

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-0494 TO
PLANNED UNIT DEVELOPMENT

AUGUST 22, 2019

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 **2019-0494** to Planned Unit Development.

Location: 10153 McLaurin Road East
Between Watermark Lane South and Spaner Road

Real Estate Numbers: 155544-0000

Current Zoning Districts: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 3-Southeast

Applicant/Agent: Zach Miller, Esq.
501 Riverside Ave. Suite 901
Jacksonville, FL 32202

Owner: Deborah Bellich
501 Riverside Ave. Suite 901
Jacksonville, FL 32202

Staff Recommendation: **APPROVE W/ CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2018-0494** seeks to rezone approximately 6.10± acres of land from RR-Acre to PUD. The rezoning to a new PUD is being sought in order to allow for a maximum of 31 single-family dwelling units. The proposed development will contain 50 foot wide lots, 15 being 5,000 square feet in size and the additional 16 being 6,000 square feet.

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 categories 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.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. Thirty-one single-family buildings lots is consistent within the LDR land use category.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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

Policy 1.1.22

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.

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 Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Policy 1.4.4

The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

The City will have to comply with all Federal, State, Regional, and Local development regulations in order to be in compliance with Policy 1.4.4.

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.

The subject property is located along McLaurin Rd E. and if approved the proposed residential development would allow for the construction of 31 new single family dwellings. The proposed residential development will protect and preserve the character of the surrounding neighborhood, while also acting as a transitional neighborhood between medium residential zoning and RR-Acre zoned parcels.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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

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.

Recreation and Open Space Element

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

As demonstrated in the Written Description under Part F. Recreation and Open Space a payment of \$250 per lot, as needed, shall be made in accordance with Section 656.420(b), Ordinance Code.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR).

(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. The City Development Number is #9783.001: McLaurin Rd Subdivision (a/k/a McLaurin Palms) was approved/assessed on 6/11/19 by the Concurrency & Mobility Management System Office. It is reserved for 31 single family lots and the Mobility Fee is \$62,477, and it will need to be paid in full or on a permit by permit basis prior to permit sign off by our office (CMMSO) for each lot.

The agent/owner will need to convert CCAS (Conditional Capacity Availability Statement) application to a CRC (Concurrency Reservation Certificate) application prior to platting and sign off by our office for permitting purposes.

(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: Recreation and open space will not be provided but instead the applicant will make a payment of \$250 per lot, as needed, in accordance with Section 656.420(b).

The use of existing and proposed landscaping: The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. Perimeter buffers adjacent to private right-of-way as described in Section 656.1222 of the Zoning Code will be provided including ten (10) foot wide buffer along the eastern boundary of the property with a six (6) foot tall fence on the eastern side of the buffer.

The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using McLaurin Road East.

Philips Highway (US1), from the 9A to Southside Boulevard (SR 115), is the directly accessed functionally classified roadway. Philips Highway is a 6-lane divided arterial in this vicinity and is currently operating at 100% of capacity. This Philips Highway segment has a maximum daily capacity of 39,800 vpd and a 2017 daily traffic volume of 39,900 vpd.

This proposal is for 31 dwelling units of ITE 210 Single Family Residential, which would generate 293 vpd.

This development is subject to mobility fee review.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 31 single-family dwelling units—which will range in the following lot sizes: 31 lots

50 feet in width; 15 of which will be 5,000 square feet in size and the remaining 16 will be 6,000 square feet in size.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located in the Deer Creek Country Club neighborhood area where single-family dwellings are the predominate use along McLaurin Road East. A single-family subdivision at this location will complements the neighboring residential homes and act as a transitional subdivision from the medium residential homes to the West and 80 foot wide lots to the North to acre size lots to the South.

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 Property Use
North	LDR	PUD 2002-0719	Single-Family Dwellings
South	LDR	RR-Acre	Single-Family Dwellings
East	LDR	PUD 1989-1069	Golf Course
West	MDR	RMD-A	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 31 lots 50 feet in width; 15 of which will be 5,000 square feet in size and the remaining 16 will be 6,000 square feet in size. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 50 feet to 100+ feet.

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

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated August 7, 2019, JEA Availability Number 2019-1102 issued 05/31/2019 for 10,850 gpd (31 single family homes). Project design to 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 6.10± acre proposed PUD rezoning has a development potential of 31 single-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 2019-0494

Development Potential: 31 Single-Family Units

School Type	CSA	2018-19 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	4	5,749	85%	5	100%	65
Middle	4	4,199	86%	2	85%	238
High	4	729	57%	3	86%	5
Total New Students				8		

Total Student Generation Yield: 0.333

Elementary: 0.167
Middle: 0.073
High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S.

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Mandarin Oaks ES #258	5	5	1,072	1,003	94%	98%
Twin Lakes MS #253	5	2	1,462	1,152	79%	91%
Atlantic Coast HS #268	5	3	2,443	2,354	96%	112%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 31 dwelling units – 2019-0494

(7) Usable open spaces plazas, recreation areas.

The project will be developed, in regards to recreation and open space, in accordance with Section 656.420 of the Zoning Code and Policy 2.2.3 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(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 confirmed there is no presence of 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.

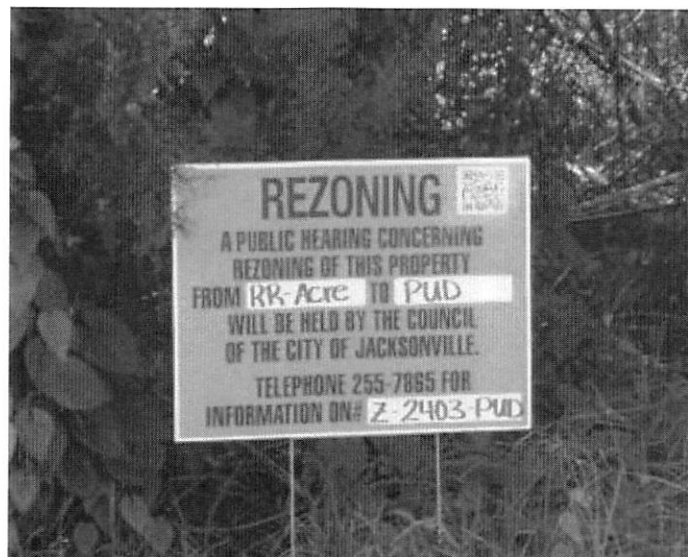
(11) Sidewalks, trails, and bikeways

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

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 5, 2019** by the Planning and Development Department, the Notice of Public Hearing sign were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2019-0494 be **APPROVED with the following exhibits:**

- The original legal description dated June 10, 2019**
- The original written description dated June 13, 2019**
- The original site plan dated May 15, 2018**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2019-0494 be **APPROVED W/ CONDITIONS.**

- 1. Access to the site via Philips Highway must be subject to FDOT access management guidelines.**
- 2. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are required PUD/Zoning conditions of the Transportation Planning Division unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.**
- 3. Signage may be externally illuminated only, no internally illuminated signs will be permitted.**



Aerial View

Source: JaxGIS



View of Property along McLaurin Rd N.

Source: Planning & Development Dept.

Date: August 5, 2019



View of Single Family Dwelling on Subject Property

Source: Planning & Development Dept.

Date: August 5, 2019



View of Property to the South

Source: Planning & Development Dept.

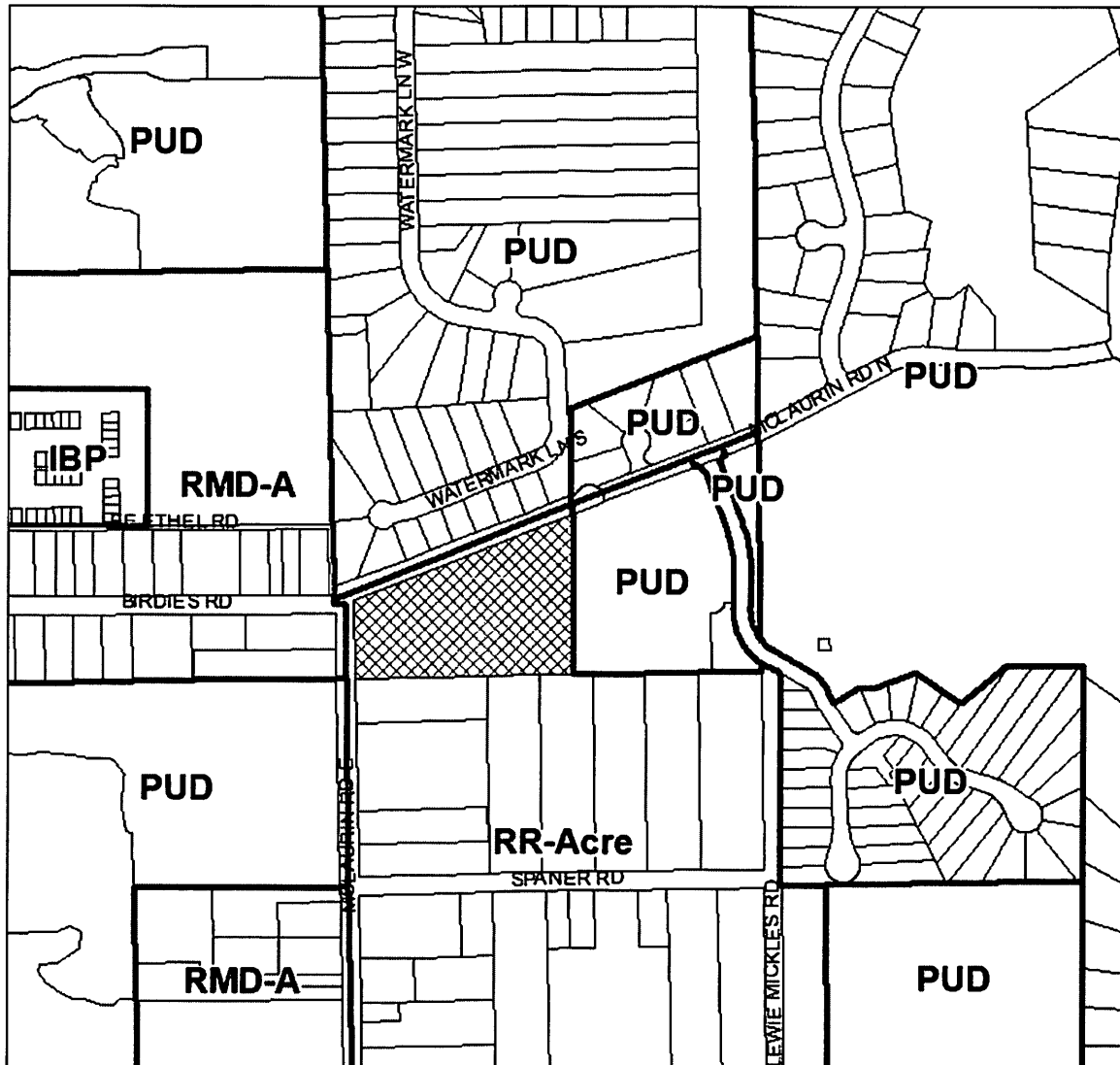
Date: August 5, 2019



Intersection of McLaurin Rd and Birdies Rd.

Source: Planning & Development Dept.

Date: August 5, 2019



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER ORD-2019-0494</p>	<p>TRACKING NUMBER T-2019-2403</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

August 1, 2019

Erin L. Abney, City Planner I
Planning and Development Department, Current Planning Division
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: McLaurin PUD

Introduction

McLaurin PUD is a proposed rezoning on 6.1 acres to Planned Unit Development (PUD). The property is located on McLaurin Road East near the intersection with Birdies Road. The PUD is being sought to develop a residential community with 31 single family dwelling units.

Accessibility

Access will be provided via McLaurin Road East. There is no direct access to a state facility. The closest State road segment to the project site is US 1 from I-295 to SR-115.

Bicycle and Pedestrian Facilities

Pedestrian and bicycle connectivity will be provided in accordance with 2030 Comprehensive Plan.

Programmed Improvements

FDOT has two programmed capacity improvement projects in the vicinity of the project site. A project to add lanes and reconstruct I-295 from SR-202 to SR-9B (Work Program Item 209301-3). This managed lane project is estimated to be completed by Fall 2020. Another project to add lanes and reconstruct I-95 from St. Johns County Line to I-295 is scheduled to start in Fiscal Year 2023 (Work Program Item 424026-5).

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 10th Edition*.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Single Family Residential	210	31	Dwelling Units	354	27	33

Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for US-1 according to FDOT's *Florida State Highway System Level of Service Report*, dated September 2018.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2017 Peak Hour Volume	2017 LOS	2020 Peak Hour Volume	2020 LOS
Duval	US-1	490	I-295 to SR-115	D	3,580	3,510	D	3,684	F

The segment mentioned above will have a substandard level of service in 2020 and will not have adequate capacity to accommodate the trips generated from the proposed development. The City of Jacksonville should consider implementing additional strategies to mitigate the transportation impacts on this affected State facility.

Thank you for coordinating the review of the McLaurin PUD with FDOT. If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2019-0494 **Staff Sign-Off/Date** ELA / 07/25/2019

Filing Date 07/25/2019 **Number of Signs to Post** 5

Hearing Dates:

1st City Council 08/27/2019 **Planning Commission** 08/22/2019

Land Use & Zoning 09/10/2019 **2nd City Council** N/A

Neighborhood Association DEER CREEK COUNTRY CLUB HOA

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2403

Application Status FILED COMPLETE

Date Started 05/30/2019

Date Submitted 05/30/2019

General Information On Applicant

Last Name	First Name	Middle Name
MILLER	ZACH	
Company Name		
Mailing Address		
501 RIVERSIDE AVE., SUITE 901		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9043965731	9043995461	ZACH_MILLER@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
BELICH	DEBORAH	ANN
Company/Trust Name		
Mailing Address		
501 RIVERSIDE AVE, SUITE 901		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9046518958	9043995461	ZACH_MILLER@BELLSOUTH.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	155544 0000	11	3	RR-ACRE	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) 6.10

Development Number

Proposed PUD Name MCLAURIN PUD

Justification For Rezoning Application

TO PROVIDE FOR A PLANNED SINGLE FAMILY SUBDIVISION THAT WILL SERVE AS A TRANSITION FROM THE DEERCREEK PUD TO THE EAST AND THE RMD-A ZONING TO THE WEST.

Location Of Property

General Location

WEST OF THE DEERCREEK COUNTRY CLUB

House #	Street Name, Type and Direction	Zip Code
10153	MCLAURIN RD E	32256

Between Streets

WATERMARK LANE SOUTH and SPANER ROAD

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

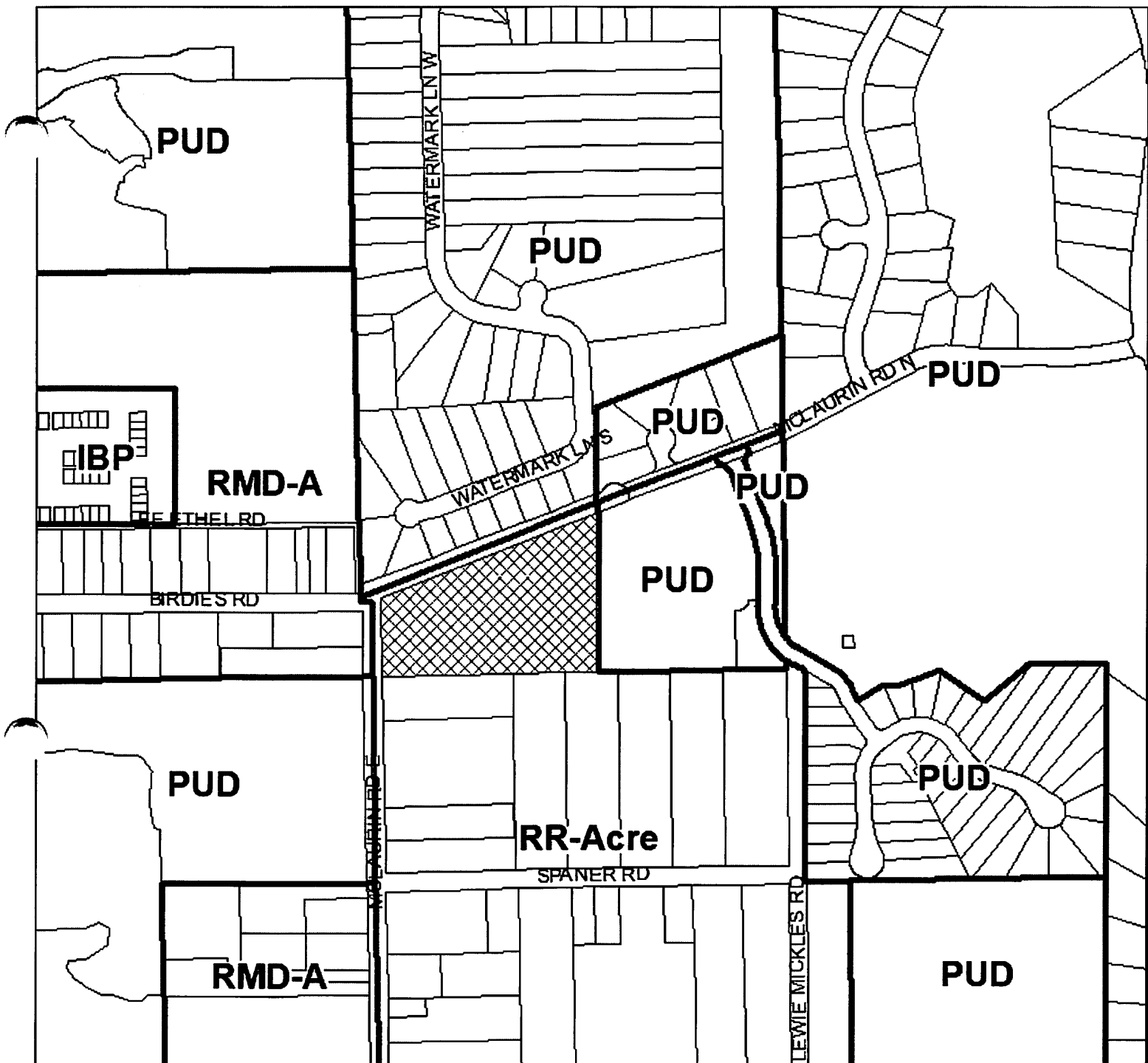
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
 6.10 Acres @ \$10.00 /acre: \$70.00
- 3) Plus Notification Costs Per Addressee**
 40 Notifications @ \$7.00 /each: \$280.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,619.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

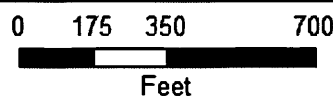
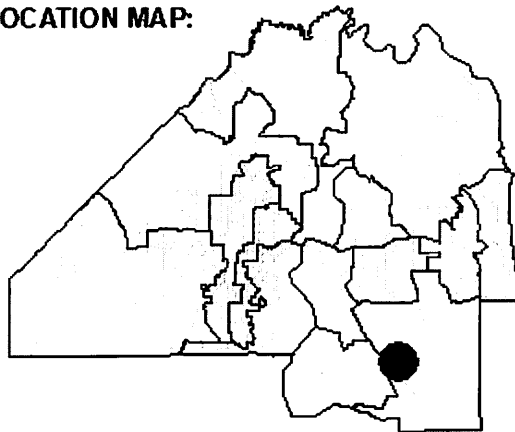


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2019-2403

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT D

PUD Written Description

McLaurin Palms PUD
June 13, 2019
Current Zoning District: RR
Current Land Use Designation: LDR
Proposed Zoning District: PUD
RE #: 155544-0000

I. PROJECT DESCRIPTION

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan incorporating a similar design theme and other development criteria. The creation of a master planned development affords an efficient use of the land.

The property is located on McLaurin Road East near the intersection with Birdies Road. The 2030 Comprehensive Plan Future Land Use Map (FLUM) designation for the property is Low Density Residential (LDR). The property comprises of 6.1 ± acres.

The Applicant proposes to rezone the property from RR to PUD. The purpose of this RR to PUD rezoning is to permit the development of single family residences as shown on the attached site plan. The property is currently vacant.

- | | |
|-------------------------------|--|
| A. Project Name: | McLaurin PUD |
| B. Project Architect/Planner: | Corner Lot Development Group |
| C. Project Engineer: | North Florida Engineering Services, Inc. |
| D. Project Developer: | Corner Lot Development Group |

II. QUANTITATIVE DATE

- | | |
|---------------------------------|------------------------------|
| Total Acreage: | 6.1 acres |
| Total Number of Dwelling Units: | Up to 31 Single Family Units |

Total amount of non-residential floor area:	0 acres
Total amount of active recreation area:	0.0 acres
Total amount of wetlands/ponds/passive open space:	0.62 acres
Total amount of public/private rights of way:	1.04 acres
Total amount of land coverage of all buildings and structures over the entire property:	45%

III. USES AND RESTRICTIONS.

A. Permitted Uses and Structures.

1. Single-family detached dwellings
2. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
3. Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception.

1. Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Use and Structures.

1. In accordance with section 656.403 (Accessory Uses and Structures).

IV. DESIGN GUIDELINES

A. Single-Family Residential Uses. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

- (1) Minimum lot area: 5,000 square feet (Lots 9, 14-18 and 22-30); 6,000 square feet (all other Lots)
- (2) Minimum lot width: 50 feet

- (3) Maximum lot coverage: 50 percent
- (4) Minimum front yard: 20 feet
- (5) Minimum side yard: 5 feet
- (6) Minimum rear yard: 10 feet
- (7) Maximum height of structures: 35 feet

C. 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.*

a Vehicular access to the property shall be by way of McLaurin Road East, substantially as shown in the site plan. The design and location of the access point and internal road as shown on the site plan may vary prior to final design and permitting. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

a Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department.

D. Signage

One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height is permitted. Signs may be internally or externally illuminated.

E. Landscaping

The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. Perimeter buffers adjacent to private right-of-way as described in Section 656.1222 of the Zoning Code. A ten (10) foot wide buffer meeting the requirements of 656.1216 of the zoning code shall be implemented on the eastern boundary of the property with a six (6) foot tall fence on the eastern side of the buffer.

F. Recreation and Open Space

Payment of \$250 per lot, as needed, shall be made in accordance with Section 656.420(b), Ordinance Code.

G. Utilities

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, the Public Works Department and JEA.

- (1) Water will be provided by JEA.
- (2) Sanitary sewer will be provided by JEA.
- (3) Electric will be provided by JEA.

H. Wetlands

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

I. Phasing

The development will be developed in one phase.

J. Conceptual Site Plan and Modifications

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals.

V. 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 PUD.

VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD is compatible with the City of Jacksonville's 2030 Comprehensive Plan. The proposed development will be beneficial to the surrounding neighborhood and community. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of natural features of the site;
- B. Provide a more desirable development than would be possible through the strict application of the minimum requirements of the Zoning Code;
- C. More efficient use of land resulting in lower development costs;
- D. Provide an environment that will improve the characteristics of the surrounding area;
- E. Enhance the appearance of the area through development criteria;
- F. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and,
- G. Proposes land uses and intensities which will meet certain planning goals and create a balance for the community.

VII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The property is designated Low Residential (LDR) according to the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. At 6.1± acres, the proposed density of 31 residential dwelling units result in a gross density 5 units per acre, which is consistent with the LDR FLUM category.
- B. *Consistency with the Concurrency Management System.* The property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).
- C. *Allocation of Residential Land Use.* The proposed PUD allows for a development program of up to 31 dwelling units as herein described which does not exceed the projected holding capacity in the 2030 Comprehensive Plan.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the uses permitted on the property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, recreation and open space and other requirements relating to common areas and vehicular and pedestrian traffic. Final design and engineering plans shall be subject to the

review and approval of the City Traffic Engineer.

- E. *Utilities.* JEA will provide electric, sewer and water services to the Property.
- F. *External Compatibility/Intensity of Development.* The property is located in an existing diverse residential area in the Southside suburban area. The aesthetic and design guidelines contained in the PUD will positively contribute to the residential developments in the general area.
- G. *Recreation/Open Space.* A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The property will be developed in accordance with the requirements of the 2030 Comprehensive Plan.
- H. *Impact of Wetlands.* The property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and the U.S. Army Corps of Engineers.
- I. *Listed Species Regulations.* The property is less than fifty (50) acres; therefore, a listed species survey is not required.
- J. *Off-Street Parking and Load Requirements.* The property will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department.
- K. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- M. *Utilities.* JEA will provide electric, sewer and water services to the property.

VIII. SUCCESSORS IN TITLE

All successors in title to the property or any portion of the property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

IX. STATEMENTS

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

The PUD allows for the creative use of LDR zoning category with limitations on uses as accessory and uses by exception to provide compatible development.

- 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.**

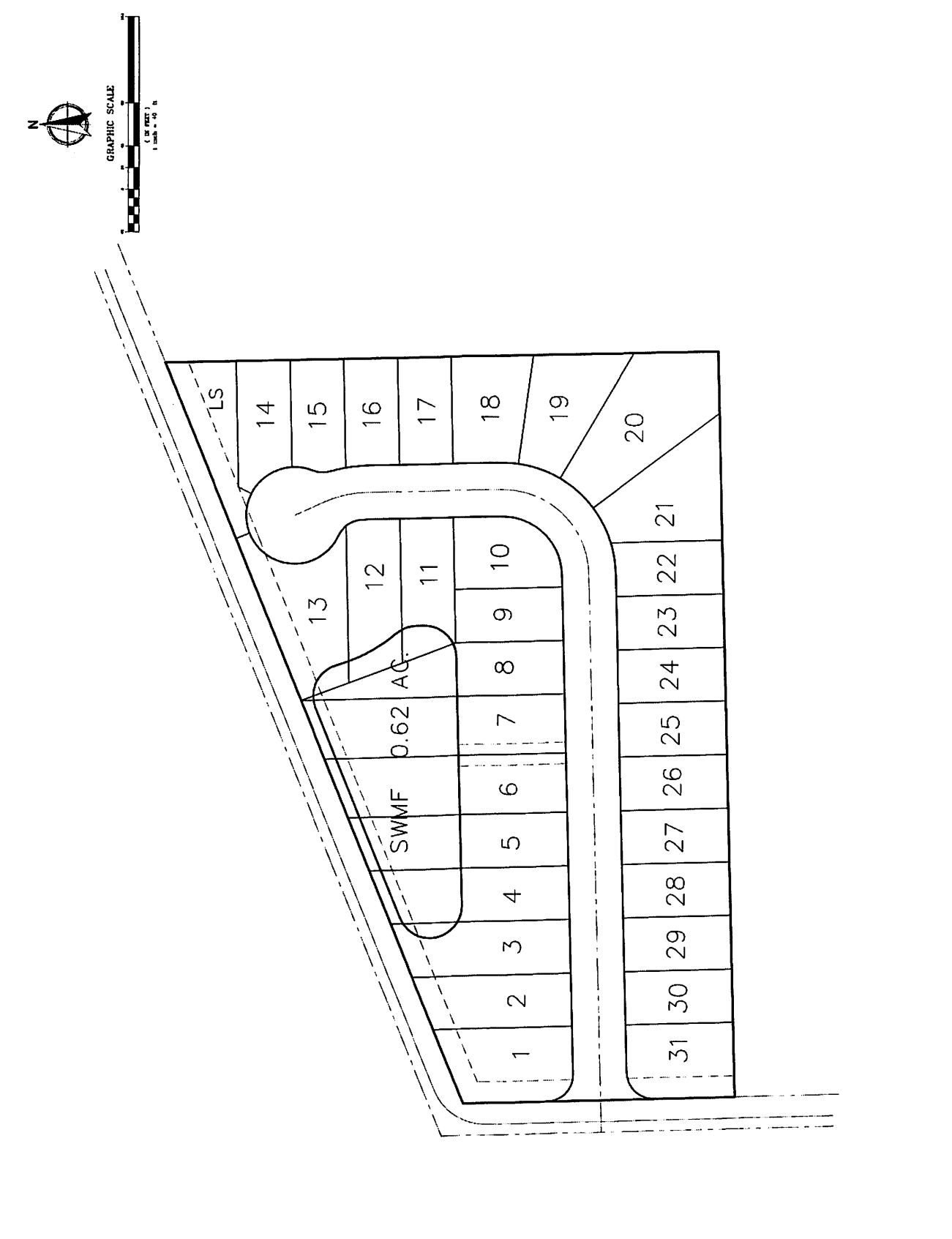
Roadways not dedicated to the City of Jacksonville, if any, will be maintained by a homeowners association.

- C. Waivers**

No waivers are requested.

EXHIBIT F
LAND USE TABLE

Total Gross acreage		
Amount of each different land use by acreage:	6.1 acres	100%
Residential	4.44 acres	73%
Single Family		
Total Number of dwelling units	31 units	
Commercial	0	0%
Industrial	0	0%
Active Recreation	0.0 acres	0.0%
Total Amount of pond/wetland/buffer/passive open space	0.62 acres	10%
Public and private right-of-way	1.04 acres	17%
Maximum coverage of all buildings and structures	45 percent	



GRAPHIC SCALE
 (IN FEET)
 1 inch = 10 ft

McCLaurin Palms
 SITE PLAN 2-50 LOTS

DATE: 07/15/2019
 JOB NUMBER: 19-019
 SCALE: 1" = 40'
 SHEET NUMBER: 1

NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATE # 2005
 8432 Baymeadows Road, Suite 200, Jacksonville, FL 32256
 (904) 737-0011 FAX (904) 306-5272
 WWW.NFEENGINEERING.COM
 PLAN APPROVED UNDER THE DIRECTION OF
 BOARD & SEAL

EXHIBIT F
LAND USE TABLE

Total Gross acreage		
Amount of each different land use by acreage:	6.1 acres	100%
Residential	4.44 acres	73%
Single Family		
Total Number of dwelling units	31 units	
Commercial	0	0%
Industrial	0	0%
Active Recreation	0.0 acres	0.0%
Total Amount of pond/wetland/buffer/passive open space	0.62 acres	10%
Public and private right-of-way	1.04 acres	17%
Maximum coverage of all buildings and structures	45 percent	



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Chris Favre
North Florida Engineering Services, Inc.
9432 Baymeadows Road
Jacksonville, FL, 32256

April 03, 2019

Project Name: McLaurin Palms
Availability#: 2019-1102

Attn: Chris Favre,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

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

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 the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-1102
 Request Received On: 4/2/2019
 Availability Response: 4/3/2019
 Prepared by: Robert Cadle

Project Information

Name: McLaurin Palms
 Type: Single Family
 Requested Flow: 5,600 gpd
 Location: 10153 Mc Claurin Road East Jacksonville
 Parcel ID No.: 155544-0000
 Description: 16 lot single family subdivision

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 8-inch water main within the McLaurin Rd ROW, adjacent to the northeast corner of this property.
 Connection Point #2: NA
 Special Conditions: Point of Connection location to be field verified by developer during project design. Layouts are required to be submitted to the Infill Development Team for approval prior to submitting for service. Please review requirements for lot split layouts in the JEA design guidelines located : https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/. If needed, send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 8-inch gravity sewer main within the McLaurin Rd Rd ROW, adjacent to the northeast corner of this property.
 Connection Point #2: NA
 Special Conditions: Point of Connection location to be field verified by developer during project design. Layouts are required to be submitted to the Infill Development Team for approval prior to submitting for service. Please review requirements for lot split layouts in the JEA design guidelines located : https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/. If needed, send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection Committee is granted. Please email wsedevprojrequests@jea.com, attention ACC, for more information, please include your availability number.

Reclaimed Water Connection

Sewer Region/Plant: SOUTH GRID

Connection Point #1: JEA does not have a reclaimed water main available within 1/4 mile of this property at this time.

Connection Point #2: NA

Special Conditions: N/A

General Comments:

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