

City of Jacksonville, Florida

Lenny Curry, Mayor

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

June 23, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-154 **Application for: Old Kings Road PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 14, 2022
2. The original written description dated April 7, 2022
3. The original site plan dated March 29, 2022

Recommended Planning Commission Conditions to the Ordinance: **None**

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

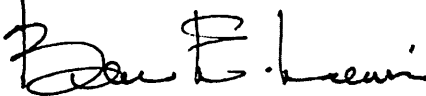
Ian Brown, Secretary Absent

Marshall Adkison Aye

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0154 TO
PLANNED UNIT DEVELOPMENT

JUNE 9, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-0154 to Planned Unit Development.

Location: 7775 Old Kings Road, at the southeast intersection of Old Kings Road and Moncrief Road West

Real Estate Numbers: 022233-0000; 003279-0000, 003281-0000, 003286-0000

Current Zoning Districts: Residential Rural-Acre (RR-Acre), Residential Low Density-100A (RLD-100A), and Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Applicant/Owner: Alex or John Moye
WOB Park, LLC
178 Bermuda Court
Ponte Vedra Beach, FL 32082

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2022-0154 seeks to rezone approximately 23.46± acres of land from Residential Rural-Acre (RR-Acre), Residential Low Density-100A (RLD-100A), and Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for a maximum of 160 single-family dwellings on lots with a minimum width of 40 feet. The development will contain a few larger lots near the entrance of the community and a few located in the back.

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 rezoning request is to permit residential development consistent with area trends, demands, and similar approved rezoning's.

Zoning application Ordinance 2022-0154 is located on the east side of Old Kings Road, an arterial roadway, with an address of 7775 Old Kings Road. The subject site is located within the Suburban Development Area and has a designated land use category of Low Density Residential (LDR). The subject site is 23.46 acres and is currently a mix of residential land previously used by the World of Baseball organization with baseball and softball fields and batting cages.

According to the Category Description in the FLUE, Low Density Residential (LDR) in the Suburban Development Area provides for low density residential development. The predominant uses within this land use category include but are not limited to single-family and multi-family dwellings. The maximum gross density in the Suburban Area shall be 7 units per acre when full urban services are available to the site and there shall be no minimum density; except as provided herein. The JEA Letter of Availability indicates that the subject site will be serviced by both water and sewer.

The proposed PUD rezoning intends to develop 160 single-family residential lots and will have full access to urban services. The proposed use of the subject site as single-family residential is consistent with the LDR land use category.

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

Yes. To ensure compliance with the provisions of the Comprehensive Plan, zoning staff has reviewed the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan:

Future Land Use Element:

FLUE Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The rezoning to PUD affords for a variety of housing types within the area.

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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

The proposed site is located within the Suburban Development Area and will be required to connect to centralized services in order to be developed as described within the Written Description.

FLUE 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.

FLUE 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.

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

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

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

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): 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 parcel for a residential 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. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site shall comply with the requirements of the Zoning Code for recreation and open space, or the developer will pay into the recreation and open space fund.

The use of existing and proposed landscaping: The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code. The written description states that the developer will provide an 8-foot tall masonry wall, installed along the south property line to screen the new community from the adjacent residential properties.

The treatment of pedestrian ways: The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access shall be provided via an access point on Old Kings Road. Subject to review by the Planning and Development Department.

(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 subject site is located on the eastern side of Old Kings Road, south of Moncrief Road West. This corridor of Old Kings Road has historically been more rural in nature with the majority of the surrounding lots having been at least 1 acre in size since the consolidation of the City in 1969. Recently a trend of smaller lot rezoning have been approved along Garden Street and Old Kings Road to the north and west as the City continues to grow. The proposed lot sizes within the PUD would provide a variety of housing types and lot sizes in the area, and would be consistent with the RLD-60 designations that were previously approved for rezoning's to the north and west of this location.

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	RR-Acre	Single Family Dwellings
South	LDR	RR-Acre/RLD-60	Single Family Dwellings
East	LDR	RR-Acre	Single Family Dwellings
West	LDR	RR-Acre	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 160 units.

The availability and location of utility services and public facilities and services:

The subject site will be required to be serviced by JEA for city water in order to be developed as described and shown within the PUD Application. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

(7) Usable open spaces plazas, recreation areas.

The site will be required to provide the required recreation and open space as described in the 2030 Comprehensive Plan.

(8) Impact on wetlands

Any development that would impact and areas indicated as wetlands will be required to obtain all applicable permits.

(9) Listed species regulations

The project is not greater than the 50-acre threshold.

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

Parking will meet all requirements of Part 6 of the Zoning Codes.

(11) Sidewalks, trails, and bikeways

The project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **June 1, 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 **2022-0154** be **APPROVED** with the following exhibits:

1. The original legal description dated February 14, 2022
2. The original written description dated April 7, 2022
3. The original site plan dated March 29, 2022



Aerial View



View of the subject property on the left facing west along Moncrief Road West



View of the subject property facing west from Moncrief Road West



View of the subject property on the left facing west along Moncrief Road West



The subject property on the left facing south along Old Kings Road



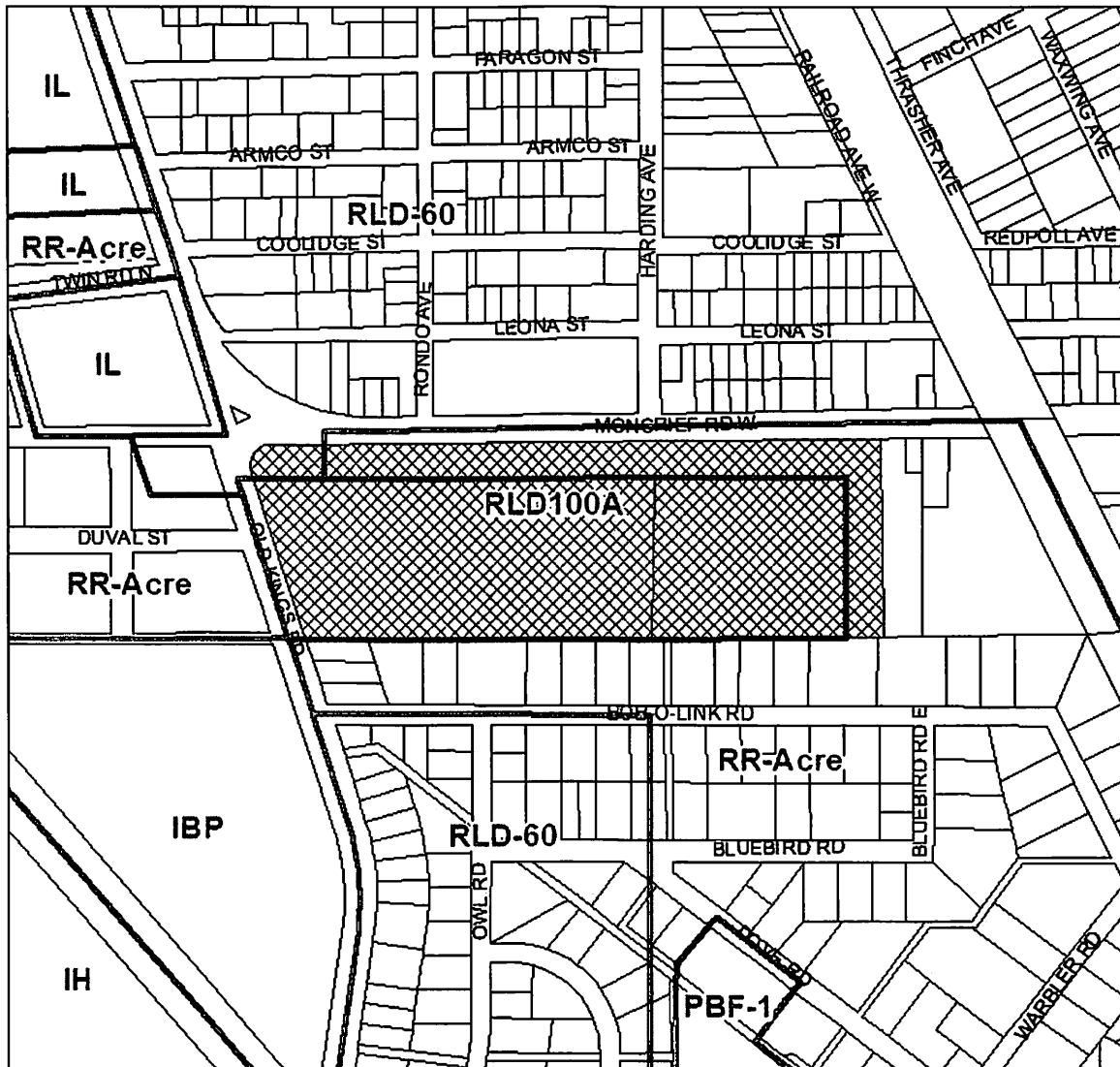
The subject property facing east from Old Kings Road

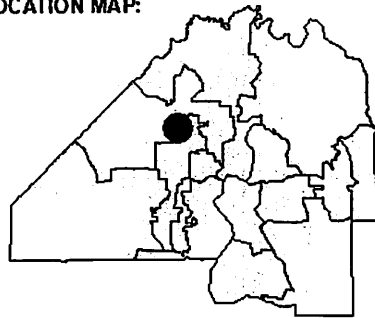
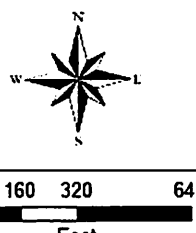


The subject property on the right facing north along Old Kings Road



The subject property on the right facing north along Old Kings Road



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-100A, RLD-60, & RR-ACRE</p> <p>TO: PUD</p> <p>ORD 2022-0154</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>10</p>
<p>TRACKING NUMBER</p> <p>T-2022-4000</p>		<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Planned Unit Development

Planning and Development Department Info

Ordinance # 2022-0154 **Staff Sign-Off/Date** AH / 02/14/2022
Filing Date 02/14/2022 **Number of Signs to Post** 9
Hearing Dates:
1st City Council 04/12/2022 **Planning Commission** 04/07/2022
Land Use & Zoning 04/19/2022 **2nd City Council** N/A
Neighborhood Association KINLOCK CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4000 **Application Status** PENDING
Date Started 01/04/2022 **Date Submitted** 01/11/2022

General Information On Applicant

Last Name MOYE **First Name** ALEX **Middle Name** MATTHEW
Company Name
WOB PARK, LLC
Mailing Address
178 BERMUDA COURT
City PONTEVEDRABEACH **State** FL **Zip Code** 32082
Phone 9046625938 **Fax** **Email** ALEXMOYE89@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MOYE **First Name** ALEX **Middle Name** MATTHEW
Company/Trust Name
WOB PARK, LLC
Mailing Address
178 BERMUDA COURT
City PONTEVEDRABEACH **State** FL **Zip Code** 32082
Phone 9046625938 **Fax** **Email** ALEXMOYE89@GMAIL.COM

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	003279 0000	10	5	RLD-60	PUD
Map	003286 0000	10	5	RLD-100A	PUD
Map	003281 0000	10	5	RR-ACRE	PUD

Map 022233 0000 10 5 RLD-100A 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) 23.46

Justification For Rezoning Application

REZONING FROM RR-ACRE, RLD-60, AND RLD-100A TO PUD FOR PLANNED SUBDIVISION.

Location Of Property

General Location

WORLD OF BASEBALL COMPLEX

House #	Street Name, Type and Direction	Zip Code
7775	OLD KINGS RD	32219

Between Streets

MONCRIEF ROAD W and OLD KINGS ROAD

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit - Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

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 by my signature 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: \$2,000.00**
- 2) Plus Cost Per Acre or Portion Thereof**
23.46 Acres @ \$10.00 /acre: \$240.00
- 3) Plus Notification Costs Per Addressee**
85 Notifications @ \$7.00 /each: \$595.00
- 4) Total Rezoning Application Cost: \$2,835.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

Parcels 1 and 2

That part of Government Lot One (1), Section Twenty-Five (25), Township One (1) South, Range Twenty-Five (25) East, lying East of King's Road, AND: That part of Fractional Section Thirty (30), Township One (1) South, Range Twenty-Six (26) East, lying West of the Western right-of-way of the Atlantic Coast Line Railway.

EXCEPTING therefrom those two parcels of land described in Deed Book 294, Page 291 and Deed Book 293, Page 386, current public records of Duval County, Florida.

LESS AND EXCEPT that part lying in Moncrief Road, a 100 ft public right of way as now platted.

BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

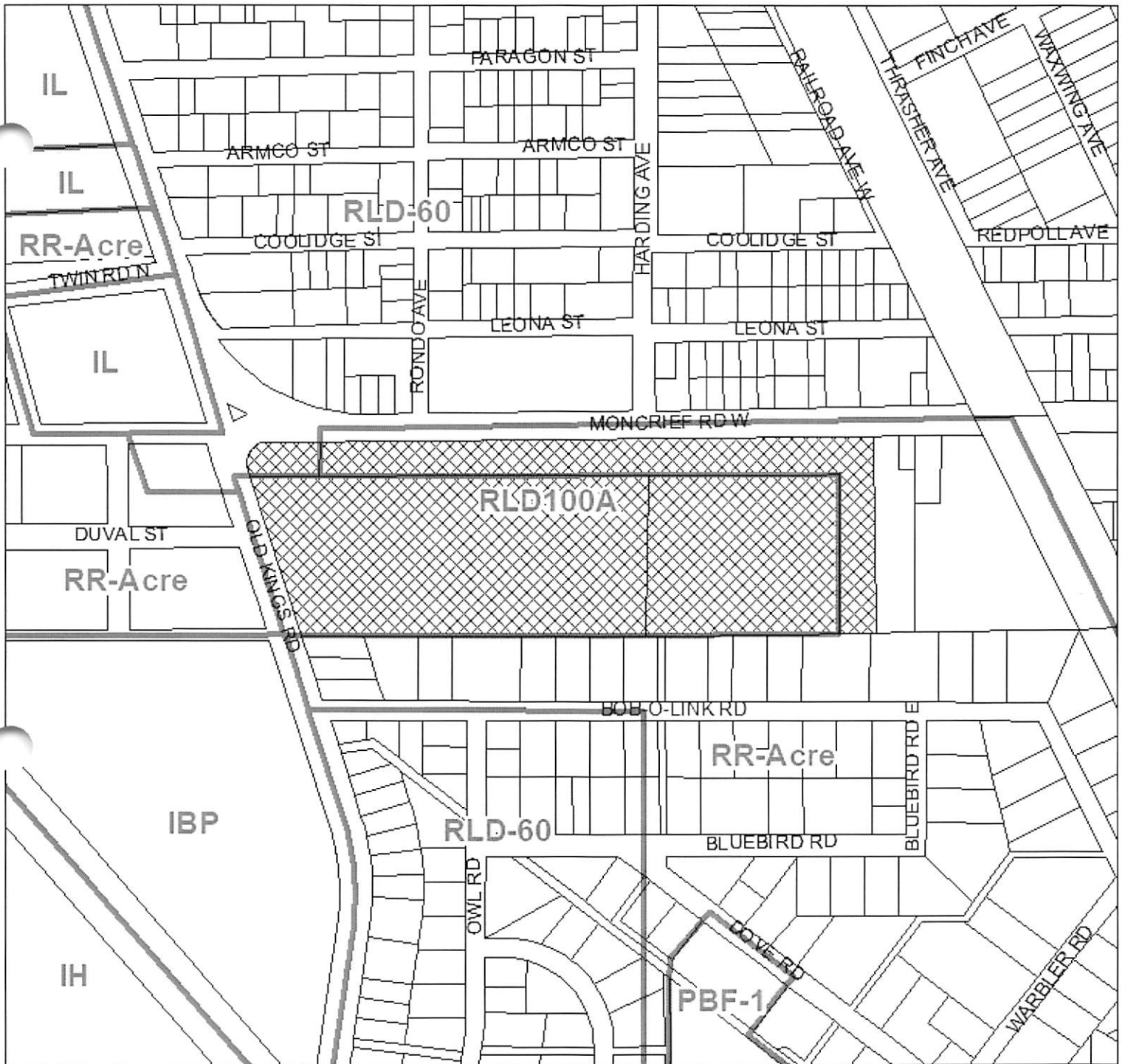
That part of Government Lot One (1), Section Twenty-five (25), Township One (1) South, Range Twenty-Five (25) East, lying East of King's Road, AND: That part of Fractional Section Thirty (30), Township One (1) South, Range Twenty-Six (26) East, lying West of the Western right-of-way of the Atlantic Coast Line Railway; LESS AND EXCEPT that certain 50' street described in Deed Book 294, page 291, and that certain 100' street described in Deed Book 293, Page 386, both of the current public records

Parcel 3

Lots 4, 5, 6 and 7, Block 2, PERMENTER POINT, according to the plat thereof recorded in Plat Book 9, page 22, of the current public records of Duval County, Florida.

Parcel 4

Tract 1, PERMENTER'S POINT NO. 2 as recorded in Plat Book 14, page 33, except that part in Deed Book 567, page 72, of the current public records of Duval County, Florida.

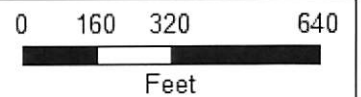
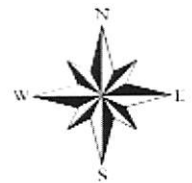
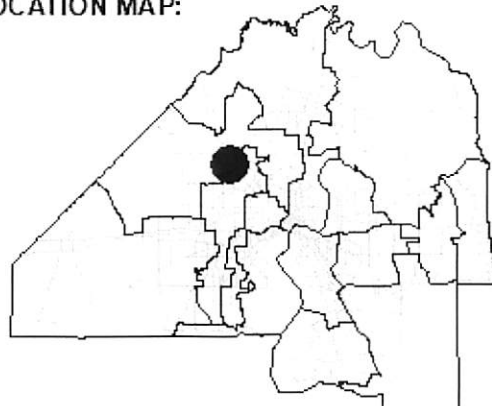


REQUEST SOUGHT:

FROM: RLD-100A, RLD-60, & RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2022-4000

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT D

WRITTEN DESCRIPTION

7775 Old Kings Road PUD

April 7, 2022

- A. Current Land Use Designation: LDR
- B. Requested Land Use Category: No change
- C. Current Zoning District: RLD-60, RLD-100 AND RR-AC
- D. Requested Zoning District: PUD
- E. RE#: 003279 0000, 003286 0000, 003281 0000, 022233 0000
- F. City Development Number: N/A

SUMMARY DESCRIPTION OF THE PLAN

WOB Park, LLC, (the "Owner") proposes to rezone approximately 22.49 acres of property from RLD-60, RLD-100, and RR-AC to PUD. The Property is described as depicted on the legal description on Exhibit "1" (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). Surrounding uses are Light Industrial (LI/IL) to the northwest (vacant land), Business Park (BP/IBP) to the southwest (vacant land), RLD-60 to the north and southeast and RR-Acre to the west and southeast.

The site is situated on the southeast quadrant of Old Kings Road and Moncrief Road W within the Picketville neighborhood of Jacksonville.

The Owner is proposing to allow for residential single-family units with up to 160 lots max. This zoning would be admissible under the applied land use of LDR. Specifically, this proposal would reduce the minimum lot width to 40 feet. Construction is estimated to be complete by first quarter of 2025.

PUD DEVELOPMENT CRITERIA

- A. Description of Uses
 1. **Permitted Uses and Structures.** Single-family residential
 2. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

B. Minimum Lot and Building Requirements.

1. **Minimum building setbacks and yard requirements.** The building setbacks will be provided for the development as a whole from the overall Property boundaries for all uses and structures as follows:
 - a. Front – Twenty (20) feet.
 - b. Rear – Ten (10) feet.
 - c. Side – Five (5) feet.

2. **Minimum Lot Requirements.**
 - a. Minimum Lot Area – 4,000 square feet
 - b. Minimum Lot Width – 40 feet

3. **Maximum lot coverage by all buildings.** Fifty percent (50%)

4. **Maximum height of all structures.** Thirty-five (35) feet, as measured from the established grade for each building to the top of the highest ridge. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spired, cupolas, antennae, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

C. Common Landscape Maintenance. Common Landscape, as well as other areas and functions which are not to be provided, operated, or maintained by the city, will be maintained by the individual property owners.

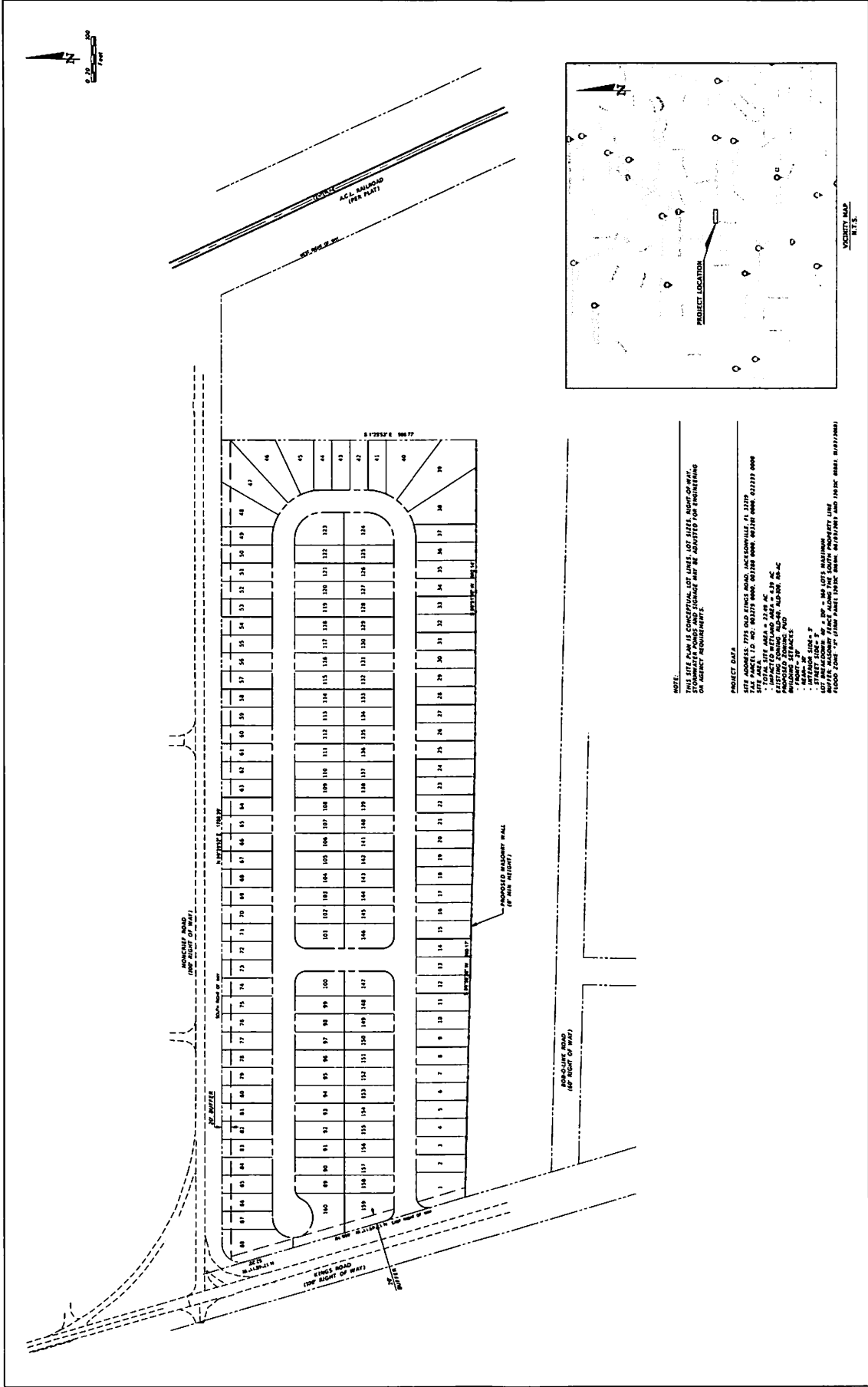
D. Access. As indicated on the Site Plan, the dwelling units will have one drive from Old Kings Road. The design of the drive as shown on the Site Plan may vary prior to development: provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.

E. Pedestrian Circulation. There are no sidewalks in this area. Sidewalks shall be installed pursuant to the 2030 Comprehensive Plan.

F. Signage. Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. In addition,

- a. **Temporary Signs –** Temporary signs, including but not limited to real estate for lease / sale, contractor, modular units or financing signs or banners, shall not exceed a maximum of thirty-two (32) square feet each and shall be strictly limited to four (4) such signs on site at any one time.

- b. Construction fence screening shall be allowed under the following conditions; (a) it shall not exceed eight (8) feet in height, (b) graphics shall not exceed fifty percent (50%) of the entire exterior surface area, (c) shall be maintained in good order, condition and repair, and (d) shall be removed upon Certificate of Occupancy.
- G. **Landscaping | Fencing / Screening.** Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations set forth in Part 12 of the City of Jacksonville Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs. An 8-foot masonry wall will be installed along the south property line to screen the property from the adjacent property.
- H. **Storm Water Retention.** Storm water retention / detention systems or offsite stormwater compensation facilities shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- I. **Utilities.** Electric power will be provided to the site by JEA. Water and sewer services will be provided by JEA.
- J. **Temporary Uses.** None.
- K. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code.
- L. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan 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.
- M. **Successors in Title.** All successors in title to the Property, or any portion of the Property shall be bound by the conditions of the PUD, unless modifies as provided above or otherwise by law.



NOTE:
THIS SITE PLAN IS CONCEPTUAL. LOT LINE, LOT SIZE, BOUNDARY, OR AGENCY REQUIREMENTS. THE LAYOUT MAY BE ADJUSTED FOR ENGINEERING OR AGENCY REQUIREMENTS.

PROJECT DATA:
 - PROJECT NO: 2021-007
 - PROJECT NAME: OLD KINGS AND MONCELI DEVELOPMENT
 - PROJECT ADDRESS: 100 SANTA ANITA BLVD, SANTA ANITA, CA 95051
 - PROJECT AREA: 22.85 AC
 - TOTAL SITE AREA: 22.85 AC
 - TOTAL LOT AREA: 22.85 AC
 - TOTAL LOT COUNT: 100
 - PROJECTED COST: \$1,000,000
 - PROJECTED REVENUE: \$1,000,000
 - PROJECTED PROFIT: \$0
 - PROJECTED IRR: 10%
 - PROJECTED PAYBACK PERIOD: 10 YEARS
 - PROJECTED RISK: HIGH

REVISIONS		PROJECT ID		SHEET NO.	
DATE	BY	DESCRIPTION	PROJECT ID	PROJECT ID	SHEET NO.
			2021-007	2021-007	
			SCALE	SCALE	
			1" = 100'	1" = 100'	

DESIGN ENGINEER
 JOHN H. MAITZANMOYE
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Old Kings and Monceli Development
CONCEPT SITE PLAN

EXHIBIT F

PUD Name

7775 OLD KINGS ROAD PUD

Land Use Table

Total gross acreage	22.49 Acres	100 %
Amount of each different land use by acreage		
Single family	22.49 Acres	100 %
Total number of dwelling units	160 D.U.	max
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	* Acres	* %
Passive open space	* Acres	* %
Public and private right-of-way	4.3 Acres	20 %
Maximum coverage of buildings and structures	* Sq. Ft.	* %

* Will meet all requirements of RLD-40 Zoning



Availability Letter

John Moye

2/10/2021

Waitz & Moye, Inc.

3738 Southside Blvd Suite 101

Jacksonville, Florida 32216

Project Name: Old Kings Road Subdivision

Availability #: 2021-0627

Attn: John Moye

Thank you for your inquiry regarding the availability of Electric, 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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-0627

Request Received On: 2/9/2021

Availability Response: 2/10/2021

Prepared by: Susan West

Expiration Date: 02/10/2023

Project Information

Name: Old Kings Road Subdivision

Address: 7775 OLD KINGS RD, JACKSONVILLE, FL 32219

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 63000

Parcel Number: 003286 0000

Location: Corner of Old Kings Road and Moncrief Road

Description: Proposed Subdivision

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12 inch water main along Ernwill St at Flicker Ave

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 12 inch gravity sewer along Flicker Ave east of Ernwill St

Connection Point #2:

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

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

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

Electric Availability:

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

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