

# City of Jacksonville, Florida

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Lenny Curry, Mayor

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

May 19, 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.: 2022-302 Application for: Halsema 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 with Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated March 24, 2022
2. The original written description dated January 29, 2022
3. The original site plan dated February 1, 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 3, 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 3, 2022, or as otherwise approved by the Planning and Development Department.

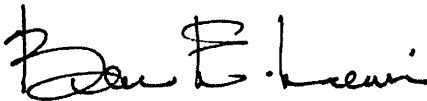
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

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

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

Sincerely,



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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2022-0302 TO**  
**PLANNED UNIT DEVELOPMENT**

**MAY 19, 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 **2022-0302** to Planned Unit Development.

***Location:*** 0 Beaver Street West (SR 10)  
Between Halsema Road North and Cecil Commerce  
Center Parkway

***Real Estate Numbers:*** 001774-0000

***Current Zoning Districts:*** Commercial Office (CO)

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

***Current Land Use Category:*** Community General Commercial (CGC)

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

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Wyman Duggan, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Lois Barkoskie Crew Family Trust  
P.O. Box 371372  
Tallahassee, FL 32315

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2022-0302** seeks to rezone approximately 4.35± acres of land from Commercial Office (CO) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of 64 multi-family dwelling units between 16 buildings containing four units each, with each building on a separate lot, potentially, under

separate ownership. The proposed PUD differs from the conventional zoning code by providing for site-specific design standards and criteria including reduction in minimum lot area from 6,000 square feet for the first two family units and 2,100 square feet for each additional unit. The proposed PUD will provide, concerning to lot area, 5,100 square feet and the remainder of the available property will be HOA-owned and/or additional park area.

There is a companion Land Use Amendment, **2022-0301 (L-5663-22C)**. The proposed LUA is for Community General Commercial (CGC) 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 Community General Commercial (CGC) 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-5663-22C (Ordinance 2022-0301)** that seeks to amend the portion of the site that is within the Community General Commercial (CGC) 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-5663-22C** be approved.

MDR in the Suburban Area is intended to provide compact medium density residential development. Plan amendment requests for new MDR designations are preferred in locations, which are supplied with full urban services, and in locations, which serve as a transition between commercial and residential land uses. Multi-family dwellings are 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 generally be greater than seven (7) units per acre. Except residential density shall be two units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be four units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not 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.*

**Objective 6.3**

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

*The proposed rezoning to a PUD would allow for residential infill on a traditionally vacant and underutilized parcel along Beaver Street West. The PUD will also allow for a greater variety of dwelling options, which directly addresses the housing needs of City residents.*

**Airport Environment Zone**

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

The site is also located in a Military Notice Zone requiring execution of an Airport Notice Zone Acknowledgement, as required in Section 656.1010, Ordinance Code. The Airport Notice zones are areas for which the limits are represented by the 60 DNL to 64.99 DNL noise contour range.

Additionally, this site is in the Lighting Regulation Zone for OLF Whitehouse. In accordance with 656.1005.2(d)(6), all artificial lighting equipment, including but not limited to flood lights and search lights, whether temporary or permanent installations, shall have positive optical controls so that no light is emitted above the horizontal plane. No building permit shall be granted in this zone unless this requirement has been met.

This companion land use amendment was reviewed by the Navy and was recommended for approval.

**Objective 2.5**

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

**Policy 2.5.6**

To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.

**Policy 2.5.7**

In cooperation with the US Military and to preserve the utility of the field for simulated night carrier landings or related missions, the City has designated, through the land development regulations, a lighting regulation zone around Outlying Field (OLF) Whitehouse, requiring that all artificial lighting equipment have positive optical control so that no light is emitted above the horizontal plane. The United States Military has requested this special designation for OLF Whitehouse because of its special fleet carrier landing practice mission.

**Aquifer Recharge**

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-

AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

***(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): Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5663-22C (Ordinance 2022-0302) that seeks to amend the portion of land that is within the Community General Commercial (CGC) 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 # 112986.0 / CCAS # 112986.1 / City Dev #10325.000: Halsema Villas: Quads is reserved in the Concurrency system for 64 quad dwelling units in 16 buildings. There is a Mobility Fee in the amount of \$77,971 due prior to permitting & the CCAS will need to be converted to a CRC, in order to obtain the CRC Certificate.

**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 multi-family dwelling units between 16 buildings containing four units each. 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:** The proposed PUD request to deviate from the code regarding sidewalk width and requesting all sidewalks to be 4 feet in width with placement and interconnectivity approved as shown on the site plan. Per Transportation Memorandum dated May 3, 2022 and conditioned for this PUD: *Provide sidewalks per Section 654.133 of the Code of Subdivision Regulations. ADA compliant sidewalk shall be required on all public ROW frontages, or as otherwise approved by the COJ Bicycle Pedestrian Coordinator.* This is a safety issue for pedestrians. Large trucks can hangover the sidewalk prohibiting those with disabilities.

**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 and Article 25 of the Charter of the City of Jacksonville. A perimeter buffer of twenty feet will be provided around the Property at the time of development, but not around each lot. Any required uncomplimentary buffer and/or yard setback(s) shall be located within, and not in addition to, the perimeter buffer. A minimum six-foot vinyl fence, 95% opaque, will be provided within the perimeter buffer.

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

- The PUD written Description states “Access will be provided as shown on the PUD Site Plan; provided, however, that access from Marisco Way is permitted without the need for a PUD modification.” If the PUD will access Marisco Way, 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).
- Beaver Street W is an FDOT right of way. Permitting for access to Beaver Street W shall be through FDOT.
- ADA compliant sidewalk shall be required on all public ROW frontages, or as otherwise approved by the COJ Bicycle Pedestrian Coordinator.



The subject site is approximately 4.35 acres and is accessible from Beaver Street West (US 90), a major arterial facility. Beaver Street West is currently operating at 32.23% of capacity. This segment of Beaver Street West has a maximum daily capacity of 24,200 vehicles per day (vpd) and average daily traffic of 7,800 vpd.

This PUD is a companion to pending small-scale land use application L-5663-22C (2022-0301). 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 16 buildings containing four units per building for a maximum of 64 units.

**The use and variety of materials:** Fiber cement siding, such as James Hardie or similar, shall be the exterior skin of the buildings. The front entrance façade shall include plank siding (lap siding) on both floors and shake/shingle siding as an accent.

**The form of ownership proposed for various uses:** The proposed development consists of multiple buildings containing four units each, with each building on a separate lot and, under separate ownership. 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 north of the subject property is Hunter's Walk subdivision approved through PUD Ord. #2004-0917 developed with Single Family dwelling with lot sizes 60 feet. The south side of Beaver Street West is zoned for industrial uses including manufacturing and outdoor storage but is separated from the north side by a railroad.

**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	PUD: 2004-0917	Single-Family Dwellings
South	HI	IH	Manufacture Light
East	CGC	PUD: 2004-0917	Vacant/Timberland
West	LDR	RR-Acre	Vacant/Timberland

***(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 16 buildings, containing four 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. Additionally, in a memo provided by JEA dated April 27, 2022, JEA has objections to the proposed project layout. The right of way provided in the site plan with striped parking is problematic from a utility standpoint. JEA water and sewer utilities including services should not be placed under parking areas. There is no space within the proposed right of way for all water and sewer mains, services and fire hydrants. Site plan should be modified to include utility corridors and landscape islands should be modified to align with water and sewer service locations. This may affect the number of parking spaces. Proper setbacks from structures and landscape/hardscape features should be provided to any proposed utility corridors per JEA standards. Utility corridors should be provided with either expanded right-of-ways or land tracts under ownership of the homeowners association. Utility easements across individual lots are typically not allowed.

Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal.

**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 north side of US-90 (Beaver Street), east of the SR-23 interchange and west of Halsema Road. Per the memo from FDOT dated April 20, 2022, the applicant will need to coordinate with FDOT Access Management and Permits regarding the proposed access connection to US-90. Additionally, 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 US-90. FDOT has programmed a traffic signal project at US-90 and Chaffee Road (FPID 437373-1). Construction is estimated to begin in FY 2026.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	US-90	394	Otis Rd to Chaffee Rd	D	2,180	872	B

**School Capacity:**

Based on the Development Standards for impact assessment, the 4.35± acre proposed PUD rezoning has a development potential of 64 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 2022-0302**

**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
<b>Total New Students</b>				<b>15</b>			

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
Whitehouse ES #51	1	8	508	404	80%	93%

Baldwin MS/HS #38 4	1	3	1,003	1,328	132%	119%
Baldwin MS/HS #38 4	1	9	1,003	1,328	132%	119%

- 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 – 2022-0302
- 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.

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

As previously mentioned the proposed PUD request to deviate from the code regarding sidewalk with and requesting all sidewalks to be 4 feet in width with placement and interconnectivity approved as shown on the site plan. Per Transportation Memorandum dated May 3, 2022 and conditioned for this PUD: *Provide sidewalks per Section 654.133 of the Code of Subdivision Regulations. ADA compliant sidewalk shall be required on all public ROW frontages, or as otherwise approved by the COJ Bicycle Pedestrian Coordinator.* This is a safety issue for pedestrians. Large trucks can hangover the sidewalk prohibiting those with disabilities.

Bicycle parking, will not be provided "on-site" of each platted lot and instead may be provided "on-site" throughout the PUD.

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 11, 2022** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



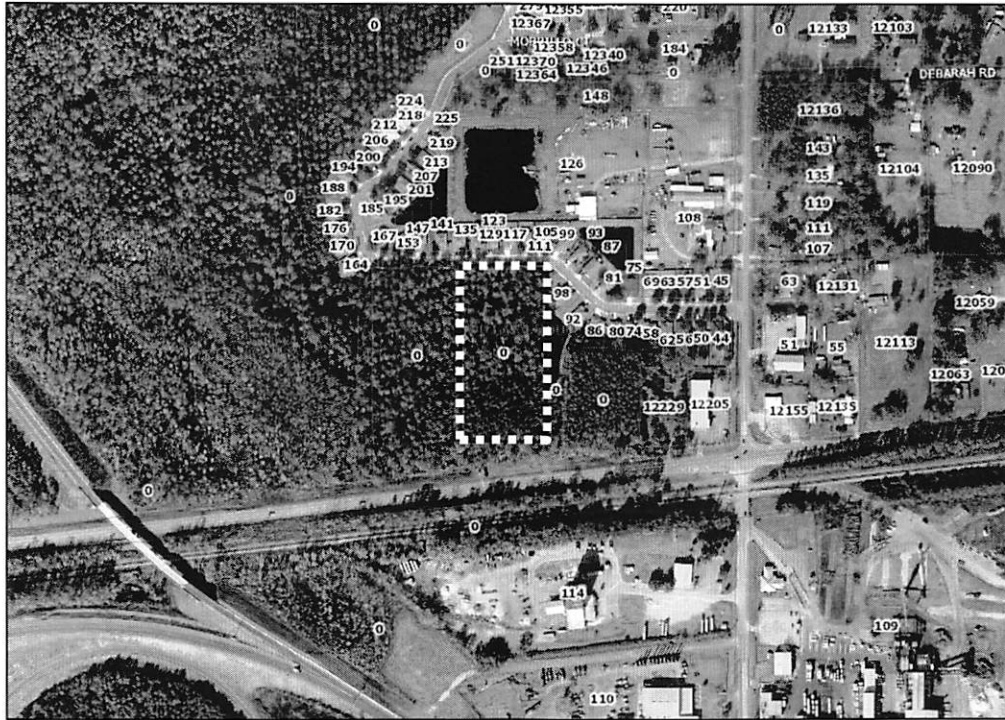
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0302** be **APPROVED with the following exhibits:**

1. **The original legal description dated March 24, 2022**
2. **The original written description dated January 29, 2022**
3. **The original site plan dated February 1, 2022**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0302** be **APPROVED W/ CONDITION.**

1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated May 3, 2022, or as otherwise approved by the Planning and Development Department.**



Aerial View

Source: JaxGIS



View of Subject Property

Source: JAXGIS Maps





**View of Subject Property from Marisco Way**

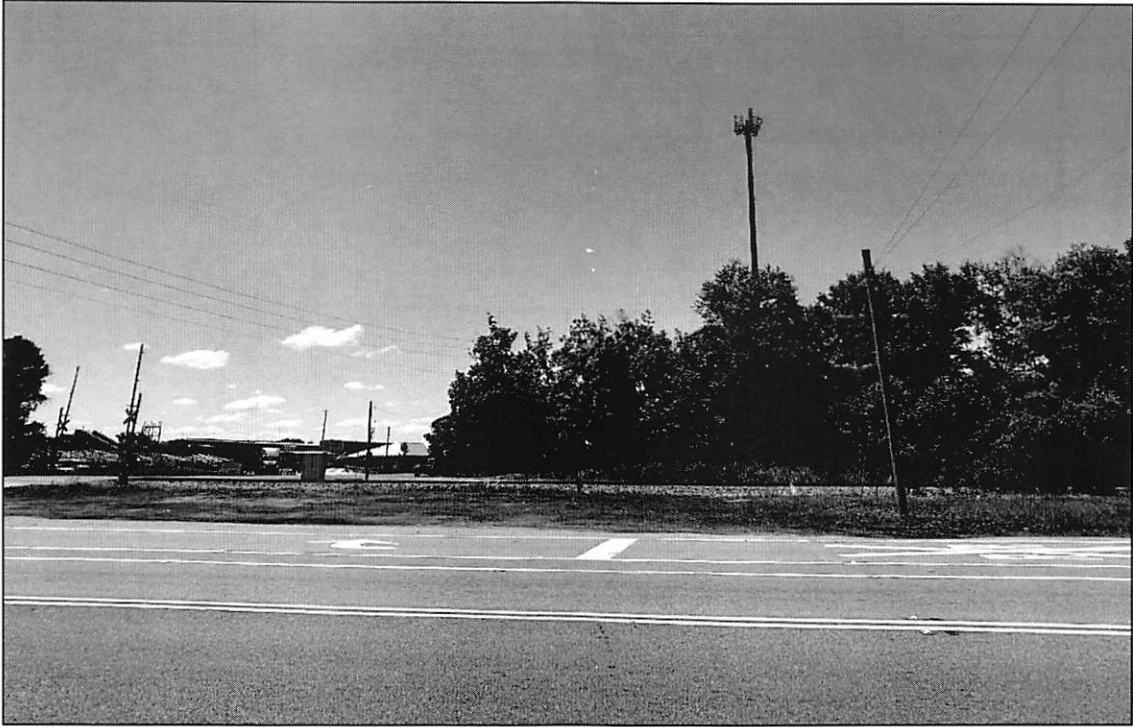
*Source: Planning & Development Department 05/11/2022*



**View of Properties to the North (Hunters Walk Subdivision)**

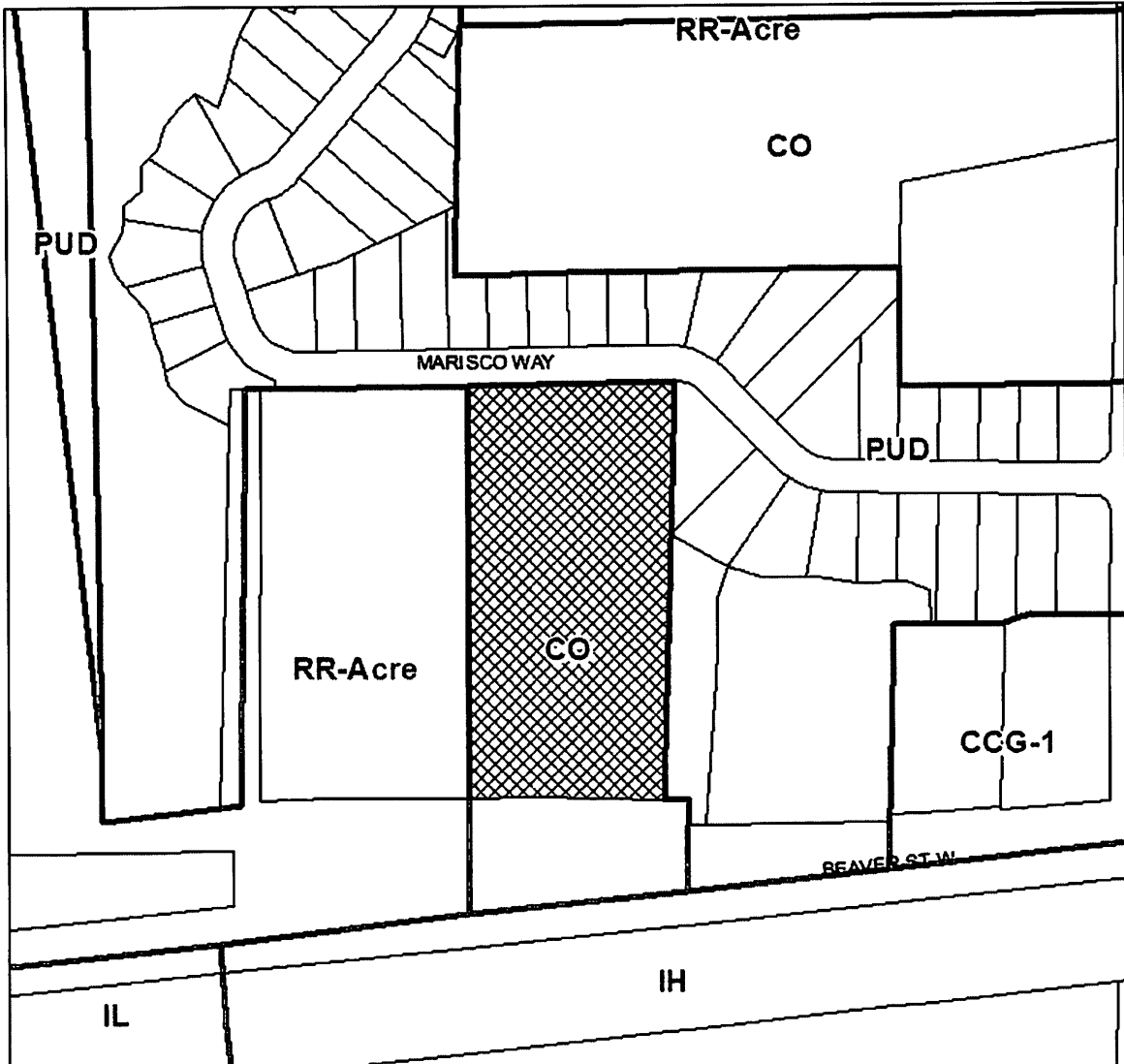
*Source: Planning & Development Department 05/11/2022*

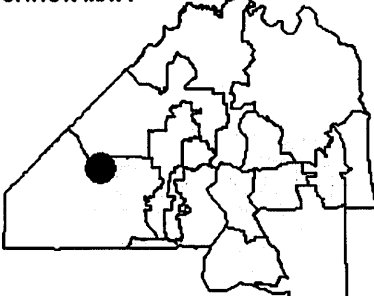
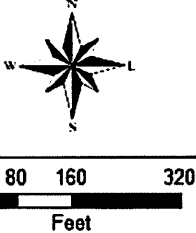




**View of Properties to the South**

*Source: Planning & Development Department 05/11/2022*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CO</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p><b>8</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0302</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4045</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>



ONE CITY. ONE  
JACKSONVILLE.

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

## **MEMORANDUM**

**DATE:** May 3, 2022

**TO:** Erin Abney, City Planner II  
Current Planning Division

**FROM:** Chris Schoenig, City Planner III  
Transportation Planning Division

**SUBJECT:** Transportation Memorandum 2022-0302

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

- The PUD written Description states “Access will be provided as shown on the PUD Site Plan; provided, however, that access from Marisco Way is permitted without the need for a PUD modification.” If the PUD will access Marisco Way, 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).
- Beaver Street West is an FDOT right of way. Permitting for access to Beaver Street West shall be through FDOT.
- ADA compliant sidewalk shall be required on all public ROW frontages, or as otherwise approved by the COJ Bicycle Pedestrian Coordinator.
- Deviation from code regarding sidewalk width is denied. Provide sidewalks per Section 654.133 of the Code of Subdivision Regulations.

**Application For Rezoning To PUD**

**Planning and Development Department Info**

Ordinance # 2022-0302 Staff Sign-Off/Date ELA / 04/11/2022  
 Filing Date 04/26/2022 Number of Signs to Post 2  
 Hearing Dates:  
 1st City Council 05/24/2022 Planning Commission 05/19/2022  
 Land Use & Zoning 06/07/2022 2nd City Council 06/14/2022  
 Neighborhood Association N/A  
 Neighborhood Action Plan/Corridor Study N/A

**Application Info**

Tracking # 4045 Application Status FILED COMPLETE  
 Date Started 01/29/2022 Date Submitted 02/05/2022

**General Information On Applicant**

Last Name DUGGAN First Name WYMAN Middle Name R  
 Company Name ROGERS TOWERS, P.A.  
 Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500  
 City JACKSONVILLE State FL Zip Code 32207  
 Phone 9043983911 Fax 9043960663 Email WDUGGAN@RTLAW.COM

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

Last Name SEE First Name BELOW Middle Name  
 Company/Trust Name LOIS BARKOSKIE CREW FAMILY TRUST  
 Mailing Address P.O. BOX 371372  
 City TALLAHASSEE State FL Zip Code 32315  
 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 001774 0000	8	4	CO	PUD

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

Existing Land Use Category CGC

Land Use Category Proposed?

If Yes, State Land Use Application # 5663

Total Land Area (Nearest 1/100th of an Acre) 4.35  
 Development Number  
 Proposed PUD Name HALSEMA VILLAS

**Justification For Rezoning Application**

TO PERMIT DEVELOPMENT OF RESIDENTIAL QUADPLEXES ON PLATTED LOTS.

**Location Of Property**

**General Location**

HALSEMA

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	BEAVER ST W	32220

**Between Streets**

BEAVER ST W and MARISCO WAY

**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**

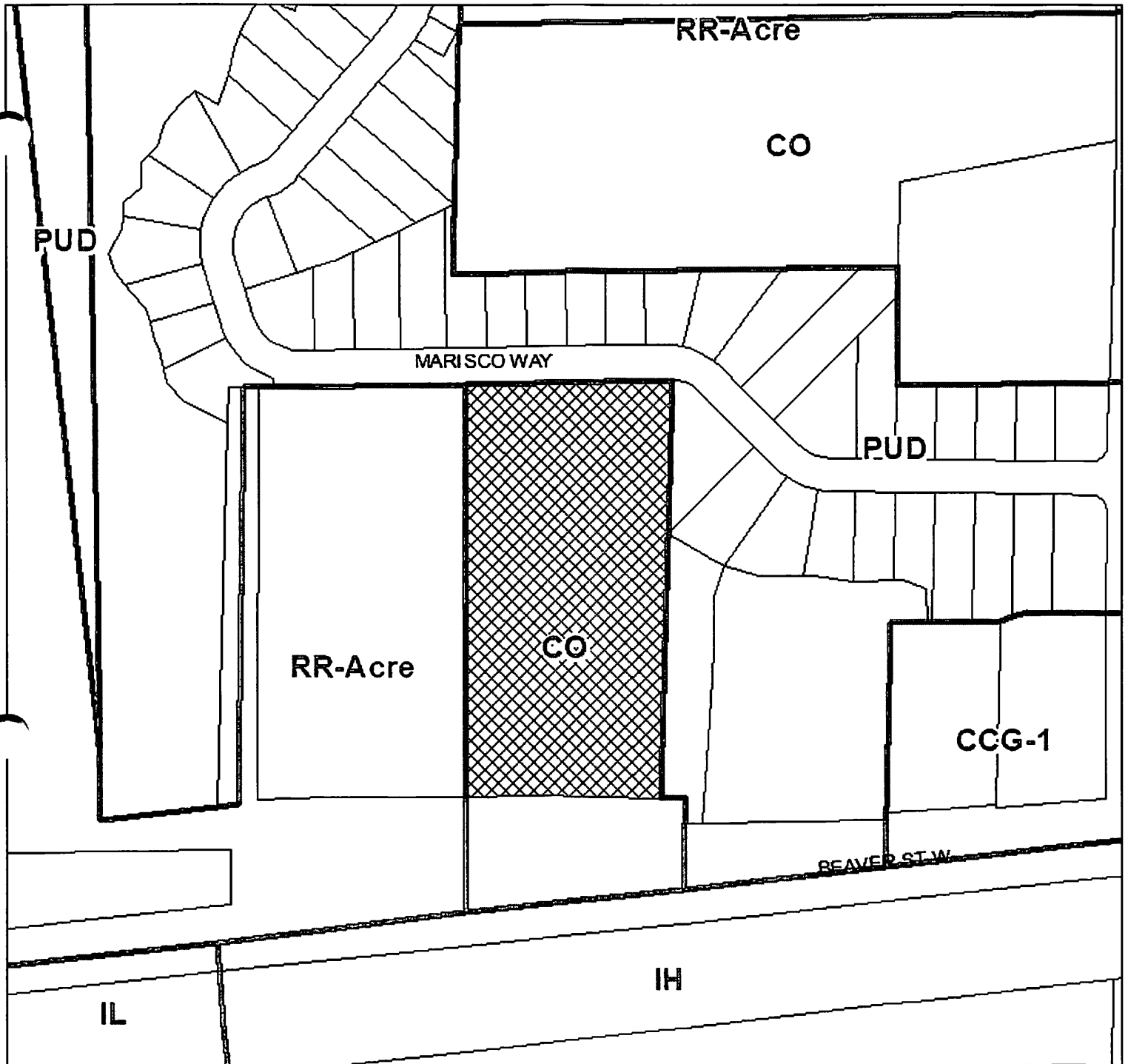
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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  
4.35 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee  
35 Notifications @ \$7.00 /each: \$245.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,564.00

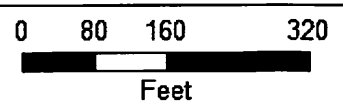
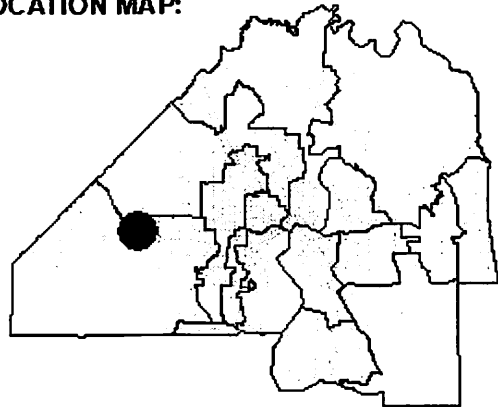
**NOTE: Advertising Costs To Be Billed to Owner/Agent**



**REQUEST SOUGHT:**

**FROM: CO**  
**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**8**

**TRACKING NUMBER**

**T-2022-4045**

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

**Halsema Villas PUD  
Written Description  
January 29, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 001774-0000
- B. Current Land Use Designation: CGC
- C. Proposed Land Use Designation: MDR
- D. Current Zoning District: CO
- E. Proposed Zoning District: PUD

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

The Applicant proposes to rezone approximately 4.35 acres of property from Commercial Office 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 “E.”** A companion small-scale land use amendment application seeking the MDR future land use category has been filed.

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.

**III. PUD DEVELOPMENT CRITERIA**

**A. Development Densities/Intensities**

The PUD proposes the following permitted densities/intensities:

Multifamily residential units: A maximum of 64 dwelling units.

**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 – 5,100 square feet.
4. *Maximum lot coverage by all buildings and structures: 50%.*
5. *Minimum lot yard requirements: Front – 15’; Side – 10’; Rear – 20’.*
6. *Maximum height of structures: 35 feet.*
7. *Impervious surface ratio: 75%.*

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

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

Access will be provided as shown on the PUD Site Plan; provided, however, that access from Marisco Way is permitted without the need for a PUD modification. 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. 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. All sidewalks will be 4’ in width with placement and interconnectivity approved as shown on the PUD Site Plan.

##### **B. Recreation/Open Space**

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.

##### **C. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville. A perimeter buffer of twenty feet will be provided around the Property at the time of development, but not around each lot. Any required uncomplimentary buffer and/or yard setback(s) shall be located within, and not in addition to, the perimeter buffer. A minimum six foot vinyl fence,

95% opaque, will be provided within the perimeter buffer. The fence may be on the property line.

**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. Exterior Building Materials/Irrigation/Trash**

Fiber cement siding, such as James Hardie or similar, shall be the exterior skin of the buildings. The front entrance façade shall include plank siding (lap siding) on both floors and shake/shingle siding as an accent. An automatic irrigation system shall be provided and maintained by the HOA. Irrigation only by hose bib is not allowed. A trash compactor rather

than a dumpster shall be provided for use by the tenants.

**K. 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.

**L. Modifications**

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

**M. 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 requirements would not be applicable if the exact same development were under a single ownership without platted lots.

**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, 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: 5,100 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.	Due to the integrated nature of the development, it is not necessary for all required parking to be provided on each lot. 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 Beaver Street 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 lots 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 the 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.

**O. Names of Development Team**

Developer/Owner: Southern Impression Homes, LLC

Planner/Engineer: JMJ Group

**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 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:** 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.

**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:** 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.

K. **Sidewalks, Trails, and Bikeways:** All sidewalks will be 4’ in width with placement and interconnectivity approved as shown on the site plan.

**PROJECT SUMMARY**

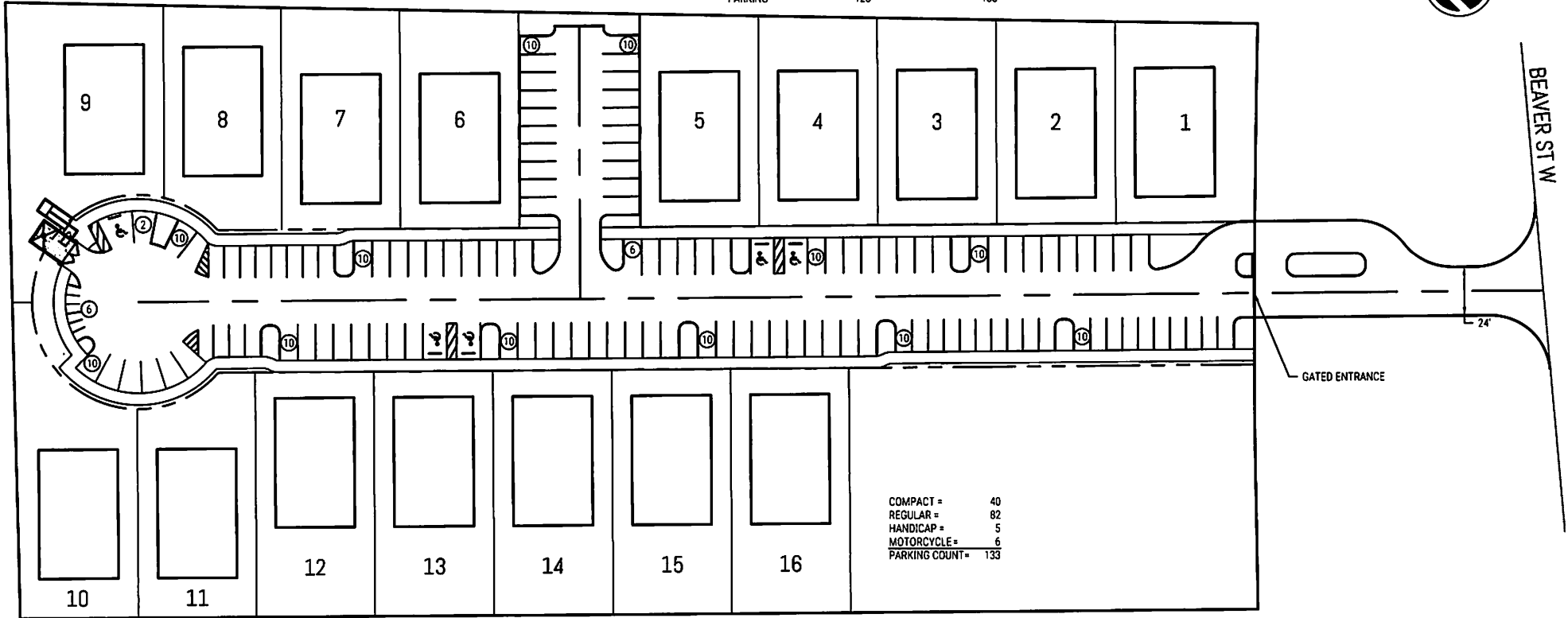
THE EXISTING SITE IS UNDEVELOPED. THE PROPOSED USE IS MULTI-FAMILY RESIDENTIAL 4-UNIT VILLAS. STORMWATER MANAGEMENT WILL BE PROVIDED WITHIN ONSITE DETENTION AREAS.

PARCEL NO. 001774 0000  
 TOTAL PHASES ONE (1)  
 TOTAL SITE AREA (ACRES) 4.35  
 TOTAL LOTS 16

TOTAL DWELLING UNITS  
 DENSITY (UNITS/ACRE)  
 100-YR FLOODPLAIN ZONE

64 UNITS  
 14.7  
 X

	EXISTING/REQ'D	PROPOSED
LAND USE	CGC	MDR
ZONING	CO	PUD
MIN. LOT SIZE (SF)	6,000	5,100
MIN. LOT WIDTH (FT)	60	60
LOT COVERAGE		
BUILDING	50%	50%
IMP. SURFACE	85%	75%
SETBACKS (FEET)		
FRONT	20	15
SIDE	10	10
REAR	10	20
MAX. HEIGHT (FEET)	35	35
PARKING	128	133



**PROJECT INFORMATION**

**OWNER**  
 CREW LOIS BARKOSKIE FAMILY TRUST  
 PO BOX 37172  
 TALLAHASSEE, FL 32315-7172

**DEVELOPER**  
 DANIEL BLANCHARD  
 SOUTHERN IMPRESSION DEVELOPMENT LLC  
 5711 RICHARD ST, STE 4  
 JACKSONVILLE, FL 32216  
 (904) 237-7781

**ENGINEER**  
 GERALD (JERRY) PIONESSA, JR, PE  
 JM J GROUP, LLC  
 5711 RICHARD ST, STE 4  
 JACKSONVILLE, FL 32216  
 (229) 516-0977

**HALSEMA VILLAS**

BEAVER ST W  
 JACKSONVILLE, FL



ENGINEERING | CONSULTING | PLANNING  
OPERATIONAL GROUP, LLC  
 5411 BRUNARD ST STE 100 JACKSONVILLE, FL 32216  
 WWW.JMJGROUP.NET  
 P.O. BOX 12747 JACKSONVILLE, FL 32212

**CONCEPT**

JOB NO | 01257 | DATE | 2-1-22



1" = 50'

# EXHIBIT F

PUD Name

## Land Use Table

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Total gross acreage	<input type="text" value="4.35"/>	Acres	100 %
Amount of each different land use by acreage			
Single family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Multiple family	<input type="text" value="4.35"/>	Acres	<input type="text" value="100"/> %
Total number of dwelling units	<input type="text" value="68"/>	D.U.	
Commercial	<input type="text"/>	Acres	<input type="text"/> %
Industrial	<input type="text"/>	Acres	<input type="text"/> %
Other land use	<input type="text"/>	Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text" value="0"/>	Acres	<input type="text" value="0"/> %
Passive open space	<input type="text" value="2.14"/>	Acres	<input type="text" value="49"/> %
Public and private right-of-way	<input type="text" value="1.21"/>	Acres	<input type="text" value="28"/> %
Maximum coverage of buildings and structures	<input type="text" value="43,000"/>	Sq. Ft.	<input type="text" value="23"/> %