

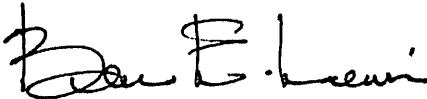


Planning Commission Report  
Page 2

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Abstain
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,



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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2020-342 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 20, 2020**

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 2020-342 to Planned Unit Development.

***Location:*** 5678 George Court between Fort Caroline Road and Jack Road

***Real Estate Number(s):*** 128192-0000

***Current Zoning District(s):*** Residential Medium Density-C (RMD-C)  
Residential Medium Density-D (RMD-D)

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

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** Greater Arlington/Beaches, District 2

***Applicant/Agent:*** Wyman Duggan, Esq.  
Rogers Towers, PA  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Joyce Chaffee Trust  
5678 George Court  
Jacksonville, Florida 32277

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2020-342 seeks to rezone approximately 4.3 acres of land from RMD-C and RMD-D to PUD. The rezoning to PUD is being sought to allow 12 quadplex buildings for a total of 48 multi-family units. The intent of the PUD is to partition each building on a separate platted lot. The PUD differs from the Zoning Code by relaxing the requirement for

each building to have frontage on a public right of way or approved private road, and allowing each building to be served by a central parking area that is not on the same lot.

The site is within the University Village Character Area of the Renew Arlington Zoning Overlay. The proposed PUD does not intensify the current uses allowed but instead differs from the Code in ways related to site design, parking, and frontage requirements. The NAP has specific recommendations related to site planning and building design, however the character area does not address new multi-family residential buildings.

### **CRITERIA FOR REVIEW**

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The MDR land use category allows a maximum density of 20 units/acre. The proposed PUD is for 48 multi-family residential units resulting in a gross density of 11 units/acre. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

##### **Future Land Use Element:**

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

**Goal 3** To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while

protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Policy 3.1.6** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

**Objective 6.3** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

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

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

**(1) Consistency with the 2030 Comprehensive Plan**

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): MDR. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

**(2) Consistency with the Concurrency Mobility and Management System**

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

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

This proposed Planned Unit Development intends to utilize lands for [DESCRIPTION OF PROPOSAL]. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

#### **(4) Internal compatibility**

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

- The streetscape: The site plan shows four buildings along George Road, which will appear to be single family dwellings.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan shows a ¼ acre park space and significant open space around each building.
- The treatment of pedestrian ways: There is a central parking area which serves the individual buildings with sidewalks.
- Traffic and pedestrian circulation patterns: The site will be served by a central parking area that has two access drives on George Road.
- The use and variety of building setback lines, separations, and buffering: The buildings will be setback at least 20 feet from each other and 20 feet from the perimeter property line.
- The use and variety of building sizes and architectural styles: The intended plan of development does not indicate a specific architectural style, or building materials to be used.
- The form of ownership proposed for various uses: The intent is to plat each individual buildings for individual ownership.

#### **(5) External Compatibility**

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

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: There are single family dwellings to the east and south. The proposed multi-family development will be a transition to the commercial zoning districts on the north and west. The use of individual multi-family buildings instead of one larger building will reduce the visual impact to the single family dwellings.
- 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	CGC	CCG-1	Self storage facility
South	LDR	RLD-60	Single family dwellings
East	LDR	RLD-60	Single family dwellings
West	CGC	CCG-1	COJ University Park Branch Library

- **The subject property which is 4.3 acres could theoretically allow 80 multi-family units at 20 units/acre. However the site plan shows 48 units, well below the maximum density. In order to ensure external compatibility, the staff recommends a condition to limit the number of units shown on the site plan.**

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

The proposed development is consistent with the MDR functional land use category as a multi-family residential development. The PUD is appropriate at this location because it will act as a transition between the single family dwellings to the east and the commercial zoning districts to the west.

- The availability and location of utility services and public facilities and services: The Duval County School District indicates the proposed development will have minimal impact to the adjacent schools. Their analysis is at the end of this report.

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

The project will be developed with the required amount of open space and recreation area.

#### **(8) Impact on wetlands**

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

#### **(9) Listed species regulations**

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

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

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

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

There is a sidewalk on the west side of George Road. A new sidewalk will be required on the east side fronting the proposed development and a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on August 6, 2020, the required Notice of Public Hearing sign was posted.

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2020-342** be **APPROVED with the following exhibits:**

1. The original legal description dated February 14, 2020.
2. The original written description dated June 4, 2020.
3. The original site plan dated December 18, 2019.

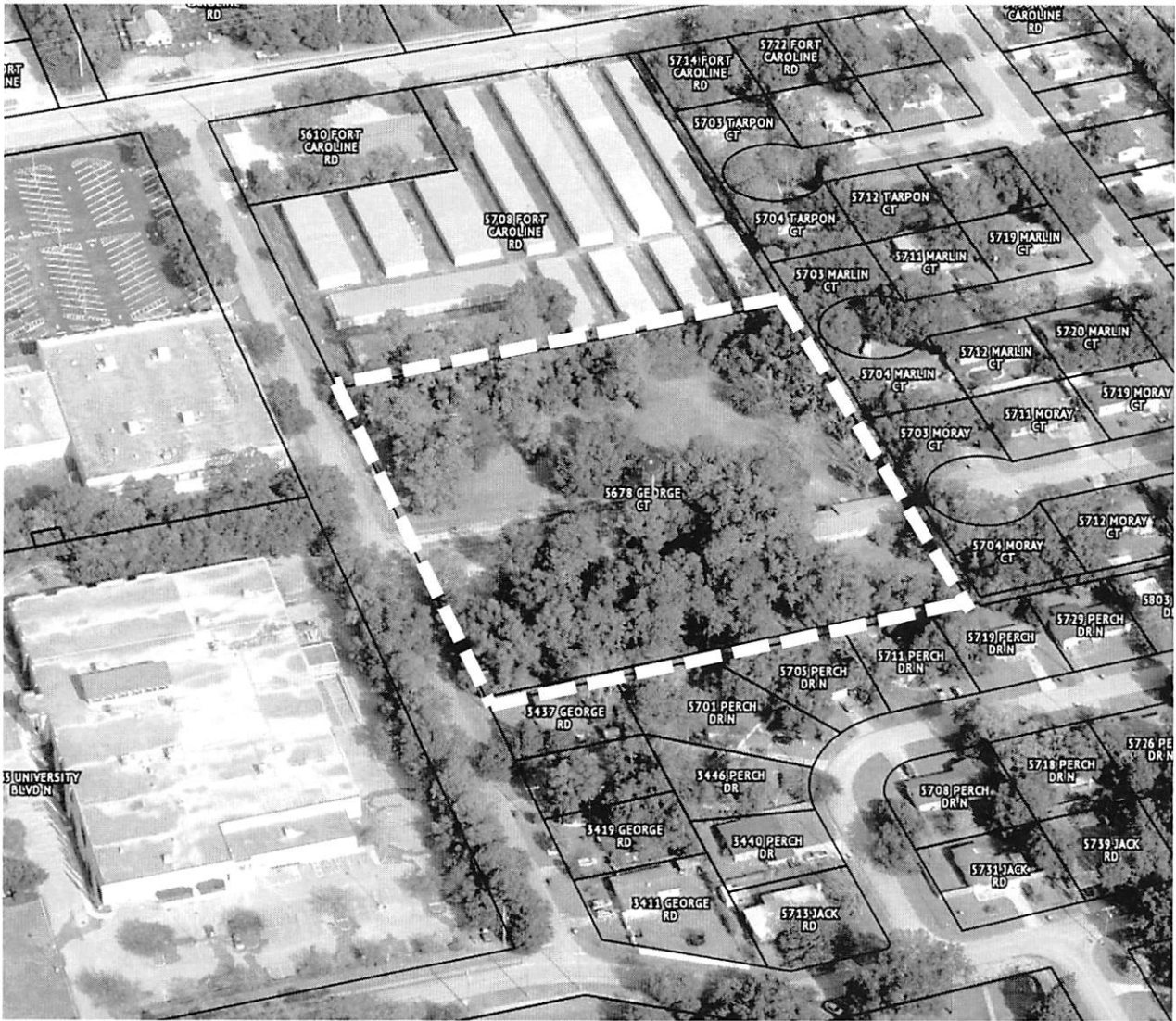
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-342** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The development shall be limited to a maximum of 48 dwelling units.

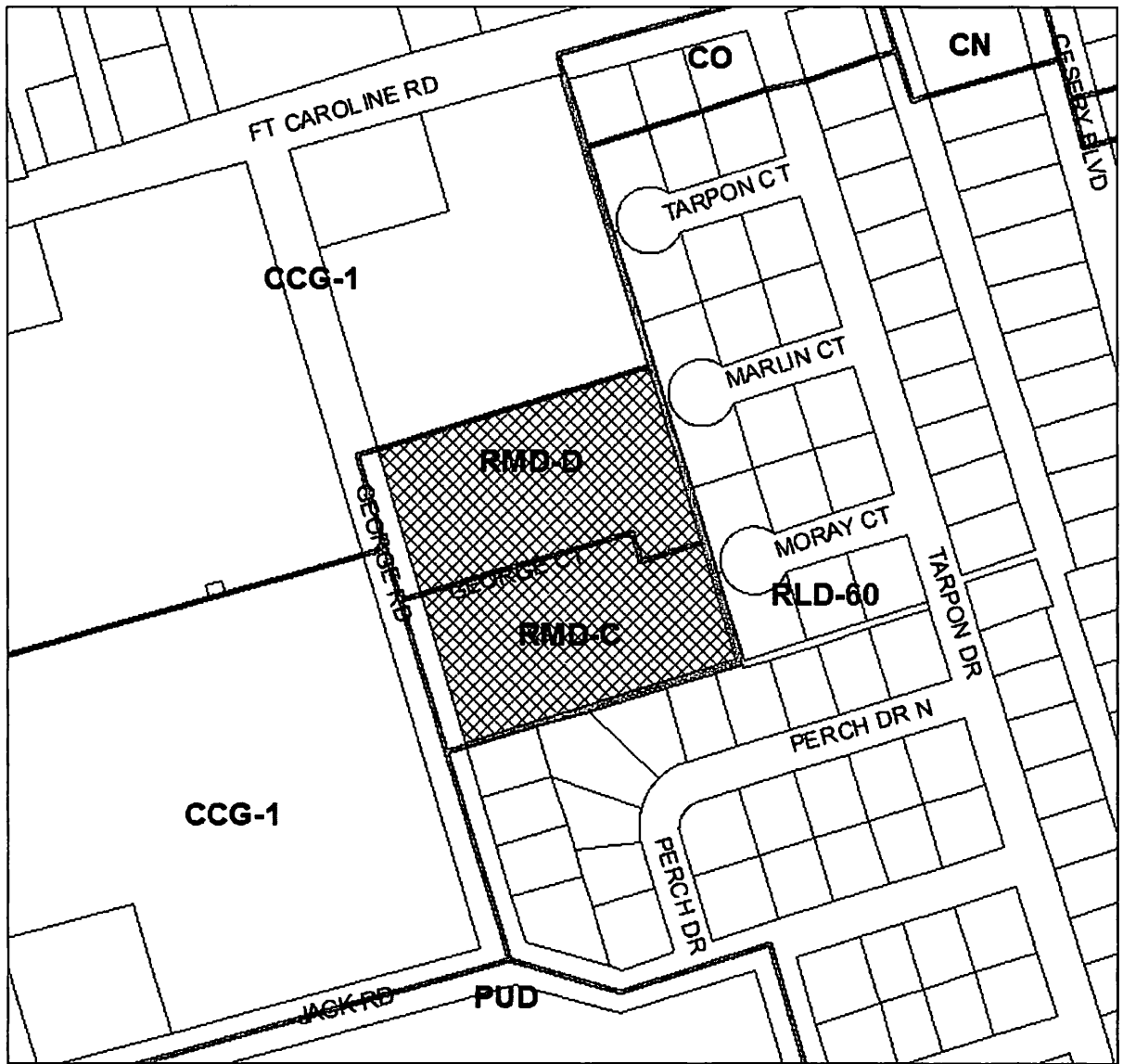


View of subject property





Aerial view of subject site



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RMD-D &amp; RMD-C</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p>1</p>
<p><b>ORDINANCE NUMBER</b></p> <p>ORD-2020-0342</p>	<p><b>TRACKING NUMBER</b></p> <p>T-2020-2756</p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

<b>Application Review Request:</b>	<b>COJ PDD:</b>	<b>School Impact Analysis</b>
	<b>Proposed Name:</b>	Ord. 2020-342 Georgian Villas PUD
	<b>Requested By:</b>	Bruce Lewis
	<b>Due:</b>	8/4/2020
<b>Development Potential:</b>	<b>48</b>	<b>Multi-family residential units</b>

School Type	CSA	2019-20 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 4&5
Elementary	3	8,207	77%	8	79%	755	7,999
Middle	3	2,364	83%	3	85%	10	246
High	3	4,793	95%	4	89%	27	132
<b>Total New Students</b>				<b>15</b>			
<i>Total Student Generation Yield:</i>		<i>0.333</i>					
<i>Elementary:</i>		<i>0.167</i>					
<i>Middle:</i>		<i>0.073</i>					
<i>High:</i>		<i>0.093</i>					

**Application Review Request:** COJ PDD: Baseline Checklist Review  
**Proposed Name:** Ord. 2020-342 Georgian Villas PUD Baseline  
**Requested By:** Bruce Lewis  
**Due:** 8/4/2020

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
Fort Caroline ES #235	3	8	680	592	87%	76%
Arlington MS #213	3	3	979	767	78%	73%
Terry Parker High School #86	3	4	1866	1626	87%	95%
		15				

\* Does not include ESE & room exclusions  
 \* Analysis based on maximum dwelling units: **48**

**Application For Rezoning To PUD****Planning and Development Department Info**

Ordinance # 2020-0342 Staff Sign-Off/Date BEL / 03/25/2020

Filing Date 03/25/2020 Number of Signs to Post 2

**Hearing Dates:**

1st City Council 08/11/2020 Planning Commission 08/06/2020

Land Use &amp; Zoning 08/19/2020 2nd City Council N/A

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study ARLINGTON CRA, OLD ARLINGTON, ARLINGTON OVERLAY

**Application Info**

Tracking # 2756

Application Status PENDING

Date Started 02/14/2020

Date Submitted 02/14/2020

**General Information On Applicant**

Last Name	First Name	Middle Name
DUGGAN	WYMAN	R

Company Name
ROGERS TOWERS, P.A.

Mailing Address
1301 RIVERPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043983911	9043960663	WDUGGAN@RTLAW.COM

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

Last Name	First Name	Middle Name
SEE	BELOW	

Company/Trust Name
JOYCE CHAFFE TRUST

Mailing Address
5678 GEORGE COURT

City	State	Zip Code
JACKSONVILLE	FL	32277

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	128192 0000	1	2	RMD-D	PUD

Map

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

**Existing Land Use Category**

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

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

**Development Number**

**Proposed PUD Name**

**Justification For Rezoning Application**

TO PERMIT THE MULTIFAMILY RESIDENTIAL DEVELOPMENT.

**Location Of Property**

**General Location**

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="5678"/>	<input type="text" value="GEORGE CT"/>	<input type="text" value="32277"/>

**Between Streets**

and

**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**  
**4.30 Acres @ \$10.00 /acre:** \$50.00
- 3) Plus Notification Costs Per Addressee**  
**57 Notifications @ \$7.00 /each:** \$399.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,718.00

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

# LEGAL DESCRIPTION

## PARCEL 1

The Westerly 140 feet of the Easterly 280 feet of the Northerly 198.69 feet of the Southerly 457.4 feet of Tract 12, Floral Bluff Estates, according to plat recorded in Plat Book 17, page 39, of the current public records of Duval County, Florida.

## PARCEL 2

The Easterly 140 feet of the Northerly 198.69 feet of the Southerly 457.4 feet of Tract 12, Floral Bluff Estates, according to Plat recorded in Plat Book 17, page 39, of the current public records of Duval County, Florida.

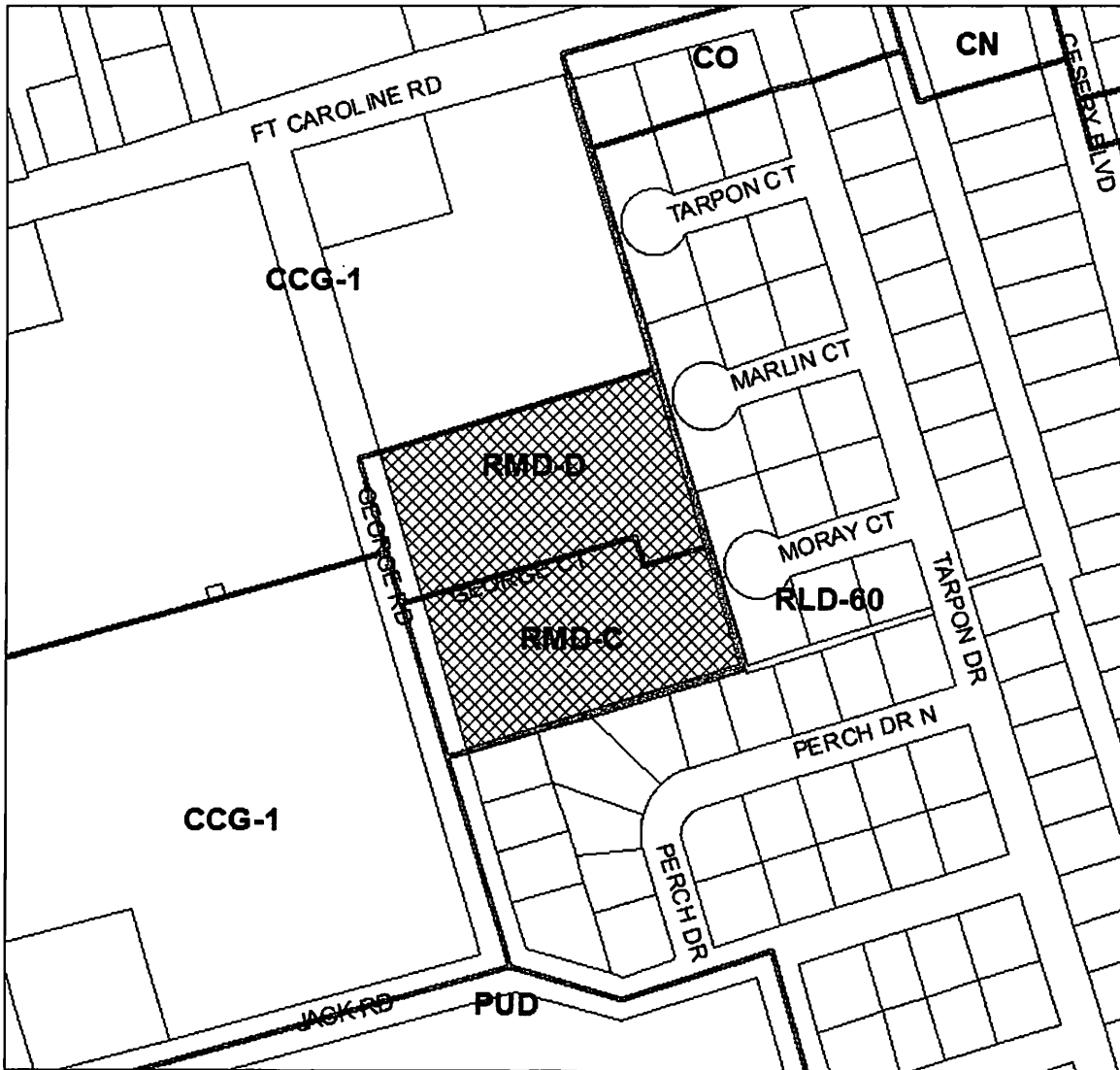
## PARCEL 3

The Easterly 110 feet of the Northerly 60.01 feet of the Southerly 258.71 feet of Tract 12, Floral Bluff Estates, according to plat recorded in Plat Book 17, page 39 of the current public records of Duval County, Florida.

## PARCEL 4

The Easterly 140 feet of the Southerly 198.7 feet of Tract 12, Floral Bluff Estates, according To plat recorded in Plat Book 17, page 39, of the current public records of Duval County, Florida.

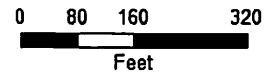
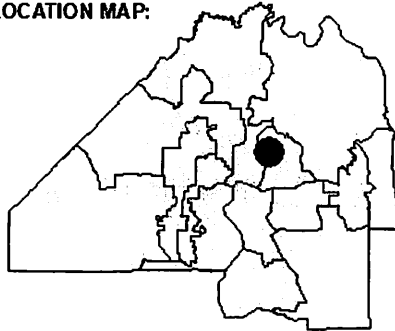




**REQUEST SOUGHT:**

**FROM: RMD-D & RMD-C**  
**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**1**

**TRACKING NUMBER**

**T-2020-2756**

**EXHIBIT 2**  
**PAGE 1 OF 1**

**Georgian Villas PUD  
Written Description  
June 4, 2020**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 128192-0000
- B. Current Land Use Designation: MDR
- C. Current Zoning District: RMD-C and RMD-D
- D. Proposed Zoning District: PUD

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

The Applicant proposes to rezone approximately 4.3 acres of property from RMD-C and RMD-D 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 either the RMD-D development standards, or with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit "4."**

As shown on the PUD Site Plan, the proposed multifamily residential uses include multiple quadruplexes that are each on a platted lot. In other words, the proposed development consists of multiple buildings containing 4 units each, with each building on a separate lot and, potentially, under separate ownership. In order to create a more functional site that is aesthetically pleasing and integrates a series of interconnected parks, the community will contain a long series of interconnected sidewalks far greater than what is typically required. All sidewalks will be 4' in width with placement and interconnectivity approved as shown on the site plan.

**III. PUD DEVELOPMENT CRITERIA**

**A. Development Densities/Intensities**

The PUD proposes the following permitted densities/intensities:

Multifamily residential units: Up to 20 units per acre.

**B. Site Development Standards**

The Property may be developed in accordance with the RMD-D development standards, in which event the PUD Site Plan will not apply and no verification of substantial compliance will be required. Alternatively, the Property may be developed in accordance with the PUD Site Plan and the following development standards:

1. *Permitted Uses and Structures:* All uses permitted within the RMD-D zoning district.
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 and area):*
  - a. Single-family detached dwellings and townhomes – Consistent with the RMD-D zoning district.
  - b. All other uses –
    - (1) Width – Sixty (60) feet.
    - (2) Area – 4,200 square feet.
4. *Maximum lot coverage by all buildings and structures: 55%.*
5. *Minimum lot yard requirements: Front – 10'; Side – 10'; Rear – 10'.*
6. *Maximum height of structures: Consistent with the RMD-D zoning district.*
7. *Impervious surface ratio: 75%.*
8. *Minimum parent tract setbacks: Each building shall be set back at least 20' from the boundaries of the parent tract.*

#### **IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

##### **A. Access**

Access will be provided as shown on the PUD Site Plan. For individual “lots” or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access for building permits. The access road as shown on the PUD Site Plan and other interior access roads will be privately owned and maintained by the owner and/or an owners’ association and/or a management company and may be gated at entrances to multifamily residential uses. 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**

In order to integrate the multiple parks, buildings and common areas, the community will contain a long series of interconnected sidewalks far greater than what is typically required. All sidewalks will be 4’ in width with placement and interconnectivity approved as shown on the site plan.

**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.

**D. Signage**

Signage shall be permitted in accordance with the RMD-D zoning district.

**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**

Parking will be provided in accordance with Part 6 of the Zoning Code, except that parking, including bicycle parking, will not be provided "on-site" of each platted lot and instead may be provided "on-site" throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD. Furthermore, perpendicular or angled parking shall be permitted within the private roadway or access drive, as shown on the PUD Site Plan.

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

**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 six (6) buildings within the PUD may be obtained

prior to the recordation of the plat(s), if any.

**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, the proposed development cannot reasonably meet certain requirements of the Zoning Code, which would not be applicable for the exact same development under a single ownership without platted lots.

**M. 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, access and internal traffic circulation 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.

<b>Element</b>	<b>Zoning Code for RMD-D</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Lot Area</b>	For non-single family uses:  Minimum Lot Area: 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.	For non-single family uses:  Minimum Lot Area: 4,200 square feet. The remainder of the available property will be HOA-owned and/or additional park area.	As stated above, the proposed development cannot comply with the lot area requirement of RMD-D due to the fact that each quadruplex is on a platted lot. The modification to the lot area requirements permits a unique development that will bring a diversity of housing product to the community with a series of interconnected open areas and parks.
<b>Parking</b>	The Zoning Code provides that required parking must be provided on-site.	This PUD allows for all required parking, including bicycle parking, to be provided "on-site" throughout the Property cumulatively but not "on-site" on each individual lot. The PUD also allows for parking within the private road, which would typically require additional approvals from the Planning and Development Department.	Due to the integrated nature of the development, it is not necessary for all required parking to be provided on each lot. Again, if the proposed development was for apartments under single ownership, the proposed development would comply with the parking requirements. Similarly, if the proposed development was for apartments under single ownership, the development would likely be addressed off of George Road and therefore parking would not be provided within a private road, but rather an access drive, and a deviation would not be required.
<b>Access/Frontage</b>	The Zoning Code requires that lot abut a public or approved private road.	This PUD does not contain a frontage requirement for each building. Each building will face the parking areas similar to a townhome community or apartment complex.	The frontage requirement is removed in this PUD to allow for flexibility of development and efficiency in permitting.

<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists Applicant in developing and marketing the Property.
<b>Phasing/Plat</b>	The Zoning Code and Subdivision Regulations require that building permits may not be obtained until after plat approval.	This PUD allows for building permits for up to six (6) buildings to be obtained prior to plat approval.	This allows the Applicant to expedite the development process.

**N. Names of Development Team**

Developer/Owner: Southern Impression Homes, LLC

Planner/Engineer: To be determined

**O. 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 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 provides ample open spaces and recreational opportunities.

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

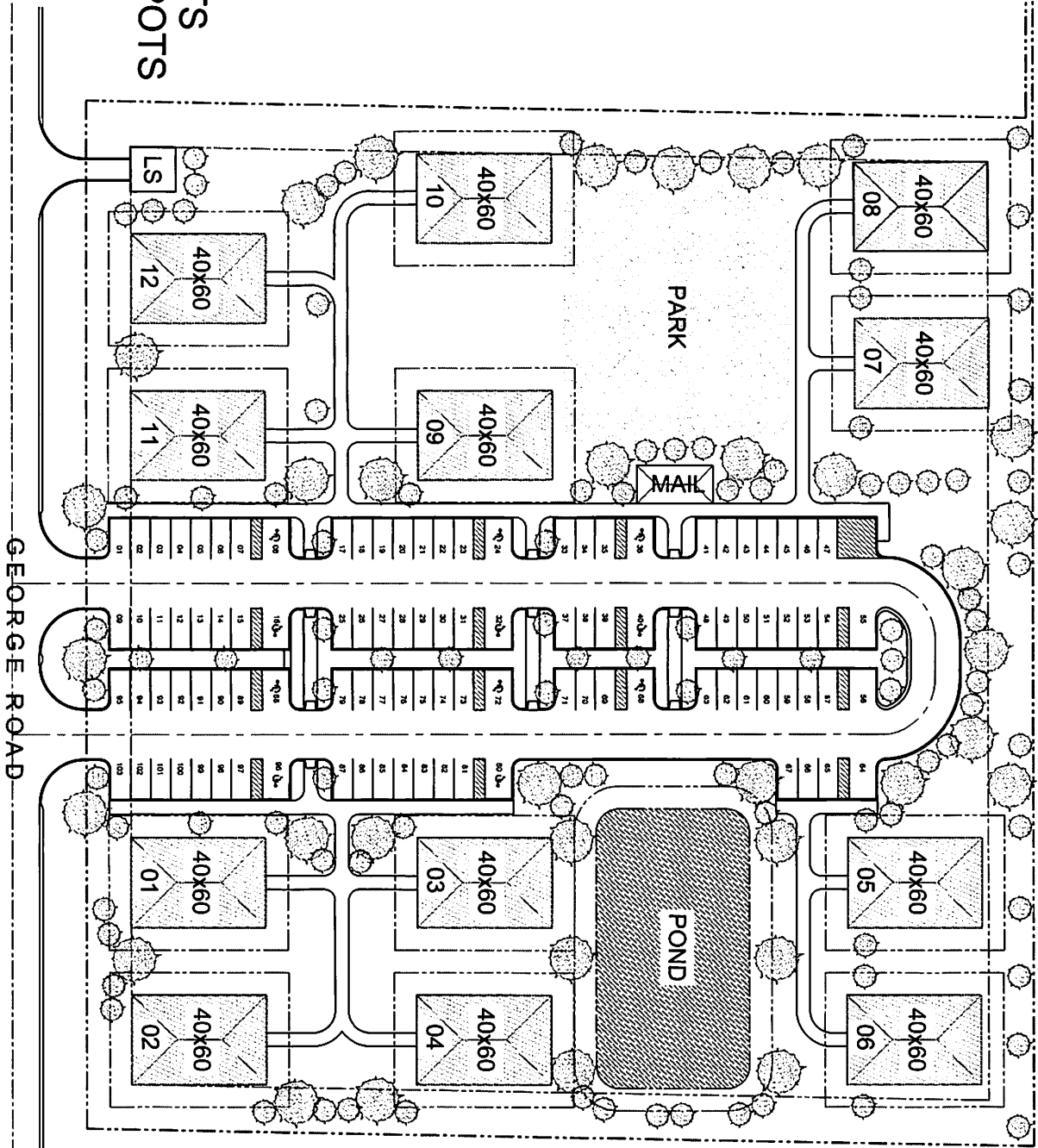
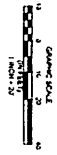
**I. Listed Species Regulations:** Not required.

**J. Off-Street Parking Including Loading and Unloading Areas:** The PUD provides ample off street parking.

**K. Sidewalks, Trails, and Bikeways:** In order to integrate the multiple parks,

buildings and common areas, the community will contain a long series of interconnected sidewalks far greater than what is typically required. All sidewalks will be 4' in width with placement and interconnectivity approved as shown on the site plan.

(12) 40X60 UNITS  
 (103) PARKING SPOTS



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PROJECT NO.	2019012
CHECKED BY	ZARINIA
DATE	1/15
SCALE	1/8" = 1'
DATE NUMBER	1/15
REVISION	
DATE	
BY	

**GEORGE ROAD QUADS**



**NOTICE**  
 The information on this plan was prepared by Southern Impression Development, LLC. It is intended for the use of the client and is not to be used for any other purpose without the written consent of Southern Impression Development, LLC. The information on this plan is not to be used for any other purpose without the written consent of Southern Impression Development, LLC. The information on this plan is not to be used for any other purpose without the written consent of Southern Impression Development, LLC.



# EXHIBIT F

PUD Name

**Georgian Villas**

Date

Feb 14, 2020

## Land Use Table

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Total gross acreage	<b>4.3</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>1.3</b>	Acres	<b>30</b> %
Total number of dwelling units	<b>48</b>	D.U.	
Commercial	<b>0</b>	Acres	<b>0</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>0.27</b>	Acres	<b>6</b> %
Passive open space, wetlands, pond	<b>1.63</b>	Acres	<b>38</b> %
Public and private right-of-way	<b>1.1</b>	Acres	<b>26</b> %
Maximum coverage of non-residential buildings and structures		Sq. Ft.	



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Daniel Blanchard  
Southern Impression Development  
5711 Richard Street, Suite 4  
Jacksonville, FL, 32216

February 07, 2020

Project Name: Georgian Villas  
Availability#: 2020-0387

Attn: Daniel Blanchard,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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 from the third party owner providing applicant with the right to construct the utilities.

**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 on [jea.com](http://jea.com).

**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](http://JEA.com). This document along with other important forms and submittal processes can be found, [https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-0387  
 Request Received On: 1/27/2020  
 Availability Response: 2/7/2020  
 Prepared by: Christopher Watson

**Project Information**

Name: Georgian Villas  
 Type: Multi-Family  
 Requested Flow: 12,000 gpd  
 Location: 5678 George Ct, Jacksonville, FL  
 Parcel ID No.: 128192 0000  
 Description: 12 quadriplexes (48 units)

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
 Connection Point #1: Existing 8 inch water main along George Rd approx 200 feet north of the northwest corner of the property  
 Connection Point #2: Existing 8 inch water main along George Rd adjacent to property  
 Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Water main adjacent to property is not a contiguous 8 inch main (bottlenecks are present).

**Sewer Connection**

Sewer Treatment Plant: MONTEREY  
 Connection Point #1: Existing gravity sewer manhole/gravity sewer main within the George Rd right of way at the property southwest corner  
 Connection Point #2: Existing 8 inch gravity sewer along the southern boundary of the property - subject to confirmation of private (non JEA) access rights to the infrastructure  
 Special Conditions: If gravity flow cannot be achieved, then connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). POC 2 - Confirm private access to infrastructure with JEA Real Estate

**Reclaimed Water Connection**

Sewer Region/Plant: N/A  
 Connection Point #1: This property is not located within the JEA Reclaimed Water System Service Area.  
 Connection Point #2: NA  
 Special Conditions:

**General Comments:**

Electric Availability: 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.