

# 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

April 21, 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.: 2022-198 Application for: North Main Street 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 January 4, 2022.
2. **The revised written description dated February 14, 2022.**
3. **The revised site plan dated February 14, 2022.**

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

1. The development shall be subject to the Transportation Planning Division memorandum dated April 8, 2022 or as otherwise approved by the Planning and Development Department.

**Planning Department conditions:**

1. Lots 16 through 38 in the proposed PUD shall be the same width as the adjoining lots in the Yellow Bluff Landing subdivision.
2. The development shall be subject to the Transportation Planning Division memorandum dated April 8, 2022 or as otherwise approved by the Planning and Development Department.

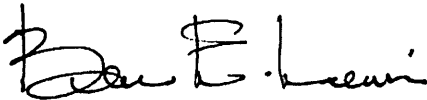
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners. The agent submitted a revised written description and site plan to incorporate Condition #1. Staff recommend to the Commission that Condition #1 could be deleted.

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

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

Sincerely,



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

# REVISED WRITTEN DESCRIPTION

North Main Street PUD  
RE# 108415-0200, 108096-0000, 108195-0000

April 14, 2022

## I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 30.11 acres of property from RR-Acre to PUD. The parcel is located on the east side of Main Street North, south of Yellow Bluff Road.

The subject property is currently owned by Joseph G, LLC, Elizabeth C Sessions Trust, and Sarah McNair, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of RR-Acre/RR, respectfully. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application to LDR. Surrounding uses include: RR-Acre/RR to the north (single family); AGR/AGRIII to the west across Main Street North (vacant land); and PUD/LDR to the south and west (single family). The site will be developed as single family residential.

**Project Name:** North Main Street PUD

**Project Architect/Planner:** Alliant

**Project Engineer:** Alliant

**Project Developer:** KB Home

## II. QUANTITATIVE DATA

**Total Acreage:** 30.11 acres

**Total number of dwelling units:** 104 lots

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

**Total amount of recreation area/open space:** 1.36 acres

**Total amount of public/private rights of way:** 4.07 acres

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

8.9 acres

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

Single phase construction

**III. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Single-Family dwellings
2. Assisted living facilities
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
5. Day care centers meeting the performance standards and development criteria set forth in Part 4

**B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403


**IV. DESIGN GUIDELINES**

**A. Lot Requirements - Single-family dwellings (not to exceed 104 units)**


**I. Single-family dwellings (except Lots 14-34):**

- (1) Minimum lot width – 50 feet
- (2) Minimum lot area – 5,000 square feet
- (3) Maximum lot coverage – 65%
- (4) Minimum yard requirements:
  - (a) Front – 20 feet
  - (b) Side – 5 feet
  - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

**II. Single-family dwellings (Lots 14-34):**

- 
- (1) Minimum lot width – 60 feet
  - (2) Minimum lot area – 6,000 square feet
  - (3) Maximum lot coverage – 65%
  - (4) Minimum yard requirements:
    - (a) Front – 20 feet
    - (b) Side – 5 feet
    - (c) Rear – 10 feet
  - (5) Maximum height of structures – 35 feet

**B. Ingress, Egress and Circulation:**

- 
- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
  - (2) *Vehicular Access.* Vehicular access to the Property shall be by way of Main Street North, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
  - (3) *Pedestrian Access.* Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

- (1) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

**D. Landscaping:**

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



**E. Recreation and Open Space:**

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

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

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

**VI. DEVELOPMENT PLAN APPROVAL**

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

**VII. STATEMENTS**

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

The proposed PUD allows for residential uses needed for housing in the vicinity.

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

All areas will be maintained by the owner.

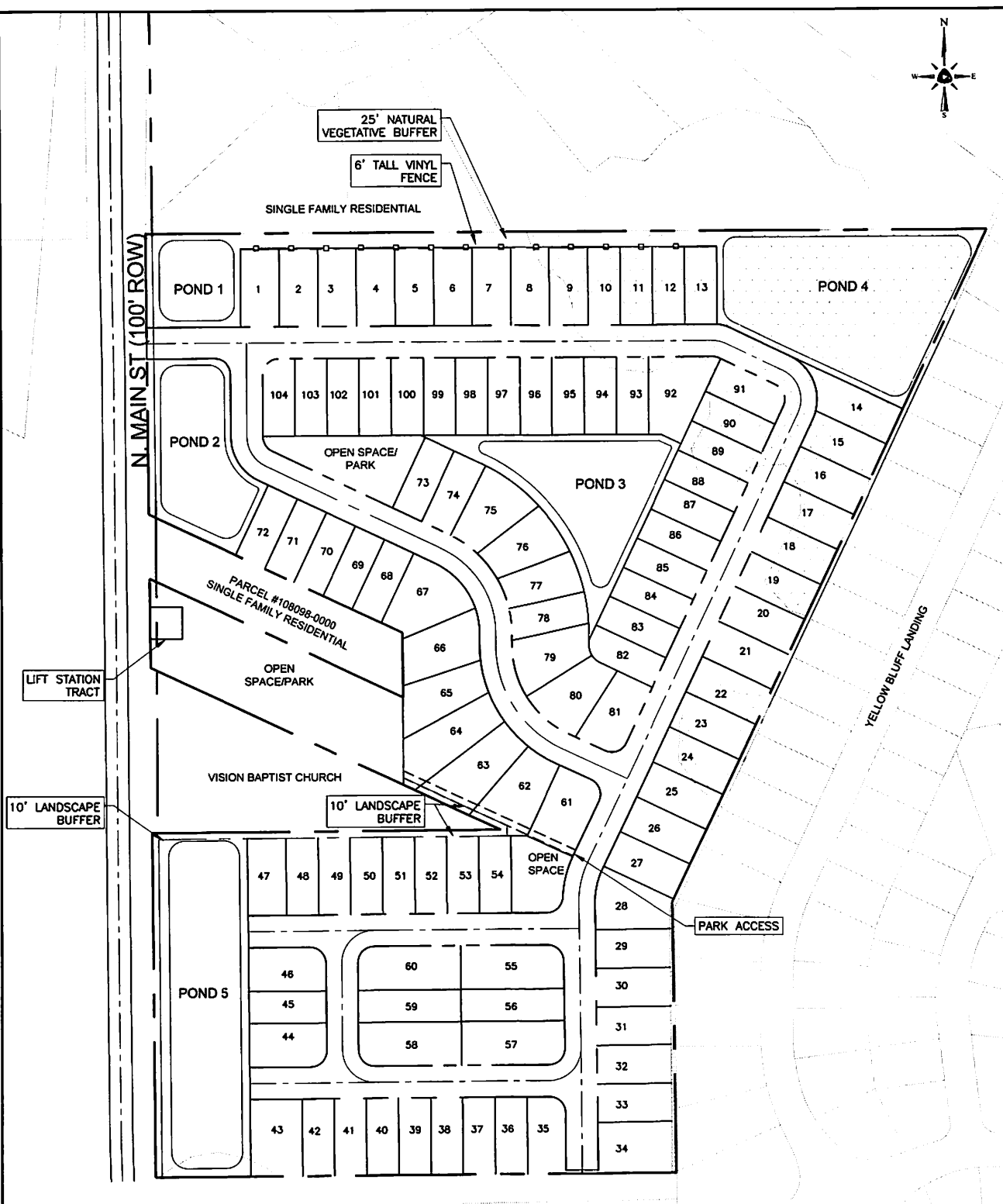
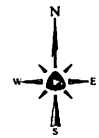
**VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

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

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

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

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



**SITE DATA**

**SITE ADDRESS**  
N. MAIN ST, JACKSONVILLE, FL 32217

**TAX PARCEL I.D. NO.**  
108415-0200

**SITE AREA**  
TOTAL SITE AREA = 1,311,743 SF = 30.11 AC  
STORMWATER POND AREA = 198,383.71 SF = 4.54 AC = 15.12%  
IMPACTED WETLAND AREA = 220,991 SF = 5.07 AC

**ZONING**  
RLD-60 (RR-ACRE)

**BUILDING SETBACKS**  
FRONT REAR INTERIOR SIDE STREET SIDE  
20' 10' 5' 5'

February 14, 2022

Exhibit 4

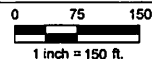
Page 1 of 1



**N. MAIN STREET**  
JACKSONVILLE, FL

CONCEPT K

PROJECT MANAGER: CMW  
DRAWN BY: CAA  
DATE: 2022-2-14



**ALLIANT**

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2022-198 TO**  
**PLANNED UNIT DEVELOPMENT**

**APRIL 21, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-198 to Planned Unit Development.

***Location:*** East side of Main Street North (US 17) between Yellow Bluff Road and Pond Run

***Real Estate Number(s):*** 108096-0000, 108195-0000, 108415-0200

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

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

***Current Land Use Category:*** Rural Residential (RR)

***Proposed Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** North, District 6

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

***Owner:*** Joseph Norman  
Joseph G, LLC  
1218 Belmont Terrace  
Jacksonville Florida 32207

Robert S. Janes  
Elizabeth C. Sessions Trust  
8235 Woodgrove Road  
Jacksonville Florida 32256

Larry McNair  
James McNair Trust  
4517 Castlewood Drive West  
Jacksonville Florida 32206



***Staff Recommendation:***

**APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-198 seeks to rezone approximately 30.11 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought for a maximum of 108 single family lots. The minimum lot area and width are 5,000 square feet and 50 feet, respectively.

**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 Rural Residential (RR) 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-5656-22C (Ordinance 2022-197) that seeks to amend the portion of the site that is within the Rural Residential (RR) land use category to Low Density Residential (LDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5656-22C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

**Future Land Use Element:**

**Policy 1.1.10** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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

**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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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

**Objective 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.

**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.

***(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): Rural Residential (RR). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5656-22C (Ordinance 2022-197) that seeks to amend the portion of land that is within the Rural Residential (RR) land use category to Low Density Residential (LDR). The

Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

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

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

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

This proposed Planned Unit Development intends to utilize lands for a single family subdivision that will not exceed 108 lots. 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 intended plan of development will provide a streetscape that will be similar to other single family subdivisions in the area.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan shows several areas of open space or park land throughout the subdivision.
- Traffic and pedestrian circulation patterns: There is a single ingress/egress point on Main Street. The street layout does not contain any cul-de-sacs, instead it is loop system which allows efficient movement of trash and service vehicles.
- The use and variety of building setback lines, separations, and buffering: The written description provides setbacks and other development standards that ensure the proposed subdivision will be similar to existing subdivisions in the area.

***(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: An existing subdivision, Yellow Bluff Hideaway, is to the east of the

subject property. The lots in this subdivision that abut the proposed PUD are 65 feet in width in contrast to the proposed 50 foot wide lots. **Staff is recommending the lots in the proposed PUD match the lot width in the Yellow Bluff Hideaway.**

- 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	RR	RR-Acre	Single family residential
South	LDR	PUD (03-1213)	Single family residential
East	LDR	PUD (03-1213)	Single family residential
West	AGR-iv	AGR	Undeveloped

**(6) Intensity of Development**

The proposed development will be consistent with the LDR functional land use category as a single family subdivision. The PUD is appropriate at this location because it will provide additional housing opportunities in the area.

- The existing residential density and intensity of use of surrounding lands: There are several existing residential subdivisions on the east side of Main Street. These include Hillcrest Bluff built in 2014, Pine Lakes built in 1997, and Terrapin Station under construction, and Yellow Bluff Hideaway built in 2013.
- The availability and location of utility services and public facilities and services: JEA indicates the nearest point of connection for water and sewer is 300 feet south within the Main Street right of way.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City's Traffic Engineer made the following comments:
  - Main Street (US 17) is an FDOT right of way. Permitting for access will be through FDOT.
  - The minimum centerline radius for curves in the subdivision shall be 80'.

**(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.*

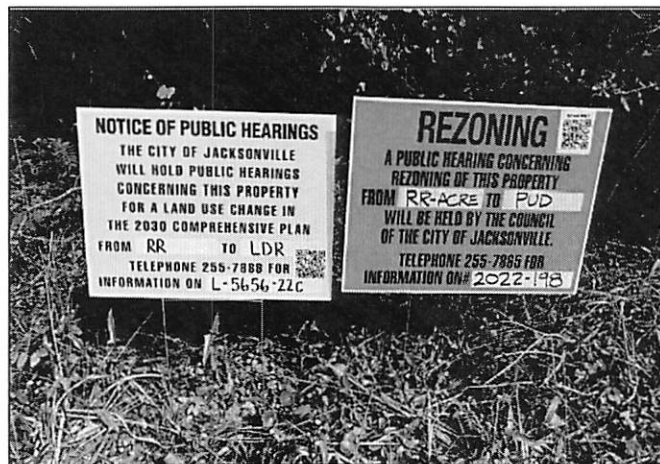
The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

There are no sidewalks along Main Street North (US 17). The project must provide a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

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



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-198** be **APPROVED** with the following exhibits:

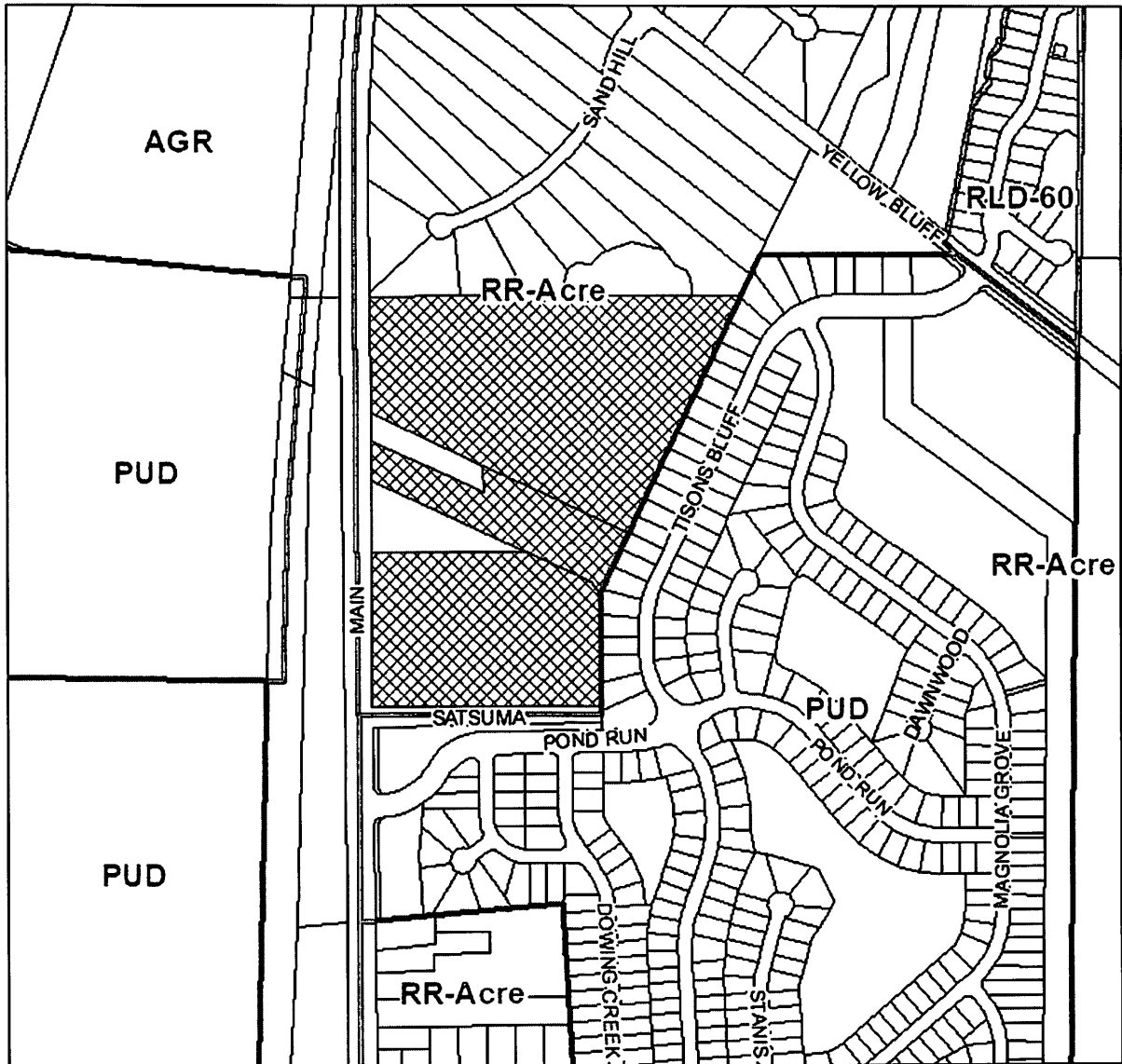
1. The original legal description dated January 4, 2022.
2. The original written description dated January 4, 2022.
3. The original site plan dated January 3, 2022.

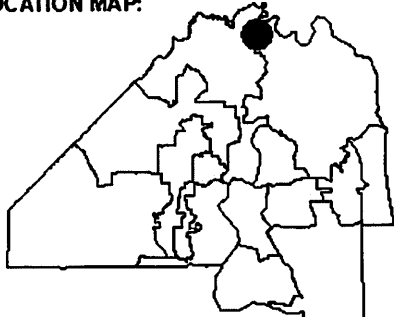
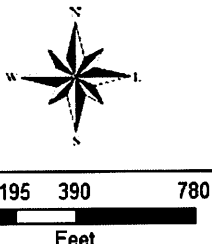
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-198** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. Lots 16 through 38 in the proposed PUD shall be the same width as the adjoining lots in the Yellow Bluff Landing subdivision.
2. The development shall be subject to the Transportation Planning Division memorandum dated April 8, 2022 or as otherwise approved by the Planning and Development Department.



Aerial view of subject property



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0198</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-3997</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>2</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](http://www.coj.net)

## **MEMORANDUM**

**DATE:** April 11, 2022

**TO:** Bruce Lewis, City Planner Supervisor  
Current Planning Division

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

**SUBJECT:** Transportation Memorandum 2022-0198

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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:

- Main Street is an FDOT right of way. Permitting for access will be through FDOT.
- The minimum centerline radius for curves in the subdivision shall be 80'.



# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0198 **Staff Sign-Off/Date** BEL / 03/02/2022  
**Filing Date** 03/16/2022 **Number of Signs to Post** 5  
**Hearing Dates:**  
**1st City Council** 04/26/2022 **Planning Commission** 04/21/2022  
**Land Use & Zoning** 05/03/2022 **2nd City Council** 05/10/2022  
**Neighborhood Association** M & M DAIRY, INC.  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 3997 **Application Status** PENDING  
**Date Started** 01/04/2022 **Date Submitted** 01/04/2022

## General Information On Applicant

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

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

**Last Name** JOSEPH **First Name** NORMAN **Middle Name**  
**Company/Trust Name**  
JOSEPH G LLC  
**Mailing Address**  
1218 BELMONT TERRACE  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** **Fax** **Email**

**Last Name** JANES **First Name** ROBERT **Middle Name** S  
**Company/Trust Name**  
ELIZABETH C. SESSIONS TRUST  
**Mailing Address**  
8235 WOODGROVE RD  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**Phone** **Fax** **Email**

**Last Name**                      **First Name**                      **Middle Name**  
 MCNAIR                              LARRY

**Company/Trust Name**  
 JAMES MCNAIR ESTATE

**Mailing Address**  
 4517 CASTLEWOOD DR W

**City**                              **State**                              **Zip Code**  
 JACKSONVILLE                      FL                              32206

**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 108096 0000	2	6	RR-ACRE	PUD
Map 108195 0000	2	6	RR-ACRE	PUD
Map 108415 0200	2	6	RR-ACRE	PUD

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

**Existing Land Use Category**

RR

**Land Use Category Proposed?**

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

5656

**Total Land Area (Nearest 1/100th of an Acre)** 30.11

**Development Number**

**Proposed PUD Name** NORTH MAIN STREET PUD

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**

EAST SIDE OF MAIN ST N, SOUTH OF YELLOW BLUFF RD

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

**Between Streets**

YELLOW BLUFF RD                                      and SATSUMA ST

**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**

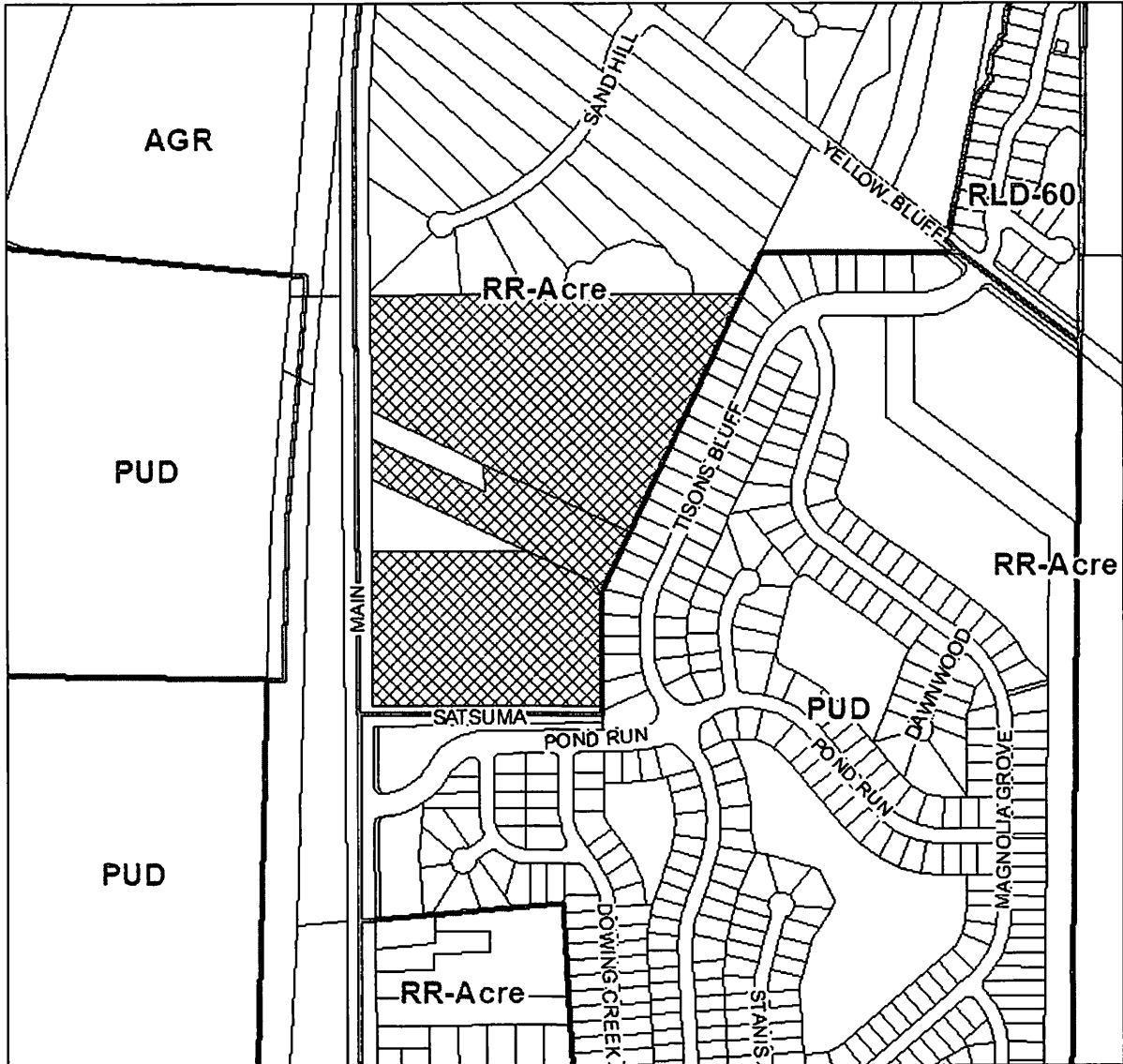
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**

- |  |                   |
|--|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>30.11 Acres @ \$10.00 /acre:</b>                                    | <b>\$310.00</b>   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>100 Notifications @ \$7.00 /each:</b>                               | <b>\$700.00</b>   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$3,279.00</b> |

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

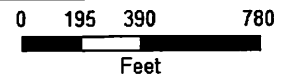
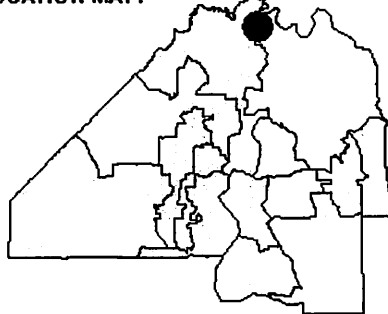


**REQUEST SOUGHT:**

**FROM: RR-ACRE**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**2**

**TRACKING NUMBER**

**T-2022-3997**

**EXHIBIT 2  
PAGE 1 OF 1**

# WRITTEN DESCRIPTION

**North Main Street PUD**  
**RE# 108415-0200, 108096-0000, 108195-0000**

**January 4, 2022**

## **I. PROJECT DESCRIPTION**

Applicant proposes to rezone approximately 30.11 acres of property from RR-Acre to PUD. The parcel is located on the east side of Main Street North, south of Yellow Bluff Road.

The subject property is currently owned by Joseph G, LLC, Elizabeth C Sessions Trust, and Sarah McNair, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of RR-Acre/RR, respectfully. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application to LDR. Surrounding uses include: RR-Acre/RR to the north (single family); AGR/AGRIII to the west across Main Street North (vacant land); and PUD/LDR to the south and west (single family). The site will be developed as single family residential.

**Project Name:** North Main Street PUD

**Project Architect/Planner:** Alliant

**Project Engineer:** Alliant

**Project Developer:** KB Home

## **II. QUANTITATIVE DATA**

**Total Acreage:** 30.11 acres

**Total number of dwelling units:** 108 lots

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

**Total amount of recreation area/open space:** 1.36 acres

**Total amount of public/private rights of way:** 4.07 acres

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

8.9 acres

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

Single phase construction

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

1. Single-Family dwellings
2. Assisted living facilities
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
5. Day care centers meeting the performance standards and development criteria set forth in Part 4

#### **B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

### **IV. DESIGN GUIDELINES**

#### **A. Lot Requirements**

##### **A. Single-family dwellings (not to exceed 108 units):**

- (1) Minimum lot width – 50 feet
- (2) Minimum lot area – 5,000 square feet
- (3) Maximum lot coverage – 65%
- (4) Minimum yard requirements:
  - (a) Front – 20 feet
  - (b) Side – 5 feet
  - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

**B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.* Vehicular access to the Property shall be by way of Main Street North, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- (3) *Pedestrian Access.* Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

- (1) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

**D. Landscaping:**

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

**E. Recreation and Open Space:**

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

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

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

**VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development



Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

## **VII. STATEMENTS**

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

The proposed PUD allows for residential uses needed for housing in the vicinity.

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

All areas will be maintained by the owner.

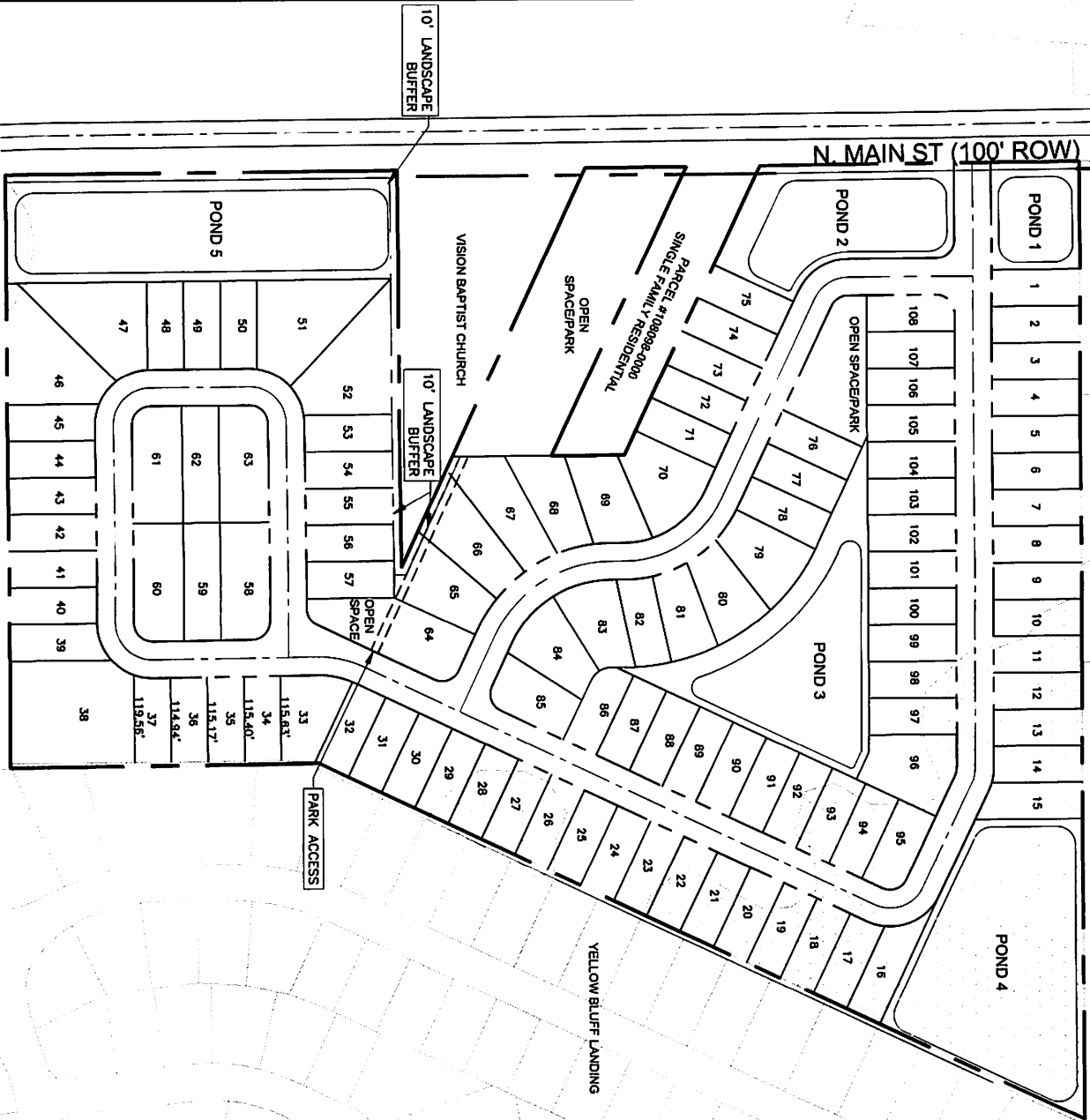
## **VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

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

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

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

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



SINGLE FAMILY RESIDENTIAL

N. MAIN ST (100' ROW)

PARCEL #10898-000  
SINGLE FAMILY RESIDENTIAL

VISION BAPTIST CHURCH

YELLOW BLUFF LANDING

**SITE DATA**

**SITE ADDRESS**  
N. MAIN ST. JACKSONVILLE, FL 32217

**TAX PARCEL I.D. NO.**  
108415-0200

**SITE AREA**  
TOTAL SITE AREA = 1,311,743 SF = 30.11 AC  
STORMWATER POND AREA = 203,824 SF = 4.68 AC = 15.54%  
IMPACTED WETLAND AREA = 220,991 SF = 5.07 AC

**ZONING**  
R1D-60 (RR-ACRE)

**BUILDING SETBACKS**  
FRONT 20'  
REAR 10'  
INTERIOR SIDE 5'  
STREET SIDE 5'

**LOT BREAKDOWN**  
50 X 120' = 108 LOTS

NOTE: RESULTING NOISE CONTOURS FROM VEHICULAR TRAFFIC PASSING ON NORTH MAIN STREET (US 17) AS CALCULATED PER HUDS ONLINE DNLT TOOL.



**N. MAIN STREET**  
JACKSONVILLE, FL

**CONCEPT H**

**PROJECT MANAGER:** CMW  
**DRAWN BY:** CAA  
**DATE:** 2022.1.3

0 75 150  
1 inch = 150 ft.



**ALLIANT**

January 3, 2022  
Exhibit 4  
Page 1 of 1

## EXHIBIT F

### PUD Name: North Main Street

#### Land Use Table

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Total gross acreage	30.11 acres	100%
Amount of each different land use by acreage		
Single family	30.11 acres	100 %
Total number of dwelling units	Up to 108 D.U.	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	1.36 acres	4.5%
Passive open space	N/A	
Public and private right-of-way	4.07 acres	13.5%
Maximum coverage of buildings and structures	8.9 acres	29.6%