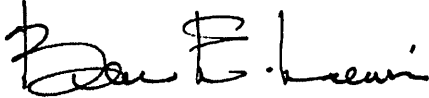


Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2021-0535 TO****PLANNED UNIT DEVELOPMENT****SEPTEMBER 9, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-0535** to Planned Unit Development.

Location: 0 Radio Lane
Between Lasota Avenue and Lake Shore Boulevard

Real Estate Numbers: 067221-0000

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Charles L. Mann
Mann-Pellicer, LLC
165 Arlington Road
Jacksonville, Florida 32211

Owner: Park Lane Baptist Church
1480 Lake Shore Boulevard
Jacksonville, Florida 32205

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0535** seeks to rezone approximately 4.33± acres of land from Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The rezoning is being sought to allow for a maximum of 12 duplexes (24 townhome units). Similar PUD Ordinance #2021-0340 was approved for adjacent property to the west for a maximum of 92 townhome units.

The need for the PUD stems from the current zoning district's restriction on multi-family dwellings and the need to reassure the community about the development density and product type. Therefore, the proposed PUD would allow for specialized lot requirements, clarification regarding landscaping, and the elimination of all other uses (e.g., churches, golf courses, and country clubs) generally permitted under RMD-TNH—the conventional zoning district alternative. The PUD will also allow the subject property to be developed with a maximum of 12 duplex structures—for a total of 24 individually platted fee-simple units. Each lot will contain a minimum 30 feet in width and 3,000 square feet of area.

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD plans to allow for the development of a maximum of 12 duplexes (24 dwelling units).

LDR land use category in the Urban Development Area is a category intended to provide for low density residential development. Further, it is intended to promote neighborhoods in need of redevelopment and to provide a compact single-family development typology that is supportive of transit, neighborhood commercial uses and services. In these instances, the category provides a higher density than LDR in other Development Areas of the City. The application of this higher density should be supported by a neighborhood plan or study. LDR allows residential development at up to 7 dwelling units per acre.

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

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

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

Future Land Use Element (FLUE):

Policy 1.2.9

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

The proposed site is located within the Urban 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 in the immediate 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 Ellis Road South. 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 300 feet Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 300 feet unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

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.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): 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 the subject parcels for a multi-family development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The use and variety of building groupings: The subject property will be developed with a

maximum of 12 duplexes with a total of 24 townhome units.

The form of ownership proposed for various uses: According to the Written Description dated June 1, 2021, the development standards are being sought so each townhome unit can be individually platted and sold under fee simple ownership.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville. The applicant has also proposed the installation of a six (6) foot high, 80% opaque fence along all property boundaries.

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

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Lake Shore Boulevard.

(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 at the corner of Lake Shore Boulevard and Radio Lane where single-family dwellings are the predominate use. Although being developed for multi-family use, the subject site will preserve the residential character of the area and offer a mixed housing product within the general vicinity. Property to the west was approved through Ordinance #2021-0340 for development of 92 townhome dwellings.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Timber
South	LDR	RLD-60	Church
East	LDR	RLD-60	Single-Family Dwellings
West	LDR	PUD: 2021-0340	Multi-Family Dwellings

(6) Intensity of Development

The proposed development will be consistent with the LDR functional land use category.

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—with existing water and force mains located

along Ellis Road. Additionally, in a memo provided by JEA dated August 23, 2021, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan approval.

School Capacity:

Based on the Development Standards for impact assessment, the 14.24± acre proposed PUD rezoning has a development potential of 92 multi-family 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 2021-0535

Development Potential: 24 Townhome Units

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 1 & 8 (Middle 1&7)
Elementary	2	5,804	71%	4	76%	2,239	8,715
Middle	2	2,812	74%	1	82%	88	1,135
High	2	3,201	82%	2	91%	675	1,096
Total New Students				7			

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 (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Hyde Grove K-2 #214	2	2	690	481	70%	89%
Hyde Park 3-5#77	2	2	541	240	44%	47%
Lake Shore MS #69	2	1	1328	1081	81%	77%
Robert E. Lee HS #33	2	2	1844	1682	91%	99%
		7				

- Does not include ESE & room exclusions
- Analysis based on a **maximum 24 dwelling units** – PUD 2021-0535

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have ingress and egress along Lake Shore Boulevard. Moreover, the Traffic Engineer has reviewed the application for vehicle accessibility and traffic flow. No objections were raised.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policy 2.2.2 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands

The applicant's site plan indicates the existence of wetlands on the subject site and as such, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site based on the City's geographic information data. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies. The wetland map is attached at the end of this report.

Wetlands Characteristics:

Approximate Size:	1.08 Acres
General Location(s):	An isolated wetland pocket located at the western end of the property.
Quality/Functional Value:	The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.
Soil Types/ Characteristics:	Pelham fine sand (51) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil grows when the water table is close or at the soil surface; generally in depressions.

Wetland Category: Category III

Consistency of Permitted Uses: Development must stay out of the wetlands unless permit is granted. (See Policy 4.1.3 uses below).

Environmental Resource Permit (ERP): Not provided by the applicant

Wetlands Impact: According to the proposed PUD site plan a small portion of the wetland will be impacted by development of a duplex building lot and the construction of the stormwater retention pond.

Associated Impacts: Not applicable

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.

(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.

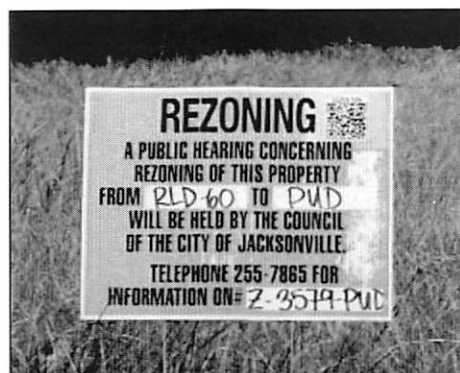
The off-street parking standards will developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 24, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0535 be **APPROVED with the following exhibits:**

- The original legal description dated June 17, 2021**
- The original written description dated June 1, 2021**
- The original site plan dated April 13, 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0535 be **APPROVED.**



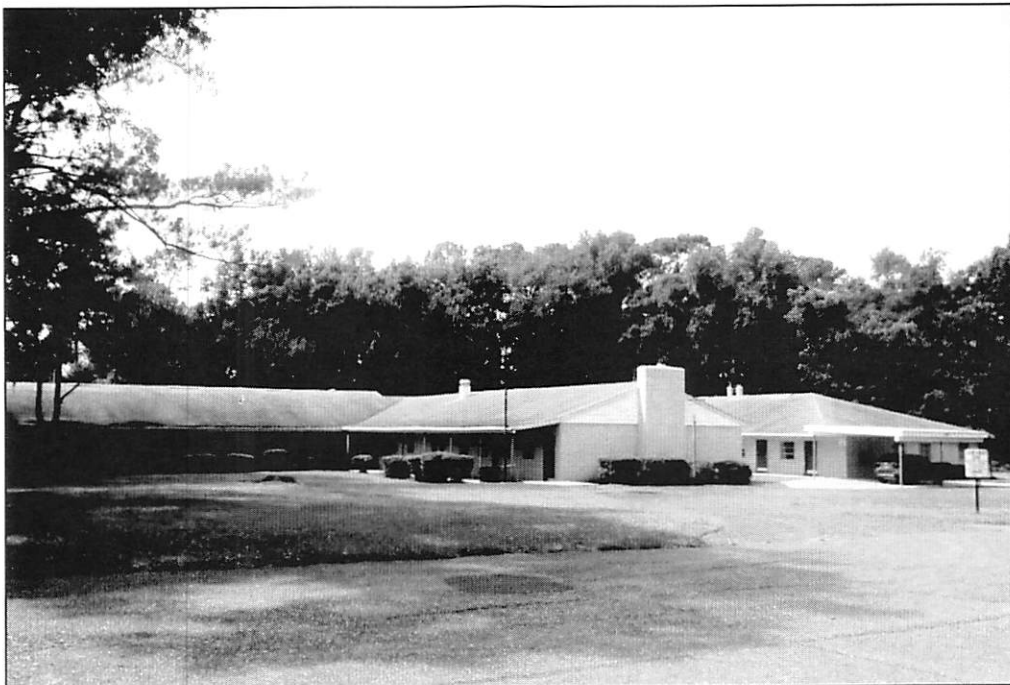
Aerial View

Source: JaxGIS



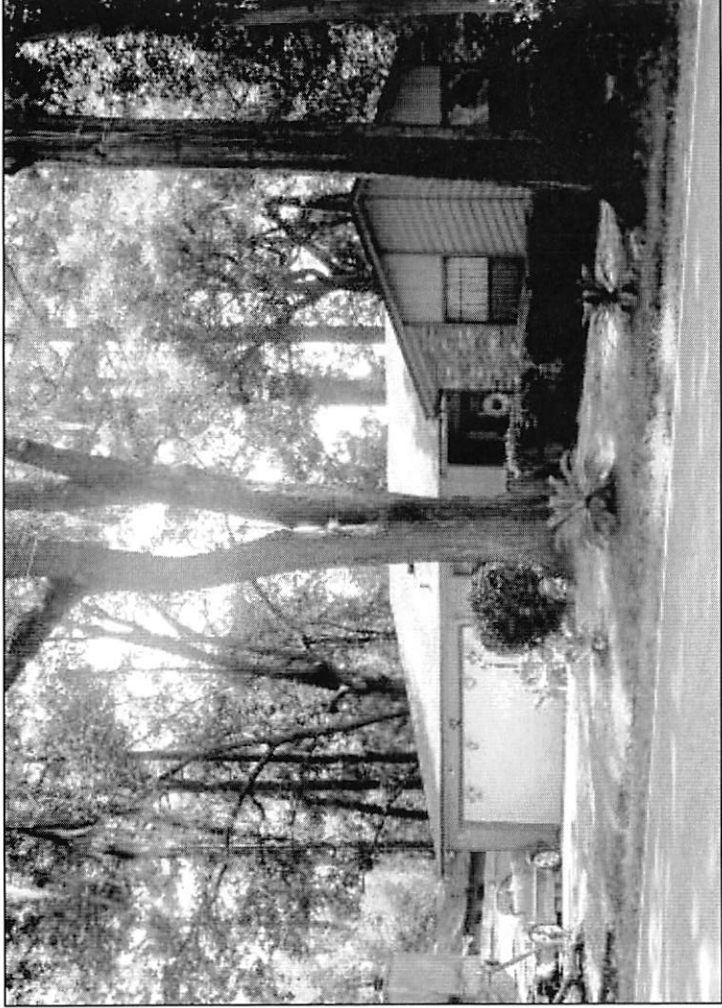
View of Subject Property

Source: JaxGIS



View of Property to the South

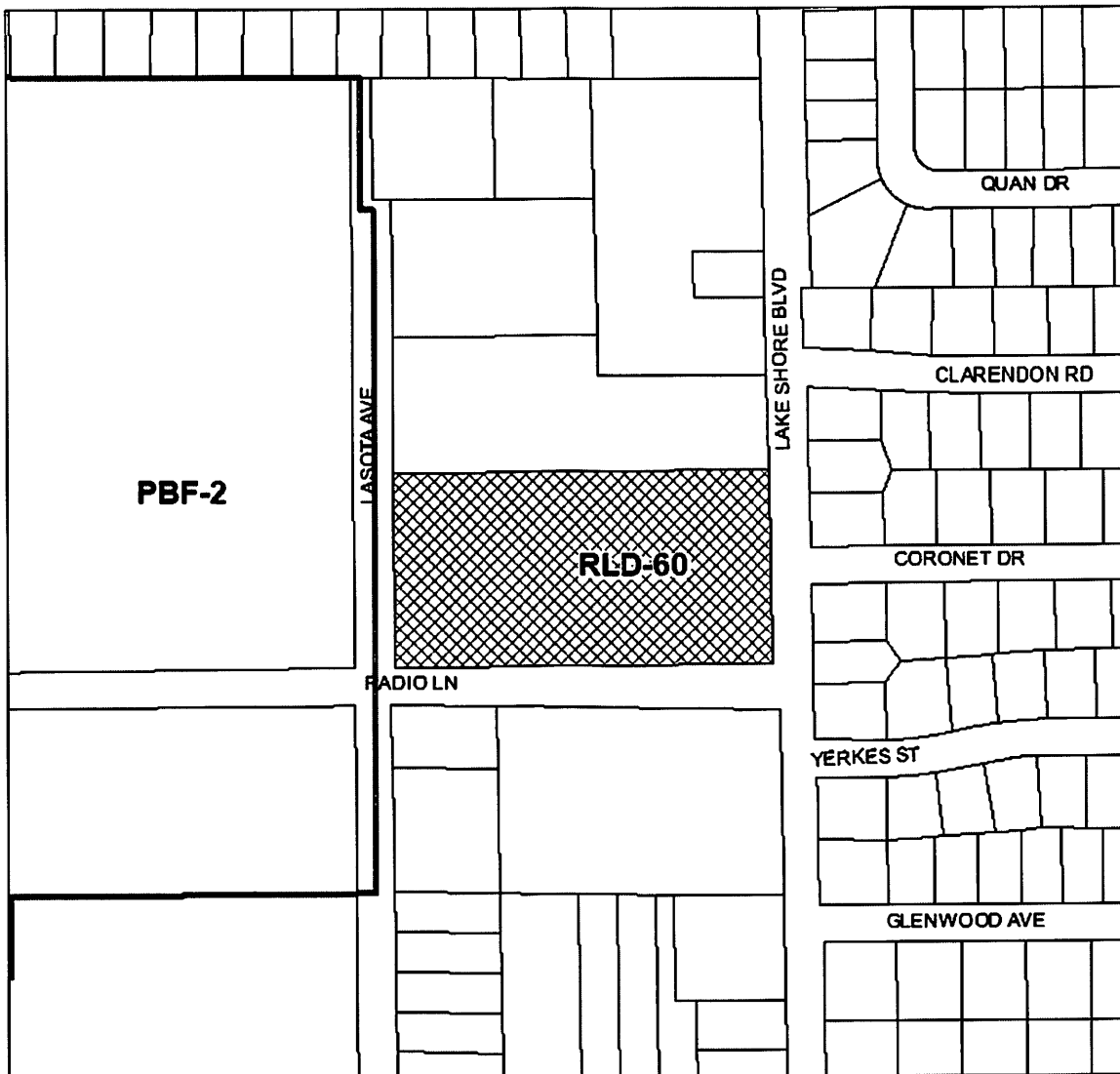
*Source: Planning & Development Dept.
Date: August 24, 2021*



View of Property to the East

Source: Planning & Development Dept.

Date: August 24, 2021

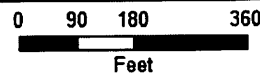
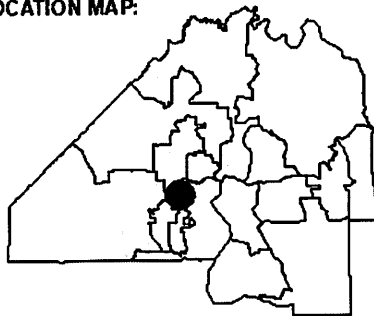


REQUEST SOUGHT:

FROM: RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

14

TRACKING NUMBER

T-2021-3579

EXHIBIT 2
 PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0535 **Staff Sign-Off/Date** ELA / 07/19/2021
Filing Date 08/10/2021 **Number of Signs to Post** 5

Hearing Dates:
1st City Council 09/14/2021 **Planning Comission** 09/09/2021
Land Use & Zoning 09/21/2021 **2nd City Council** N/A
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3579 **Application Status** FILED COMPLETE
Date Started 06/07/2021 **Date Submitted** 06/07/2021

General Information On Applicant

Last Name MANN **First Name** L **Middle Name** CHARLES
Company Name MANN-PELLICER
Mailing Address 165 ARLINGTON ROAD
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone 9047211546 **Fax** 9047211582 **Email** CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name BAPTIST CHURCH **First Name** PARK **Middle Name** LANE
Company/Trust Name PARK LANE BAPTIST CHURCH
Mailing Address 1480 LAKE SHORE BOULEVARD
City JACKSONVILLE **State** FL **Zip Code** 32205
Phone 9047211546 **Fax** 9047211582 **Email** CHARLIEMANN1@COMCAST.NET

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 067221 0000 14 4 RLD-60 PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre) 4.33****Development Number****Proposed PUD Name** RADIO LANE II RESIDENTIAL**Justification For Rezoning Application**

TO PERMIT INFILL RESIDENTIAL DEVELOPMENT, CONSISTENT WITH AREA TRENDS.

Location Of Property**General Location**

NORTH SIDE OF RADIO LANE

House #	Street Name, Type and Direction	Zip Code
0	RADIO LN	32205

Between Streets

LASOTA AVENUE and LAKE SHORE BOULEVARD

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

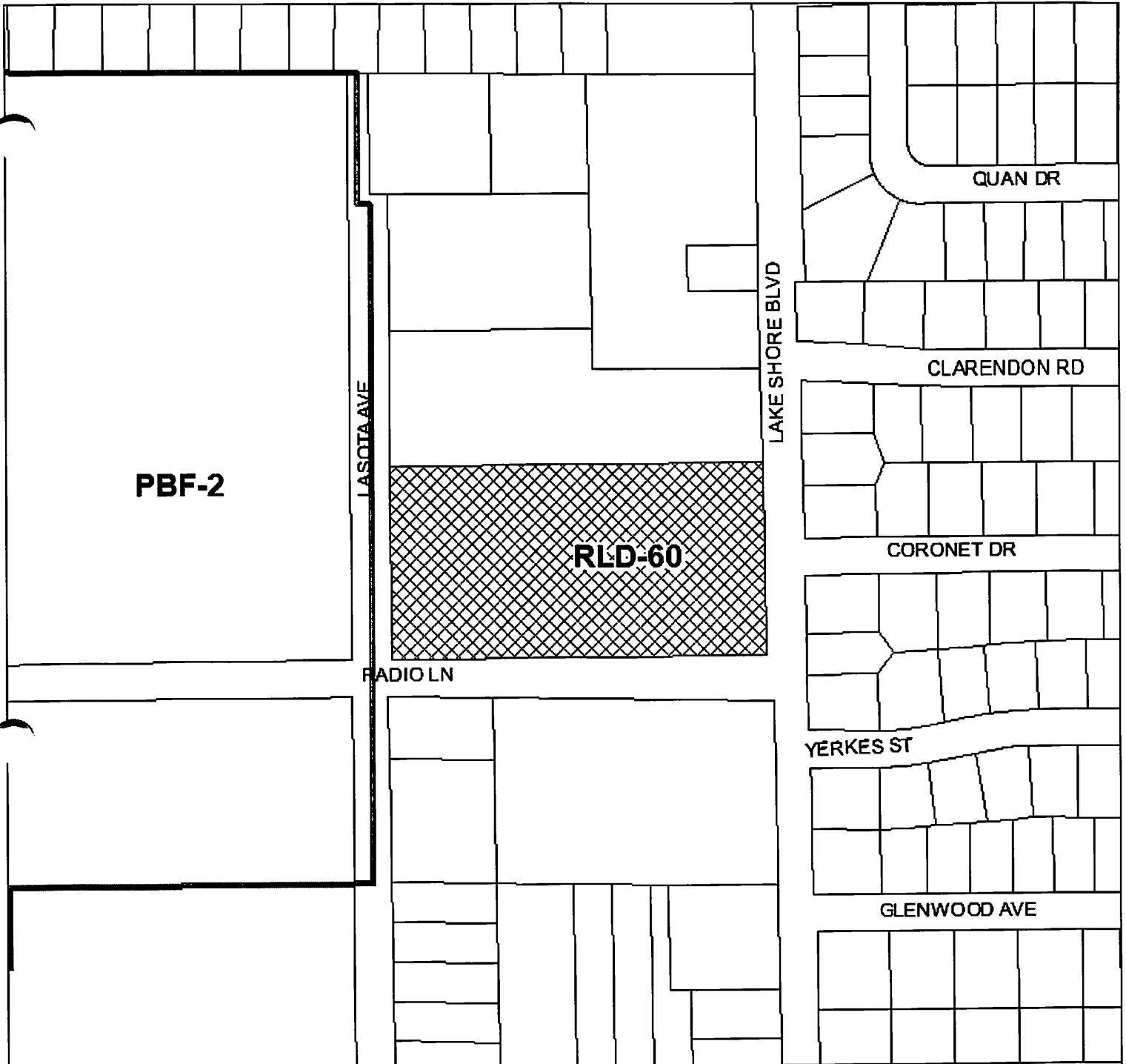
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my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

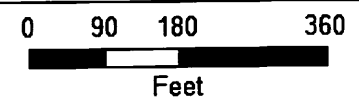
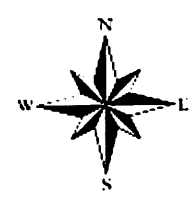
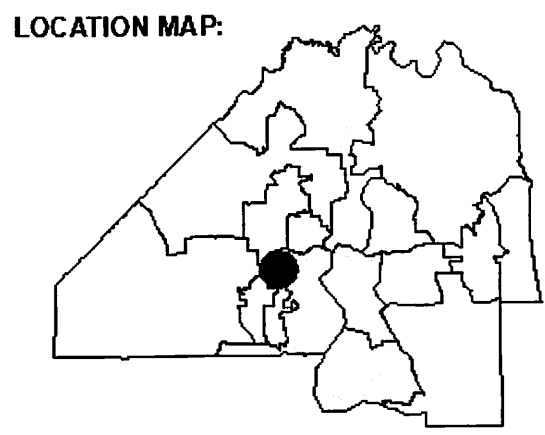
Filing Fee Information

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 4.33 Acres @ \$10.00 /acre: | \$50.00 |
| 3) Plus Notification Costs Per Addressee | |
| 34 Notifications @ \$7.00 /each: | \$238.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,557.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:
FROM: RLD-60
TO: PUD



COUNCIL DISTRICT:
14

TRACKING NUMBER
T-2021-3579

EXHIBIT 2
PAGE 1 OF 1

LEGAL DESCRIPTION

AS RECORDED IN PLAT BOOK 3, PAGE 86, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. EXCEPTING THEREFROM ANY PORTION OF THE SAME SHOWN AS STREETS OR ALLEYS ON THE PLAT OF BROOKFIELD, AS RECORDED IN PLAT BOOK 6, PAGE 20, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY. THE SAID PROPERTY BEING ALSO KNOWN AS BLOCK TWELVE (12), BROOKFIELD, ACCORDING TO PLAT RECORDED IN PLAT BOOK 6, PAGE 20, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF TRACT 8, CEDAR CREEK FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 86 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY RIGHT-OF-WAY LINE OF LAKESHORE BOULEVARD, (A VARIABLE WIDTH RIGHT-OF-WAY, AS FOUND MONUMENTED); THENCE SOUTH 01°30'13" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 682.85 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 01°30'13" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 300.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RADIO LANE (A VARIABLE WIDTH RIGHT-OF-WAY, AS FOUND MONUMENTED); THENCE NORTH 89°31'12" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 629.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LASOTA AVENUE, ALSO KNOWN AS DE SOTO AVENUE (A VARIABLE WIDTH RIGHT-OF-WAY, AS FOUND MONUMENTED); THENCE NORTH 00°36'20" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.00 FEET; THENCE SOUTH 89°36'46" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 629.92 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINING 4.33 ACRES, MORE OR LESS

EXHIBIT 3
WRITTEN DESCRIPTION
Radio Lane II Residential PUD
June 1, 2021

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE# 067221-0000 (the "Property"), which contains approximately 4.39 acres, is currently designated Low Density Residential (LDR). The property is zoned RLD-60 and is vacant and unimproved. The property is accessible from three public rights-of-way, including Radio Lane, Lake Shore Boulevard, and Lasota Avenue. The site abuts Lake Shore Boulevard for a distance of over 300 feet, which is identified as a Collector Roadway, according to the City's 2030 Comprehensive Plan.

The subject site is well within the Urban Area of the City and is appropriate for increased density residential uses. The project is a textbook Infill Development, which the Comprehensive Plan defines as, *Development or redevelopment of land that is/has been vacant, bypassed, and underutilized but is located within areas that already have infrastructure, utilities, and public facilities. The use of infill development, among others, promotes the best use of resources and will tend to have a positive impact upon the tax and other fiscal policies.* Consequently, the developer has identified this location as an Infill Housing Site, permitting the construction of new duplexes among the various older developments in proximity, as well as his own project to the west.

The Comprehensive Plan's Map Series serve to support the request for rezoning demonstrating that this property is appropriate for the nominal increase in density, given the existence of underutilized infrastructure and the positive impacts such new development would bring to the area. Considering the proximity to a JTA bus line, being just over one quarter of a mile, and the existence of bike lanes/sidewalks along both Park Street and Lake Shore Boulevard, the project promotes numerous goals and objectives for infill type projects. Further, similar duplex development exists along Ellis Trace Drive West, lying to the northwest of the subject property.

Surrounding development and zoning include a large vacant tract to the north, and lands owned by the Church, who are selling the subject Property, all designated LDR and zoned RLD-60. To the east, across Lake Shore Boulevard, uses include single-family homes, also designated LDR/RLD-60. The property to the west, across Lasota is the subject of a rezoning seeking a similar development pattern.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing this request. No other professionals have yet been engaged. The parcel is currently yet undeveloped and has no significant or unique characteristics. There are no noticeable variations in elevation across the property.

The PUD will permit the site to be developed with a maximum of 12 duplex structures (24 attached single-family dwelling units), each lot being a minimum 30 feet in width and having not

less than 3,000 square feet of area. While the proposal is seen by the city as a multi-family use, the planned design promotes a more compatible development pattern, being more similar to the older single-family homes existing in the vicinity, as well as consistent with the development trends in the area. The density of the project is less than six units per acre, being more consistent with the Low Density Residential (LDR) Category.

It is appropriate to promote the infill of this area, considering the existence of infrastructure as well as the trend to smaller lots, found in residential development today. The proposed rezoning and development project promote the goals, objectives, and policies of the City's 2030 Comprehensive Plan and serve to assist in revitalizing the area, bringing in new residents, in lieu of vacant and unkempt tracts that have a blighting influence and act to support illicit activity.

The proposed duplexes are comparable to those established by the Zoning Code and maintain building separations as per the required code standards. Additionally, the development provides the code standard front and side yards. The PUD is utilized to provide certainty to the community about the development density, and product type. The development will act to promote new activity in the community, stabilizing the current home values and being sensitive to the concerns of other residents in proximity. For the landowner, the project will permit them to utilize an infill parcel in an efficient and productive manner.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a 24 duplex development subdivision. The property will be developed in consonance with the goals and objectives of the Low Density Residential Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

II. USES AND RESTRICTIONS

The Property currently consists of one parcel but will be further divided as depicted on the attached site plan (Exhibit E) dated April 13, 2021 (the "Site Plan," which is incorporated herein by this reference).

A. Permitted Uses:

1. Duplexes on individual parcels consistent with the site development standards established herein, and as depicted on the Site Plan attached to this application (Exhibit "E").

- B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

Residential Single Family

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – 3,000 square feet

Lot Width – 30 feet

Yards

Front: 20 feet

Side: 0 feet between units in the same structure and 5 feet on the opposite side, assuring that in no case shall a structure be located closer than 10 feet from another principal structure (between buildings of the same development).

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
3. *Maximum height of structures:* Thirty-Five (35) feet

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Site Design and Landscaping.*

1. The development will meet or exceed the Provisions of Part 12, Zoning Code.

2. The development will include fencing, along all boundaries, providing a minimum 6 foot tall, 80% opaque fence to be located on all property boundaries. While the use itself is more similar to a single-family home, the provision of a screen wall will assure that the product type is not discernable from the outside.

D. Building Orientation

1. *General:*

The ensuing residential development will be situated in a manner that permits an efficient use of the property while insuring a desirable parcel for a home. Driveway orientations will be to the roadway of which the parcels abut.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

As noted above in the Project Description Section of this development plan, a PUD is the appropriate vehicle to permit development for this parcel. The proposed rezoning promotes infill development, at a more intensive location than would be appropriate for other single family uses and assures a more compatible development type than would be permitted under the existing zoning. A conventional zoning would not adequately restrict the density and possibly affect the existing character of the area. Further, the PUD also offers certainty in the development type, promoting compatibility with the existing mix of unit types.

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 rezoning is a reasonable manner by which to permit the infill of an undeveloped property for a compatible use that will coexist while acting as a transition between the single family and multi-family uses already existing in the vicinity. This PUD is designed to promote the usable nature of the property while furthering numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. Specifically:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to promote such clustering;

Represents an appropriate development density, designed to promote a logical transition between the established uses in a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE
2. Objective 3.1, FLUE
3. Policy 3.1.3, FLUE
4. Policy 3.1.6, FLUE

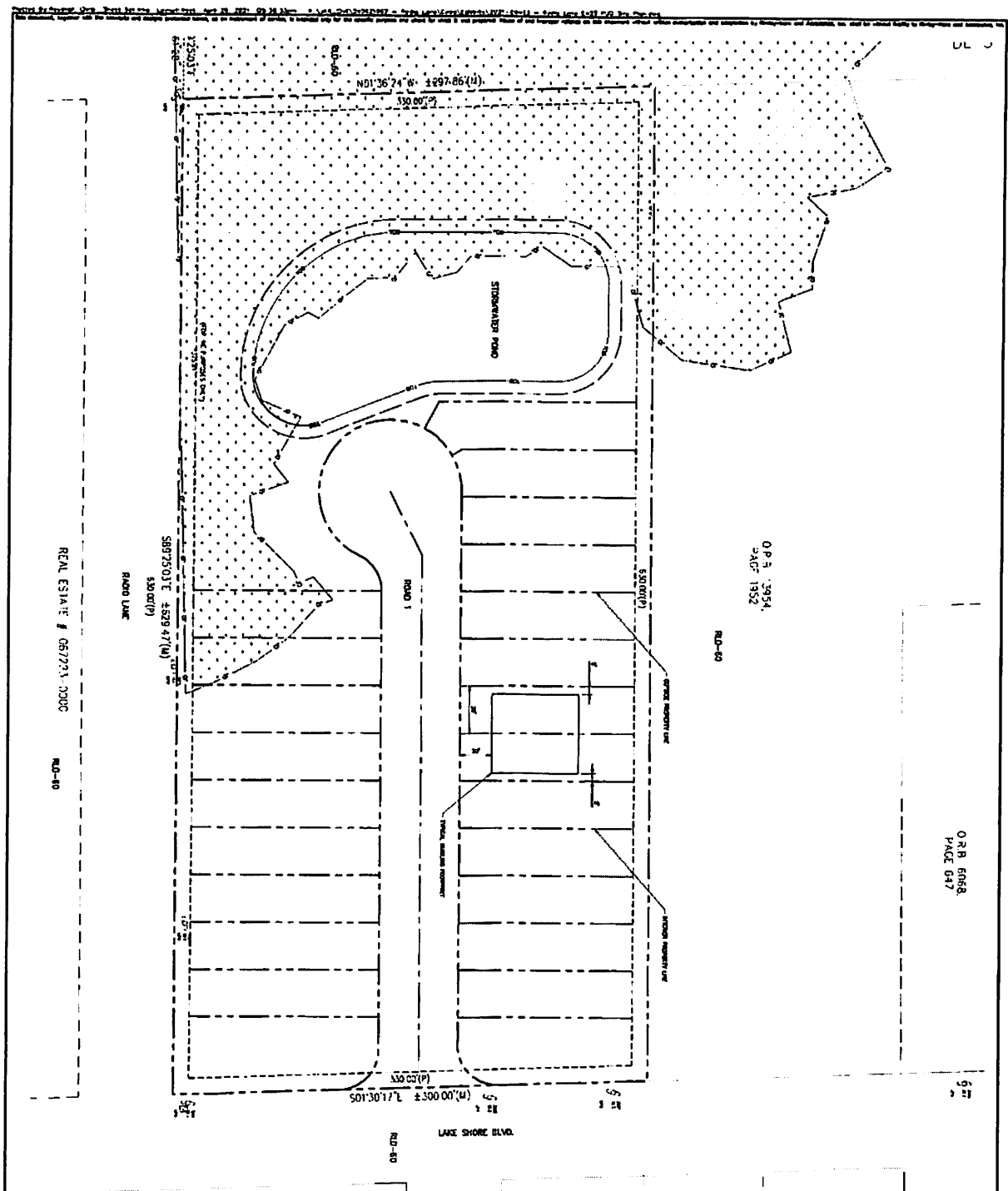
V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* Both single and multi-family dwellings are permitted under the LDR Land Use Category. The use and amount (density) proposed in the PUD would be consistent with this designation and compatible with the varying densities in proximity to this parcel.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to permit residential duplexes (attached single family dwellings), and be designed in such a way as to appear most similar to other single-family homes located in the vicinity.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Lake Shore Boulevard. Vehicular access to the development will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster infill development at a density that is sustainable and respectful of the surrounding built residential developments in the vicinity. The design, unit count and buffer standards combine to create an appropriate infill project.

- F. The use will be consistent with the development patterns in proximity and structures will be oriented in a manner that will foster a sustainable community while reducing externalities otherwise associated with varying housing types.
- F. *Recreation/Open Space.* The PUD will comply with the Comprehensive Plan with relation to this matter.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The development will comply with Part 6, Zoning Code
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.



O.R.B. 6068
PAGE 047

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REAL ESTATE # 057233-0000

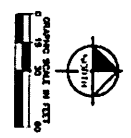
RD-50

58972501E 4629 47(W)
5300(P)

RADIO LANE

LAKE SHORE BLVD.

RD-50



END SITE DETAILS
12 BUILDINGS
24 LOTS (PAVED ALLEYS)
LOT DIMENSIONS
WIDTH - 37' MIN (BY PER BUILDING)
DEPTH - 100' MIN
REMARKS:
2 SPACES PER UNIT
2 REQUIRED SPACES PROVIDED IN
DRIVEWAY/PORCHES OF EACH UNIT

NOTES:
1. SEE PLAN FOR
2. SEE PLAN FOR
3. SEE PLAN FOR
4. SEE PLAN FOR
5. SEE PLAN FOR

PUD SITE PLAN RADIO LANE PREPARED FOR ATLEE DEVELOPMENT CITY OF JACKSONVILLE	KHA PROJECT 045621007	LOCKED PROFESSIONAL	Kimley»Horn 2525 HUNTER-HORN AND ASSOCIATES, INC. 12740 CLEAR LAKE DRIVE, SUITE 200 JACKSONVILLE, FLORIDA 32216 PHONE: 904-251-2200 WWW.KIMLEY-HORN.COM	REVISIONS DATE
	DATE APRIL 13, 2021 SCALE AS SHOWN DESIGNED BY WJH DRAWN BY WJH CHECKED BY CHM	SHEET NUMBER		

EXHIBIT F

PUD Name

Radio Lane II PUD

Land Use Table

Total gross acreage	4.33 Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	%
Total number of dwelling units	24 D.U.	
Multiple family	2.33 Acres	54.5 %
Total number of dwelling units	D.U.	
Commercial	Acres	%
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	1.5 Acres	34 %
Public and private right-of-way	0.5 Acres	11.5 %
Maximum coverage of buildings and structures	Sq. Ft.	%



Availability Letter

Mike Atlee

6/22/2021

Atlee Development Group

21 W Church St

Jacksonville, Florida 32202

Project Name: Radio Lane

Availability #: 2020-1861

Attn: Mike Atlee

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-1861

Request Received On: 6/1/2020

Availability Response: 6/22/2021

Prepared by: Susan West

Expiration Date: 06/22/2023

Project Information

Name: Radio Lane

Address:

County: Duval County

Type: Sewer,Water

Requested Flow: 33600

Parcel Number: 067216 0000

Location:

Description: a proposed 112 duplex development. Duplex Subdivision north of Radio Lane on Parcel East and West of Lasota Ave ROW. Both parcels will be served by a single Pump station, but have separate water connections. Additionally, updating flows for duplexes to 300 GPD per unit. It has been confirmed all units will be 3 bedroom (assuming 100 GPD per bedroom).

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12 inch water main along S Ellis Rd adjacent to property

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 6 inch force main along S Ellis Rd at Royce Ave

Connection Point #2: Existing gravity manhole on Royce Ave at S Ellis Rd

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the

SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.