking spaces shall be provided for each lot and one additional parking spot for every three units for a total of (21) twenty-one additional parking spots. The development will provide a total of (150) one hundred fifty parking spots.

(11) Sidewalks, trails, and bikeways

Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 25, 2022** 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 **2022-0353** be **APPROVED** with the following exhibits:

- 1. The original legal description dated February 28, 2022**
- 2. The original written description dated April 11, 2022**
- 3. The original site plan dated April 11, 2022**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0353** be **APPROVED W/ CONDITION**.

- 1. The property shall be developed in accordance with the Transportation Planning Memorandum dated May 25, 2022, or as otherwise approved by the Planning and Development Department.**



Aerial View

Source: JaxGIS



View of Subject Property

Source: JAXGIS Maps



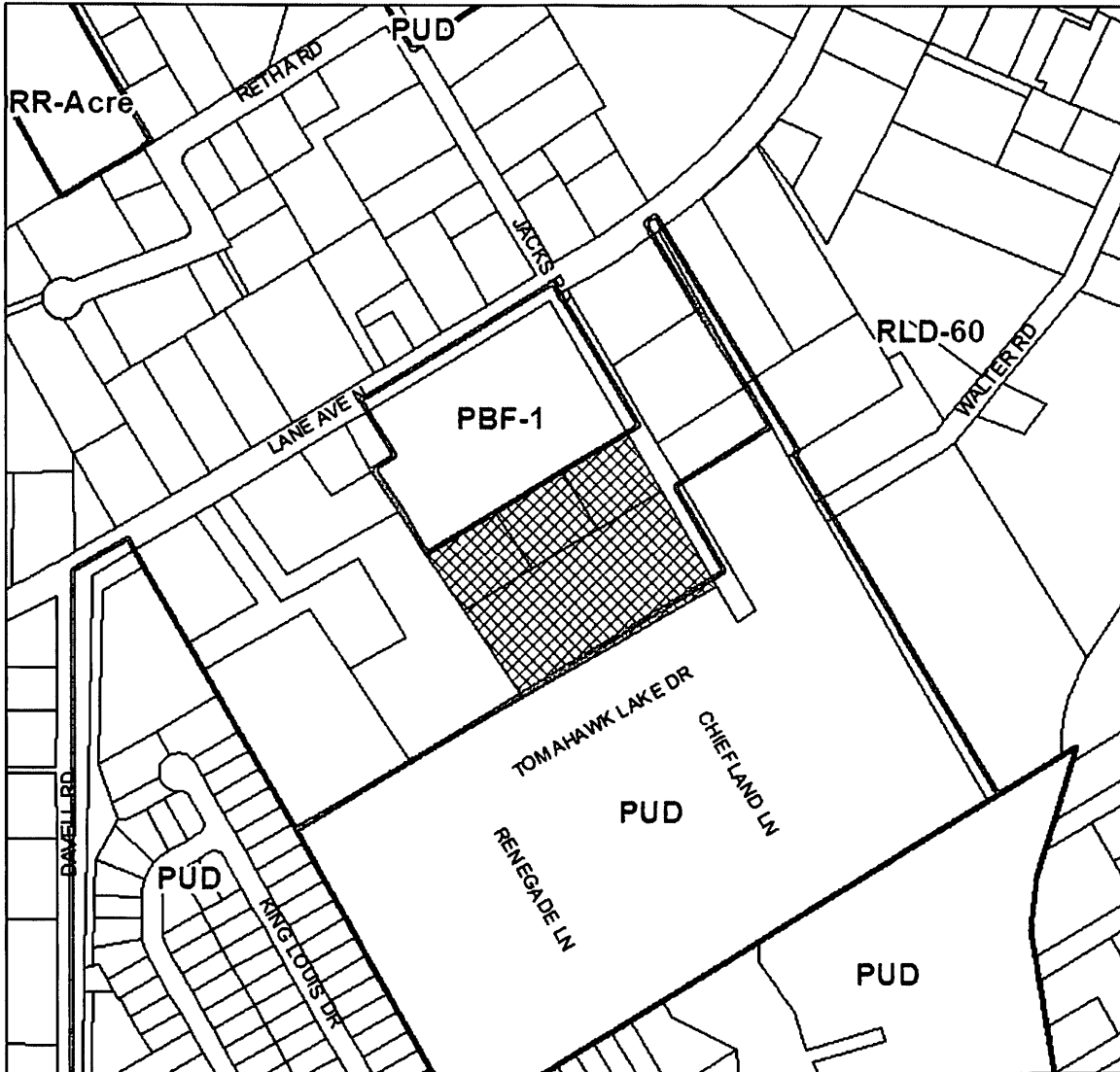
View of Property to the South (Jacks Road PUD)

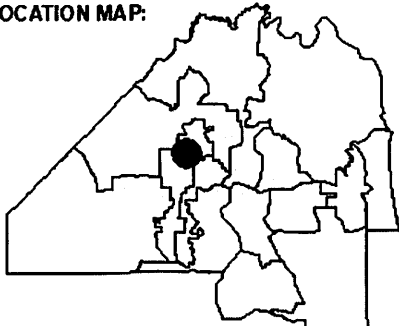
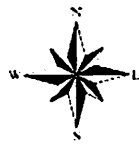
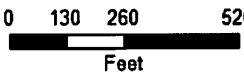
Source: Planning & Development Department 05/25/2022



View of Property to the North (James Fields Park)

Source: Planning & Development Department 05/25/2022



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT:</p> <p>10</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0353</p>	<p>TRACKING NUMBER</p> <p>T-2022-4132</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



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City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
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TRANSPORTATION REVIEW

DATE: May 25, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0353

Background Information:

The subject site is approximately 6.52 acres and is accessible from Jacks Road, an unclassified facility, and Lane Avenue North (SR 134), a collector facility. Lane Avenue North is currently operating at 78.73% of capacity. This segment of Lane Avenue North has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 10,033 vpd.

This PUD is a companion to pending small-scale land use application L-5687-22C (2022-0352). Per the written description, the applicant indicates a maximum of 64 multi-family units (ITE Code 220), which could produce 431 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in the supplemental memorandum provided and dated 05/25/2022.

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net



ONE CITY. ONE
JACKSONVILLE.

MEMORANDUM

DATE: May 25, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0353

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.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0353 **Staff Sign-Off/Date** ELA / 04/22/2022
Filing Date 05/10/2022 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 06/14/2022 **Planning Commission** 06/09/2022
Land Use & Zoning 06/22/2022 **2nd City Council** 06/28/2022
Neighborhood Association PICKETTVILLE CIVIC CLUB
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4132 **Application Status** FILED COMPLETE
Date Started 03/02/2022 **Date Submitted** 03/09/2022

General Information On Applicant

Last Name HART **First Name** CURTIS **Middle Name** L
Company Name HART RESOURCES LLC
Mailing Address 8051 TARA LANE
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CROWDER **First Name** TERESA **Middle Name** E
Company/Trust Name
Mailing Address 5740 JACKS ROAD
City JACKSONVILLE **State** FL **Zip Code** 32254
Phone **Fax** **Email**

Last Name RHODEN **First Name** DORIS **Middle Name**
Company/Trust Name
Mailing Address 8635 DIE HARD LANE
City JACKSONVILLE **State** FL **Zip Code** 32220
Phone **Fax** **Email**

Last Name RAMEY **First Name** NANNETTE **Middle Name**
Company/Trust Name
Mailing Address

3478 FAIRBANKS ROAD

City	State	Zip Code
JACKSONVILLE	FL	32223
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 083352 0000	10	5	RLD-60	PUD
Map 083352 0020	10	5	RLD-60	PUD
Map 083352 0040	10	5	RLD-60	PUD
Map 083386 0000	10	5	RLD-60	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 #
5687

Total Land Area (Nearest 1/100th of an Acre) 4.85

Development Number

Proposed PUD Name IRONGATE VILLAS

Justification For Rezoning Application

THE PROPERTY ABUTS A PUBLIC PARK TO THE NORTH AND PUD CONTAINING 40FT AND 50FT LOTS TO THE SOUTH. CHANGING THE ZONING FROM RLD-60 TO PUD WOULD BE A GOOD TRANSITION BETWEEN THE PUBLIC PARK AND THE SMALLER RESIDENTIAL LOTS. IT WOULD BE COMPATIBLE WITH THE SURROUNDING AREA.

Location Of Property

General Location
SOUTHSIDE OF LANE AVE N

House #	Street Name, Type and Direction	Zip Code
5740	JACKS RD	32254

Between Streets
DAVELL ROAD and JACKS ROAD

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

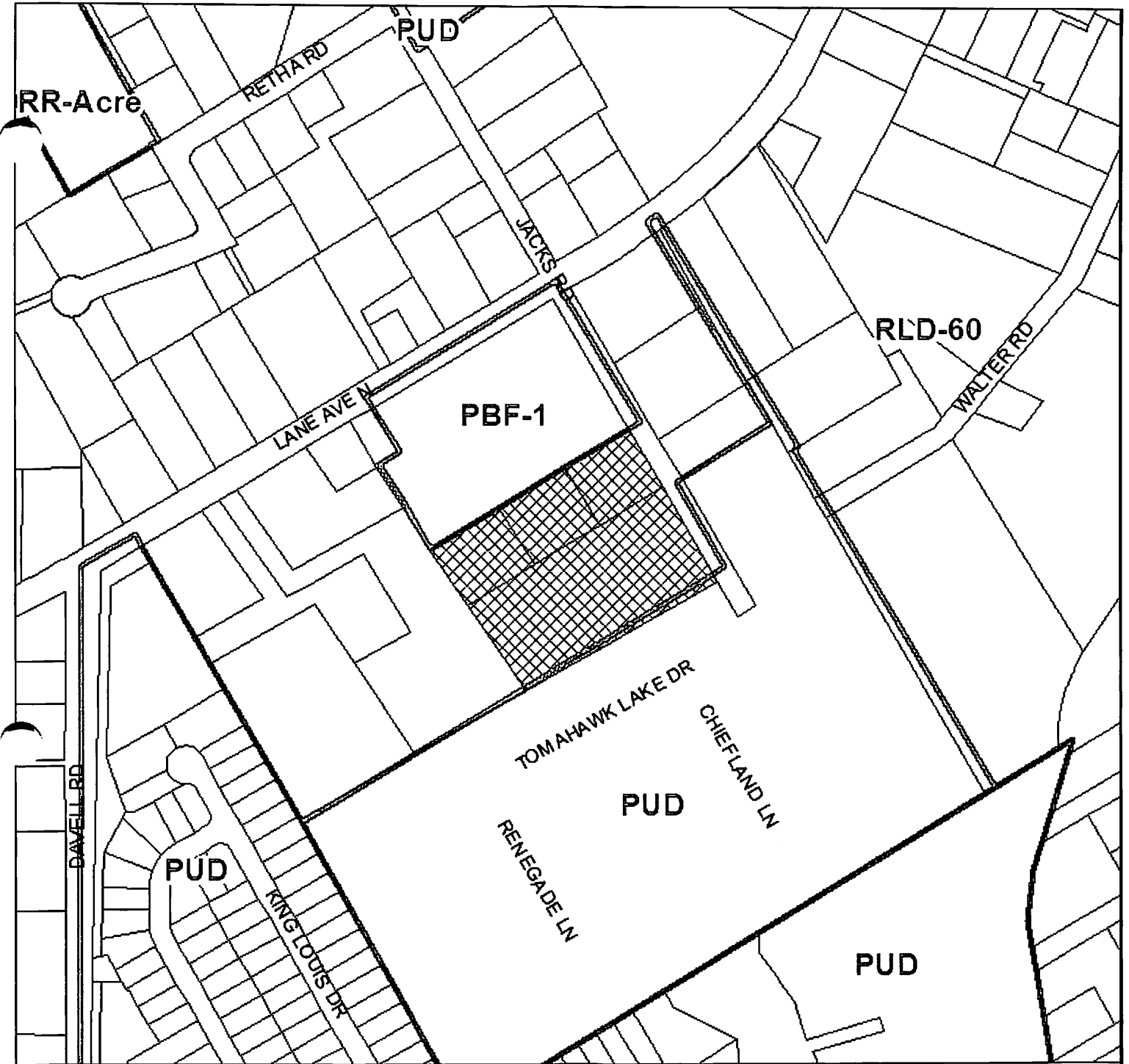
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
4.85 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee
16 Notifications @ \$7.00 /each: \$112.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,431.00

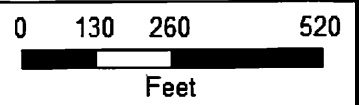
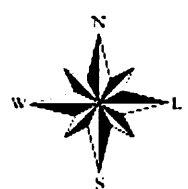
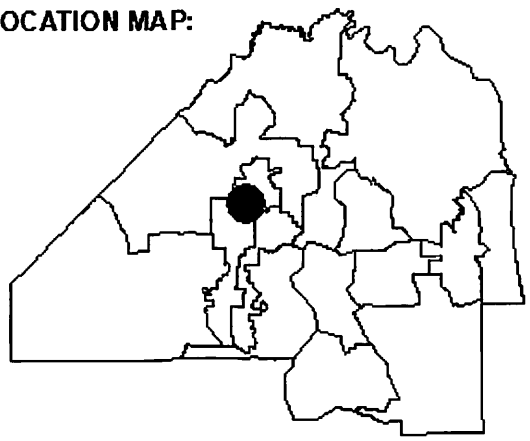
NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:

FROM: RLD-60
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
10

TRACKING NUMBER

T-2022-4132

EXHIBIT 2
PAGE 1 OF 1

IRONGATE VILLAS PUD
Written Description
April 11, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 083352-0000, 083352-0040, 083386-0000, 083352-0020
- B. Current Land Use Designation: LDR
- C. Proposed Land Use: MDR
- D. Current Zoning District: RLD-60
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Teresa Crowder, et al (the “Applicant”) proposes to rezone approximately 4.85 +/- acres of property from Residential Low Density sixty (“RLD-60”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”**

The subject property (“Property”) is currently owned by the applicants. The property is located on Jacks Road between Davell Road and Old Kings Road, as shown on **Exhibit “K”**. The property will be designated Medium Density Residential (“MDR”) in the Future Land Use Map in the City’s Comprehensive Plan. The gross density is approximately (13.1) units per acre which is less than the maximum of (20) units per acre per Section 656.306 of the Zoning Code.

The proposed multifamily product will consist of eight buildings containing 6-10 units per building for a maximum of 64 units, as depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of perimeter setbacks, and landscaping are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Multi-Family units: 64 units/4.85 acres = 13.1 units per acre.

B. Site Development Standards

1. *Permitted Uses and Structures:* All uses permitted within the Medium Density Residential District (“MDR”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width):*
 - a. Width – 18 feet
 - b. Area – 1,980 sq ft (interior), 3,080 sq ft (exterior)
4. *Maximum lot coverage by all buildings and structures:* 60%
5. *Minimum setback requirements:*
 - a. Front – 20 feet from face of garage
 - b. Side – 0 feet interior/ 10 feet for end units
 - c. Rear – 10 feet
6. *Maximum height of structures:* 35 feet

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided through Jacks Road as shown on the PUD Site Plan. The access as shown on the PUD Site Plan and interior road will be publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

Per section 656.420 recreation/open space is not required for multifamily developments with less than 100 units. Since this development has a total of 64 units, the developer is exempt from this requirement.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville. The development will have a ten (10') foot uncomplimentary buffer on the north, west, and south property lines and will abide by Section 656.1216 of the Zoning Code.

D. Signage

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the development on Jacks Road. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12') feet in height and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

A minimum of (2) two parking spaces shall be provided for each lot and one additional parking spot for every three units for a total of (21) twenty-one additional parking spots. The development will provide a total of (150) one hundred fifty parking spots.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development, subject to the review and approval of the Planning and Development Department.

J. Phasing.

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any. Construction will be completed in one phase.

K. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

L. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and lot size, the proposed development cannot reasonably meet certain requirements of the Zoning Code and therefore requires a PUD.

N. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below. There are three items that this PUD will assure the property owners surrounding the development are the location of the ponds, location of fencing and height, and maximum number of units.

Element	Zoning Code	Proposed PUD	Reasoning
Lot Coverage	For multi-family uses (RMD-D): Maximum Lot Coverage: 50%	For multi-family uses: Maximum Lot Coverage: 60%	The modification to the lot coverage requirements permits the lot owners to maximize square footage which will allow for bigger units.

O. Names of Development Team

Agent: Hart Resources, LLC

Planner/Engineer: North Florida Engineering Services, Inc.

P. Land Use Table

A Land Use Table is attached hereto as **Exhibit "F."**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR – Medium Density Residential land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners' association.

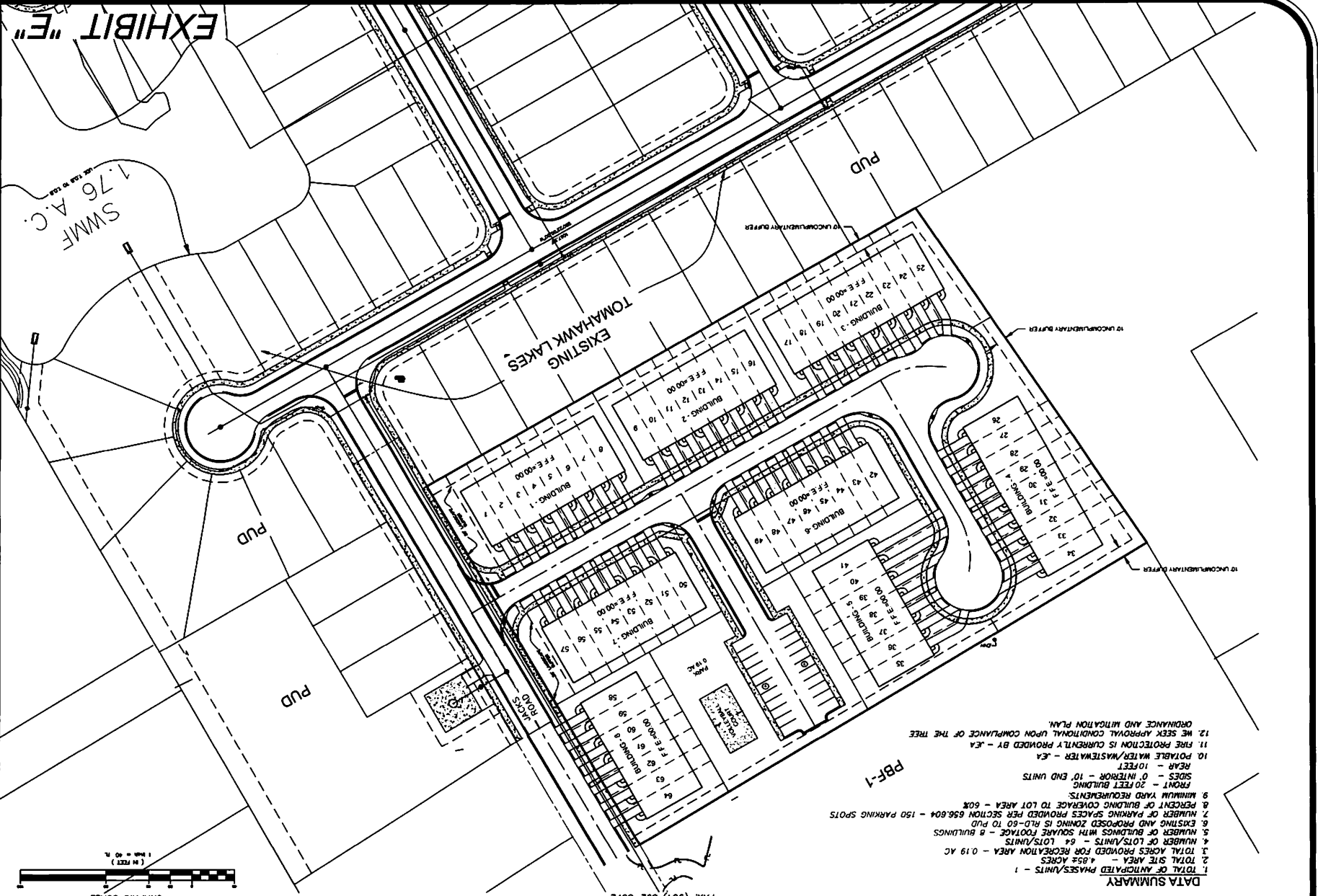
G. Usable Open spaces, Plazas, Recreation Areas: The PUD is exempt from the recreation/common area per Section 656.420 of the Zoning Code.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Survey: Not required.

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. Sidewalks, Trails, and Bikeways: Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

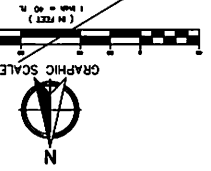


- DATA SUMMARY**
1. TOTAL OF ANTICIPATED PHASES/UNITS - 1
 2. TOTAL SITE AREA - 4.856 ACRES
 3. TOTAL ACRES PROVIDED FOR RECREATION AREA - 0.19 AC
 4. NUMBER OF LOTS/UNITS - 64 LOTS/UNITS
 5. NUMBER OF BUILDINGS WITH SQUARE FOOTAGE - 8 BUILDINGS
 6. EXISTING AND PROPOSED ZONING IS R1D-60 TO PUD
 7. NUMBER OF PARKING SPACES PROVIDED PER SECTION 556.604 - 150 PARKING SPOTS
 8. PERCENT OF BUILDING COVERAGE TO LOT AREA - 60%
 9. MINIMUM YARD REQUIREMENTS:
FRONT - 20 FEET BUILDING
SIDES - 0' INTERIOR - 10' END UNITS
REAR - 10 FEET
 10. PORTABLE WATER/WASTEWATER - EA
REAR - 10 FEET
 11. FIRE PROTECTION IS CURRENTLY PROVIDED BY - EA
12. WE SEEK APPROVAL CONDITIONAL UPON COMPLIANCE OF THE TREE
ORSHANCE AND MITIGATION PLAN.

DEVELOPER/AGENT
 LEE ARSENault
 NEW LEAF COMMUNITIES
 4348 SOUTHPOINT BOULEVARD
 SUIT 210
 PHONE: (904)802-0993

ENGINEER OF RECORD
 NORTH FLORIDA ENGINEERING SERVICES
 9432 BAYMEADOWS ROAD, SUITE 208
 JACKSONVILLE FLORIDA 32256
 CONTACT: CHRIS FAVRE
 JACKSONVILLE FLORIDA 32210
 TELE: (904) 737-0971
 FAX: (904) 392-5372

SURVEYOR
 ARC SURVEYING & MAPPING, INC.
 5202 SAN JUAN AVE.
 JACKSONVILLE FLORIDA 32210
 PHONE: (904)384-8377



NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATION NO. 2008
 3530 Northpoint Center Drive, Suite 208, Jacksonville, FL 32208
 (904) 737-0971
 10000 W. BRIDGEWAY, SUITE 100, JACKSONVILLE, FL 32210
 (904) 737-0971
 FEDERAL FINANCE INVESTMENT GROUP, LLC
 PROJECT NO. 21-2022-10-073-84802

IRON GATE VILLAS
SITE PLAN EXHIBIT E

NO.	DESCRIPTION	DATE

DATE: 04/11/2022
 JOB NUMBER: 21-2022-10-073-84802
 SCALE: 1" = 40'
 SHEET NUMBER: 1

EXHIBIT "E"

EXHIBIT F

PUD Name

Iron Gate Villas

Land Use Table

Total gross acreage	4.85 Acres	100 %
Amount of each different land use by acreage		
Single family	<input type="text"/> Acres	100 %
Total number of dwelling units	<input type="text"/> D.U.	
Multiple family	3.68 Acres	76 %
Total number of dwelling units	64 D.U.	
Commercial	<input type="text"/> Acres	0 %
Industrial	<input type="text"/> Acres	0 %
Other land use	<input type="text"/> Acres	0 %
Active recreation and/or open space	0.19 Acres	4 %
Passive open space	<input type="text"/> Acres	0 %
Public and private right-of-way	0.98 Acres	10 %
Maximum coverage of buildings and structures	<input type="text"/> Sq. Ft.	0 %



Availability Letter

Chris Favre

2/23/2022

North Florida Engineering Services

3530 Agricultural Center Drive Suite 209

St. Augustine, Florida 32092

Project Name: Iron Gate Villas

Availability #: 2022-0750

Attn: Chris Favre

Thank you for your inquiry regarding the availability of 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,

Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2022-0750

Request Received On: 2/17/2022

Availability Response: 2/23/2022

Prepared by: Susan West

Expiration Date: 02/23/2024

Project Information

Name: Iron Gate Villas

Address: 5738 JACKS RD, JACKSONVILLE, FL 32254

County: Duval County

Type: Sewer,Water

Requested Flow: 20300

Parcel Number: 083352 0020

Location:

Description: 58 Townhomes

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12 inch water main along Lane Ave N

Connection Point #2:

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 8 inch force main along Old Kings Rd

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.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, 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.

Subsequent steps you need
to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on 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.