

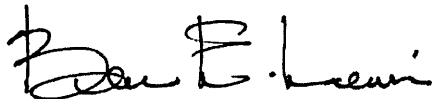
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There was one speaker who had concerns about increased noise, drainage, wetlands and narrow roads. There was little discussion among the Commissioners.

Planning Commission Vote:	5-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
David Hacker	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 2023-71 TO
PLANNED UNIT DEVELOPMENT

MARCH 9, 2023

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 2023-71 to Planned Unit Development.

Location: 5901 Trout River Boulevard between I-295 and Wagner Road

Real Estate Number(s): 021160-1000

Current Zoning District(s): Public Buildings and Facilities-2 (PBF-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Applicant/Agent: Emily Pierce, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville Florida 32207

Owner: Woodmen of the World Life Insurance Society
5901 Trout River Boulevard
Jacksonville Florida 32219

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2023-71 seeks to rezone approximately 11.37 acres of land from Public Buildings and Facilities-2 (PBF-2) to PUD. The rezoning to PUD is being sought to allow a maximum of 110 duplex units in 55 buildings.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the 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. However, there is a companion Application for Small Scale Large Scale Land Use Amendment to the Future Land Use Map Series L-5780-22C (Ordinance 2023-70) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5780-22C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

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.

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

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

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic

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

Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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.

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). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5780-22C (Ordinance 2023-70) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for 110 multi-family units. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- o The streetscape: According to the written description and the site plan, the streetscape will be similar to the existing subdivision to the east.
- o The use and variety of building setback lines, separations, and buffering: The written description is proposing setbacks that are the same contained in the Zoning Code.
- o The variety and design of dwelling types: The PUD is proposing duplexes throughout the development, maintaining a consistency.

(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:

- o The type, number and location of surrounding external uses: Interstate 295 abuts the northeast property. There is a single family subdivision on 5,000 square foot lots along the east and other single family dwellings which use Wagner Road (Unapproved private) for access. To the south is the Hope Chapel Christian Church. The proposed development is not expected to create any adverse impacts to the surrounding area.
- o 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	I-295 / Single family dwellings
South	LDR	RR-Acre	Church
East	LDR	RR-Acre PUD (18-073)	Single family dwellings Single family dwellings
West	LDR	RR-Acre	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as a duplex subdivision. The PUD is appropriate at this location because it will be a transition from I-295 and the single family to the east and south. Additionally, there is a single family subdivision to the east on 5,000 square foot lots.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

(7) Usable open spaces plazas, recreation areas.

The site plan shows active recreation scattered about the site and a path around the retention pond. There are two locations adjacent to lots that will be unsuitable for active recreation. **Staff recommends the areas adjacent to Lots 41 and 55 be relocated to Lot 40 or 28 or 29 to make the recreation consistent with the Zoning Code.**

Sec. 656.420. - Recreation and Open Space Standards.

- (a) A residential subdivision development of 100 lots or more shall provide at least one acre of **useable** uplands for every 100 lots ... to be dedicated as common area and set aside for active recreation.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The site will contain 2 parking space for each unit. Guest parking will be required if developed as duplexes. If developed with a two car garage per unit, no guest parking will be required.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 1, 2023, the required Notice of Public Hearing sign **was not** posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-71** be **APPROVED** with the following exhibits:

1. The original legal description dated November 16, 2022.
2. The original written description dated December 21, 2022.
3. The original site plan dated December 21, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-71** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

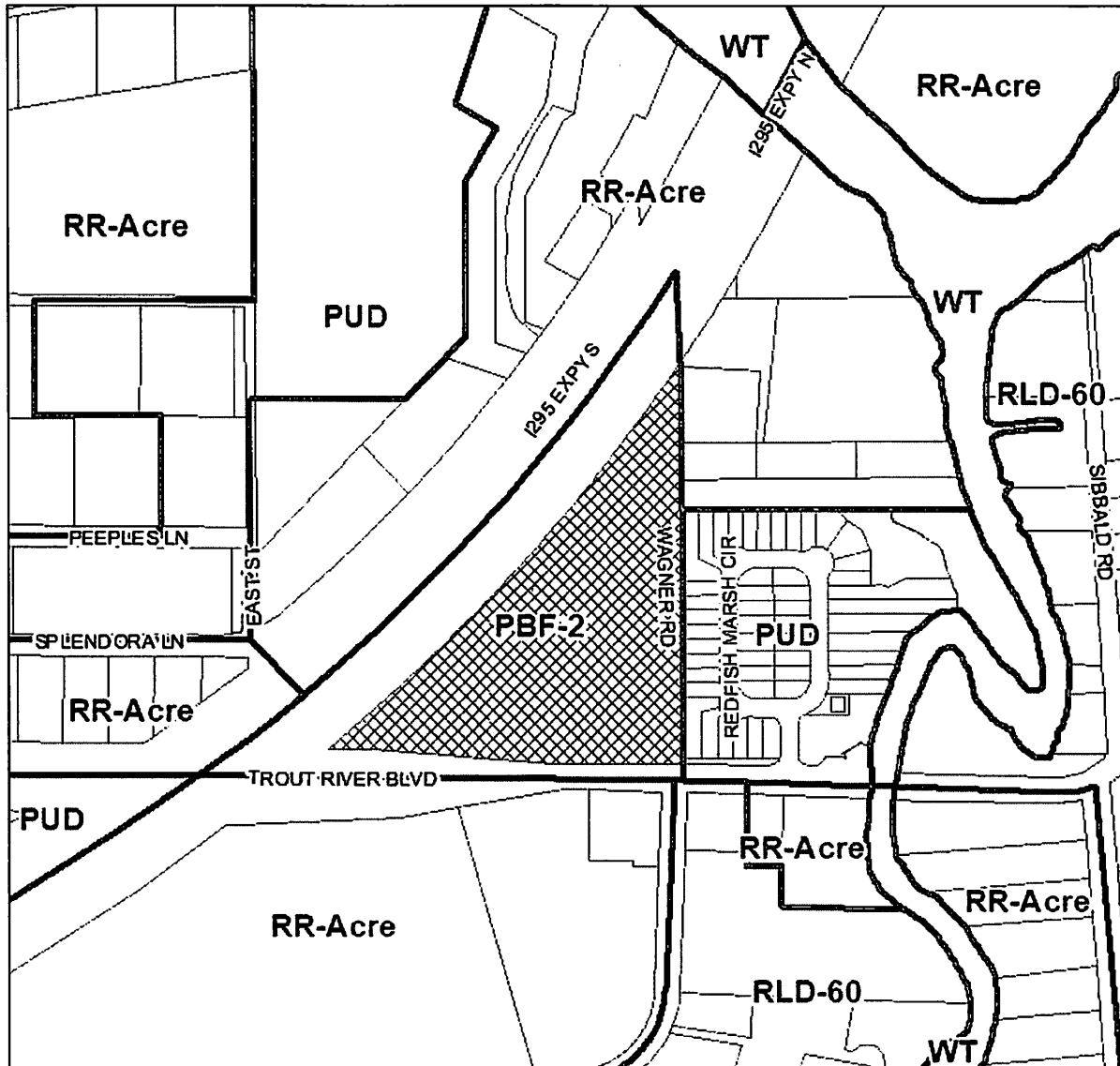
1. At the time of verification of substantial compliance, the Site Plan shall relocate the active recreation areas adjacent to Lots 41 and 55 to the opposite side of the street, subject to the review and approval of the Planning and Development Department.



View of subject property



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PBF-2</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0071</p>	<p>TRACKING NUMBER</p> <p>T-2022-4626</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2023-0071 **Staff Sign-Off/Date** BEL / 01/04/2023
Filing Date 02/08/2023 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 03/14/2023 **Planning Commission** 03/09/2023
Land Use & Zoning 03/21/2023 **2nd City Council** 03/28/2023
Neighborhood Association TROUT RIVER JAX, KINLOCK CIVIC ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4626 **Application Status** PENDING
Date Started 11/02/2022 **Date Submitted** 11/16/2022

General Information On Applicant

Last Name PIERCE **First Name** EMILY **Middle Name** G.
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043983911 **Fax** 9043960663 **Email** EPIERCE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name WOODMEN OF THE WORLD LIFE INSURANCE SOCIETY
Mailing Address 5901 TROUT RIVER BLVD.
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 021160 1000	8	5	PBF-2	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 #

5780

Total Land Area (Nearest 1/100th of an Acre) 11.37

Development Number

Proposed PUD Name WOODMEN/TROUT RIVER PUD

Justification For Rezoning Application

SEE EXHIBIT "D"

Location Of Property

General Location

NORTHEAST CORNER OF I-295 & TROUT RIVER BLVD.

House #	Street Name, Type and Direction	Zip Code
5901	TROUT RIVER BLVD	32219

Between Streets

I-295 and WAGNER 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.).

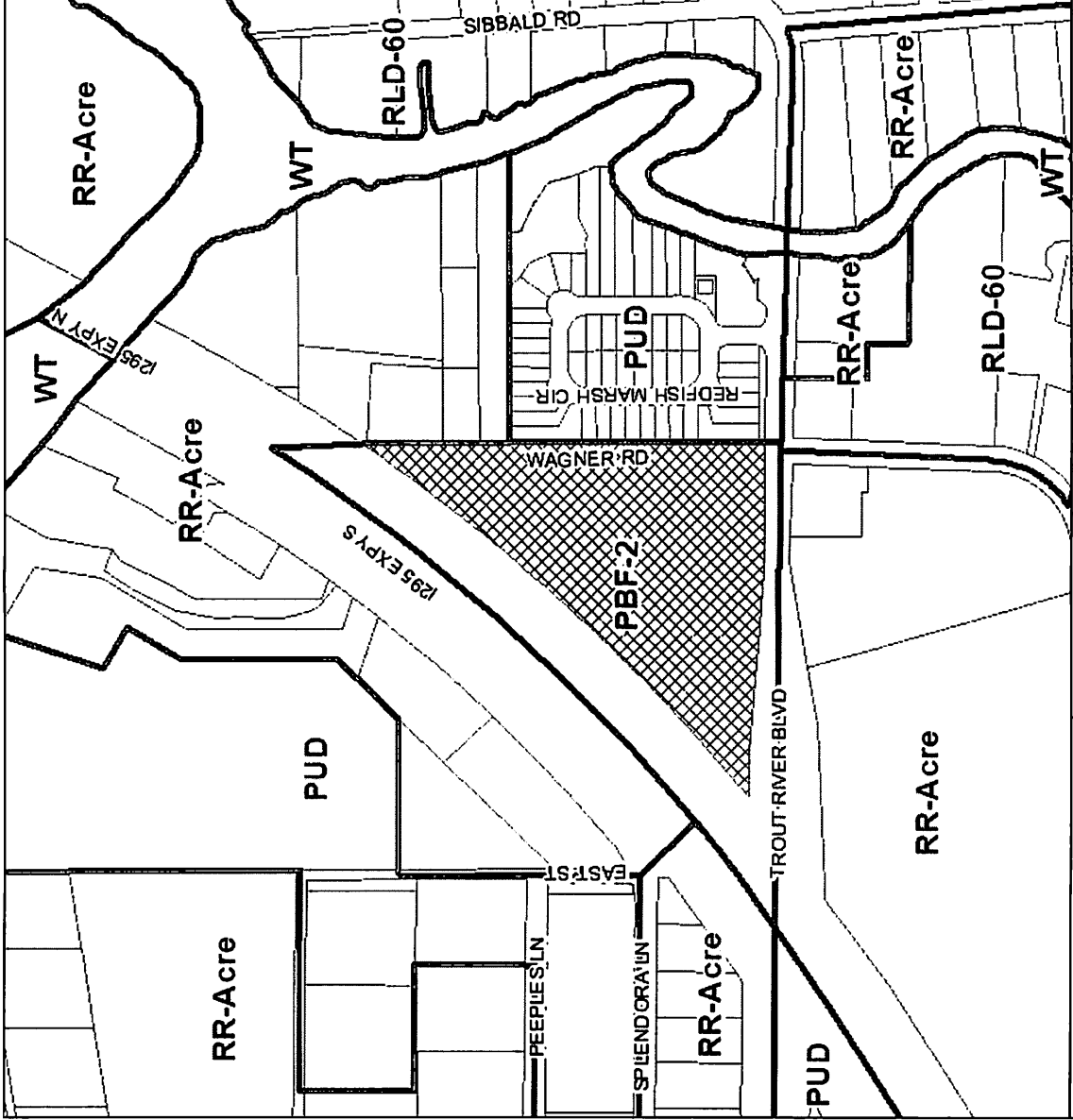
Exhibit 1
Legal Description
November 16, 2022

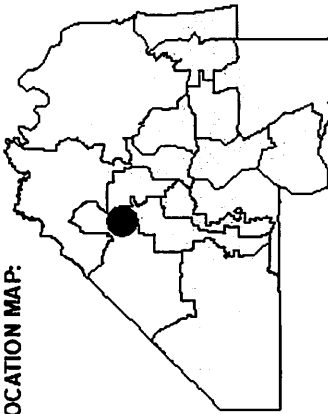
DESCRIPTION BY SURVEY:

BEING PART OF THE WEST 80 ACRES OF THE NORTHEAST PORTION OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF DUVAL COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 26 EAST OF SAID COUNTY AND STATE, THENCE WITH THE SOUTH LINE OF SECTION 18, SOUTH 89° 47' 21" EAST, A DISTANCE OF 2630.20 FEET TO THE SOUTHWEST CORNER OF THE WEST 80 ACRES OF SECTION 18 AS PREVIOUSLY DESCRIBED IN OFFICIAL RECORD VOLUME 6512, PAGE 1171 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA; THENCE CONTINUING WITH THE SOUTH LINE OF SECTION 18, SOUTH 89° 47' 21" EAST, A DISTANCE OF 1170.82 FEET TO A POINT; THENCE WITH A LINE PERPENDICULAR TO THE SOUTH LINE OF SECTION 18, NORTH 00° 12' 39" EAST, A DISTANCE OF 33.12 FEET TO A CORNER, SAID CORNER BEING THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD VOLUME 6512, PAGE 1171 OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA, REFERENCE THE WESTERLY LINE OF BEVERLY HILLS TERRACE PLAT AS RECORDED IN PLAT BOOK 15, PAGE 19 OF THE PLAT RECORDS OF DUVAL COUNTY, FLORIDA, NORTH 89° 42' 05" EAST, A DISTANCE OF 25.00 FEET, SAID CORNER BEING THE TRUE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT:

THENCE WITH THE NORTHERLY RIGHT OF WAY LINE OF TROUT RIVER BOULEVARD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED), NORTH 89° 52' 29" WEST, A DISTANCE OF 341.34 FEET TO A CORNER, SAID CORNER BEING A DEFLECTION POINT IN SAID NORTHERLY RIGHT OF WAY LINE; THENCE CONTINUING WITH SAID NORTHERLY RIGHT OF WAY LINE, NORTH 82° 06' 18" WEST, A DISTANCE OF 504.15 FEET TO A CORNER, SAID CORNER BEING DEFLECTION POINT IN SAID NORTHERLY RIGHT OF WAY LINE; THENCE CONTINUING WITH SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89° 44' 27" WEST, A DISTANCE OF 118.31 FEET TO A CORNER, SAID CORNER LYING IN THE SOUTHEASTERLY LIMITED ACCESS RIGHT OF WAY OF INTERSTATE ROUTE NO. 295 (A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID CORNER LYING IN A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIAL BEARING OF NORTH 38° 33' 13" WEST, 4,733.66 FEET TO THE RADIUS POINT OF SAID CURVE; THENCE WITH THE LIMITED ACCESS RIGHT OF WAY OF INTERSTATE ROUTE NO. 295, WITH SAID CURVE NORTHEASTERLY HAVING A RADIUS OF 4,733.66 FEET, A DELTA ANGLE OF 16° 59' 53", AN ARC DISTANCE OF 1,404.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 42° 56' 35" EAST, 1,399.20 FEET TO A CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT AND PARALLEL AND 25 FOOT DISTANT FROM THE WEST LINE OF SAID BEVERLY HILLS TERRACE PLAT, SOUTH 00° 18' 10" EAST, A DISTANCE OF 1094.80 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 11.11 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.



<p>REQUEST SOUGHT:</p> <p>FROM: PBF-2</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	<p>0 150 300 600 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>TRACKING NUMBER T-2022-4626</p>		<p>EXHIBIT 2 PAGE 1 OF 1</p>

Woodmen/Trout River PUD

Written Description

December 21, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 021160-1000
- B. Current Land Use Designation: LDR
- C. Current Zoning District: PBF-2
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: MDR

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

The applicant proposes to rezone approximately 11.37 acres of property along Trout River Boulevard located southeast of the I-295 West Beltway and west of Wagner Road. The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (the “PUD”) zoning district is being sought to provide for the redevelopment of the Property with townhomes containing two units in each building (referred to herein as “duplexes”) with a common scheme of development, as shown on the PUD Conceptual Site Plan dated November 4, 2022 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4.”**

The Property currently contains a WoodmenLife Insurance Company campus. The redevelopment of the Property with duplexes, as shown on the Site Plan and described herein, will revitalize the Property and serve as a catalyst for development and positive uses in this area. The single parcel that comprises the Property is designated as Low Density Residential (“LDR”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Urban Development Area. As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the Property from LDR to Medium Density Residential (MDR).

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RR-Acre, RLD-60	Church, High School, Single Family Residential, Vacant
East	LDR	PUD, RR-Acre	Single Family Residential
North	LDR	PUD, RR-Acre	Single Family Residential, Vacant
West	CGC, LDR	PUD, RR-Acre	Single Family Residential, Vacant

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the Operative Provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the MDR Urban Area land use designation, maximum density on the Property shall be 20 units per acre.

B. Permitted Uses

1. *Permitted uses and structures.* Those uses and structures permitted in the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code and duplexes shall be subject to Section III.B.4.a of this Written Description.
2. *Permissible uses by exception.* Those uses permitted by exception in the RMD-A zoning district.
3. *Maximum gross density.* The MDR land use category in the Urban Development Area permits a maximum of 20 units per acre.
4. *Lot and yard requirements.* Those lot and yard requirements permitted in the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code and duplexes shall be subject to the below:
 - a. *For Duplexes:*
 - i. *Minimum lot width*—15 feet; 20 feet for end units.
 - ii. *Minimum lot area*—1,300 square feet.
 - iii. *Maximum gross density*—20 units per acre.
 - iv. *Maximum lot coverage by all buildings*—70 percent.
 - v. *Minimum yard requirements.* The minimum yard requirements for all duplexes are:
 - (1) Front—20 feet.
 - (2) Side—5 feet per building.
 - (3) Rear—10 feet.
 - vi. *Maximum height of structure*—35 feet.
5. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the required rear yard,

but shall not be located within five (5) feet of a property line.

6. *A/C Units.* A/C Units or similar exterior structures shall be permitted for each unit and may be located within the required rear or side yards, but shall not be located within five (5) feet of a property line.

C. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

D. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:

1. If developed with multi-family uses, an establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code, except as otherwise provided for in Section III.B. above.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Active recreation will be provided pursuant to Policies 2.2.5 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

2. Access

As shown on the Site Plan, access to the Property shall be provided on Trout River Boulevard. Interior access drives will be public. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

3. Signage

A maximum of two (2) single or one (1) double-sided, externally illuminated or

nonilluminated signs not exceeding twenty-four (24) square feet in area per side are permitted and shall not exceed twenty (20) feet in height.

4. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

5. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

6. Landscaping/Buffer

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations).

7. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. (See Section IV.8 herein regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

8. PUD Conceptual Site Plan

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The uses within the PUD may be integrated horizontally or vertically.

An otherwise permitted use not currently shown on the Site Plan may be developed on the Property following approval of a minor modification to incorporate a site plan that complies with the requirements of this PUD.

9. Parking

Parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes or duplexes with two-car garages. To the extent that any townhomes or duplexes are developed with single car garages, guest parking shall only be provided for in the amount required by Section 656.604(a)(2) of the Zoning Code.

10. Sidewalks, Trails and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

11. Shared Common Wall

All duplex dwellings will be constructed with two (2) units per building, which will share a common wall.

12. Utilities

The Property is served by JEA.

13. Phasing

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

14. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

15. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on September 1, 2022.

VI. JUSTIFICATION FOR THE PUD REZONING.

The PUD proposes to redevelop an under-utilized property in a corridor that needs a new catalyst development. As described above, this PUD is being requested to permit the development of a duplex community with a common scheme of development. This residential development will fill a much-needed niche in the housing market, i.e., the “missing middle,” by adding to the range of types of housing available to future homeowners.

This use of the property within the MDR land use category of the Comprehensive Plan will help strengthen and sustain the surrounding uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The PUD allows for certain deviations from the Zoning Code based on the fact that the intended development is for duplexes, and the Zoning Code requirements for townhomes are designed primarily for townhomes containing more than two units within each building. The PUD design ensures consistency with the surrounding zoning and existing uses.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the applicant and successors to the PUD Written Description and Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, minimum lot area, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it allows for reduced setbacks for townhomes developed as duplexes; and it allows for reduced guest parking for townhomes or duplexes with two-car garages. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	<p>RMD-A</p> <p><i>Permitted uses and structures.</i></p> <p>(1) Single-family dwellings.</p> <p>(2) Multiple-family dwellings (RMD-B, RMD-C, and RMD-D Districts only).</p> <p>(3) Townhomes, subject to Section 656.414.</p> <p>(4) Housing for the elderly.</p> <p>(5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Foster care homes.</p> <p>(7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p>	<p><i>Permitted uses and structures.</i></p> <p>Those uses and structures permitted in the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code and duplexes shall be subject to Section III.B.4.a of this Written Description.</p> <p><i>Accessory uses and structures.</i></p> <p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:</p> <p>(a) If developed with multi-family uses, an establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</p> <p>(b) Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code, except as otherwise provided for in Section III.B. above.</p>	<p>To allow for the development of duplexes on the Property.</p>

	<p>(13) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(b) <i>Permitted accessory uses and structures.</i></p> <p>(1) See Section 656.403.</p> <p>(2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.</p> <p>(3) In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.</p> <p>(c) <i>Permissible uses by exception.</i></p> <p>(1) Cemeteries and mausoleums but not funeral home or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth in the Part 4.</p> <p>(3) Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Nursing homes.</p> <p>(8) Residential treatment facilities.</p> <p>(9) Private clubs.</p> <p>(10) Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a</p>		
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	<p>multi-family use, not exceeding 25% of the structure which it is a part.</p> <p>(11) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Emergency shelter homes (RMD-C and RMD-D Districts only).</p> <p>(14) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(15) Golf driving ranges.</p> <p>(16) Boarding houses (RMD-D and RMD-E Districts only).</p> <p>(17) Group care homes (RMD-B, RMD-C, RMD-D and RMD-E Districts only).</p>		
<p>Lot Requirements</p>	<p>RMD-A</p> <p><i>Minimum lot requirements (width and area).</i> For single-family dwellings, mobile homes and multiple-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:</p> <p>(1) Single-family dwellings (RMD-A through RMD-D):</p> <p>(i) Width—40 feet.</p> <p>(ii) Area—4,000 square feet.</p> <p>(2) All other uses:</p> <p>(i) Width—60 feet.</p> <p>(ii) Area as provided below, or as otherwise required pursuant to the performance standards and development criteria set forth in Part 4:</p> <p>(A) RMD-B—6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed ten units per acre.</p> <p>(B) RMD-C—6,000 square feet for the first two family units and 2,900 square feet for each additional unit, not to exceed 15 units per acre.</p> <p>(C) RMD-D—6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.</p> <p><i>Maximum lot coverage by all buildings and structures.</i> 50 percent. <i>Impervious surface ratios</i> as required by Section 654.129.</p> <p><i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or</p>	<p><i>Lot and yard requirements.</i> Those lot and yard requirements permitted in the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code and duplexes shall be subject to the below:</p> <p>a. For Duplexes:</p> <p>i. Minimum lot width—15 feet; 20 feet for end units.</p> <p>ii. Minimum lot area—1,300 square feet.</p> <p>iii. Maximum gross density—20 units per acre.</p> <p>iv. Maximum lot coverage by all buildings—70 percent.</p> <p>v. Minimum yard requirements. The minimum yard requirements for all duplexes are:</p> <p>(1) Front—20 feet.</p> <p>(2) Side—5 feet per building.</p> <p>(3) Rear—10 feet.</p> <p>vi. Maximum height of structure—45 feet.</p> <p>vii. Patios/porches. Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces,</p>	<p>To allow for flexible interior site design.</p> <p>Section 656.414 of the Zoning Code requires a minimum lot width of 25 feet and minimum side yard setback of 10 feet for end units on townhomes. This PUD reduces the minimum lot width to 20 feet and side yard setback to 5 feet for townhomes developed as duplexes.</p> <p>This PUD allows for development of duplexes in a manner consistent with the spirit and intent of the Zoning Code. Section 656.414 of the Zoning Code is intended to address townhomes with 3 or more units in each building (e.g. it contains lot requirements for interior units). In a duplex, both units are end units. Given the fewer units in the building and the smaller overall size of each building, it is logical to reduce the minimum lot width and side yard setback. The proposed setback for duplexes of 5 feet is the same as for single family homes in the RLD-60 zoning district and greater than the required setback for single-family homes in the RMD-A zoning district.</p>

	<p>more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least 40 feet.</p> <p><i>Minimum yard requirements.</i></p> <p>(1) Multiple-family dwellings:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—Ten feet.</p> <p>(iii) Rear—20 feet.</p> <p>(2) Multiple-family dwellings with more than one principal structure on the lot:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—20 feet.</p> <p>(iii) Rear—20 feet.</p> <p>(3) Single-family dwellings located on individual lots:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—3 feet, or zero lot line provided ten feet on one side between buildings. For existing single family residential uses, zero lot line shall only be permitted through an Administrative Deviation.</p> <p>(iii) Rear—Ten feet.</p> <p>(4) All other uses:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—20 feet.</p> <p>(iii) Rear—20 feet.</p> <p>(5) Accessory use structures used in conjunction with multiple-family:</p> <p>(i) Front—Accessory uses or structures shall not be permitted in a required front yard.</p> <p>(ii) Side and rear—Ten feet.</p> <p><i>Maximum height of structures.</i></p> <p>(1) Single-family dwellings, rooming houses, boardinghouses, child care centers, day care centers —35 feet.</p> <p>(2) All other uses—45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one feet of building height or fraction thereof in excess of 45 feet.</p>	<p>courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the required rear yard, but shall not be located within five (5) feet of a property line.</p> <p>viii. A/C Units. A/C Units or similar exterior structures shall be permitted for each unit and may be located within the required rear or side yards, but shall not be located within five (5) feet of a property line.</p>	
Parking	Part 6 of the Zoning Code.	Parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes or duplexes with two-car garages. To the extent that any townhomes or duplexes are developed with single car garages, guest parking shall only be provided for in the amount required by Section 656.604(a)(2) of the Zoning Code.	To provide for parking consistent with the marketplace.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the applicant in developing and marketing the Property.
Guest	Part 6 of the Zoning Code requires one	This PUD requires no guest parking for	In the event townhomes or duplexes are

Parking	guest parking space for every 3 townhome units.	townhomes or duplex units with two-car garages.	constructed with two-car garages, ample parking will be provided in garages and driveways, without the need for additional guest parking, as is necessary with units with one-car garages.
Signage	That which is permitted in accordance with Part 13 of the Zoning Code for property within the RMD-A zoning district.	A maximum of two (2) single or double-sided, externally illuminated or nonilluminated signs not exceeding twenty-four (24) square feet in area per side are permitted and shall not exceed twenty (20) feet in height.	To provide for adequate signage.

VIII. Names of Development Team

- a. Developer: D.R. Horton, Inc. – Jacksonville
- b. Planner/Engineer: Halff Associates, Inc.
- c. Architects: TBD

IX. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

X. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the MDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.1, 1.2, 3.1 and 6.3, and Policies 1.1.1, 1.1.5, 1.1.7, 1.1.9, 1.1.10, 1.1.12, 1.1.18, 1.1.22, 3.1.1, 3.1.15, and 3.1.11.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. Usable Open spaces, Plazas, Recreation Areas:

The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

8. Impact on Wetlands:

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. Listed Species Regulations:

The Property is less than fifty (50) acres in size and therefore a listed species survey is not required.

10. Sidewalks, Trails, and Bikeways:

The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST
C1	1404.54'	4753.60'	118°02'57"	N42°06'19"W	1390.20'

11.1 Acre Parcel
 2 Acre - Pond - 18%
 55 DUPLEX LOTS
 42' WIDE BY 90' DEEP
 16,200 SF - Active Rec Required
 16,200 SF +- Active Rec. Provided

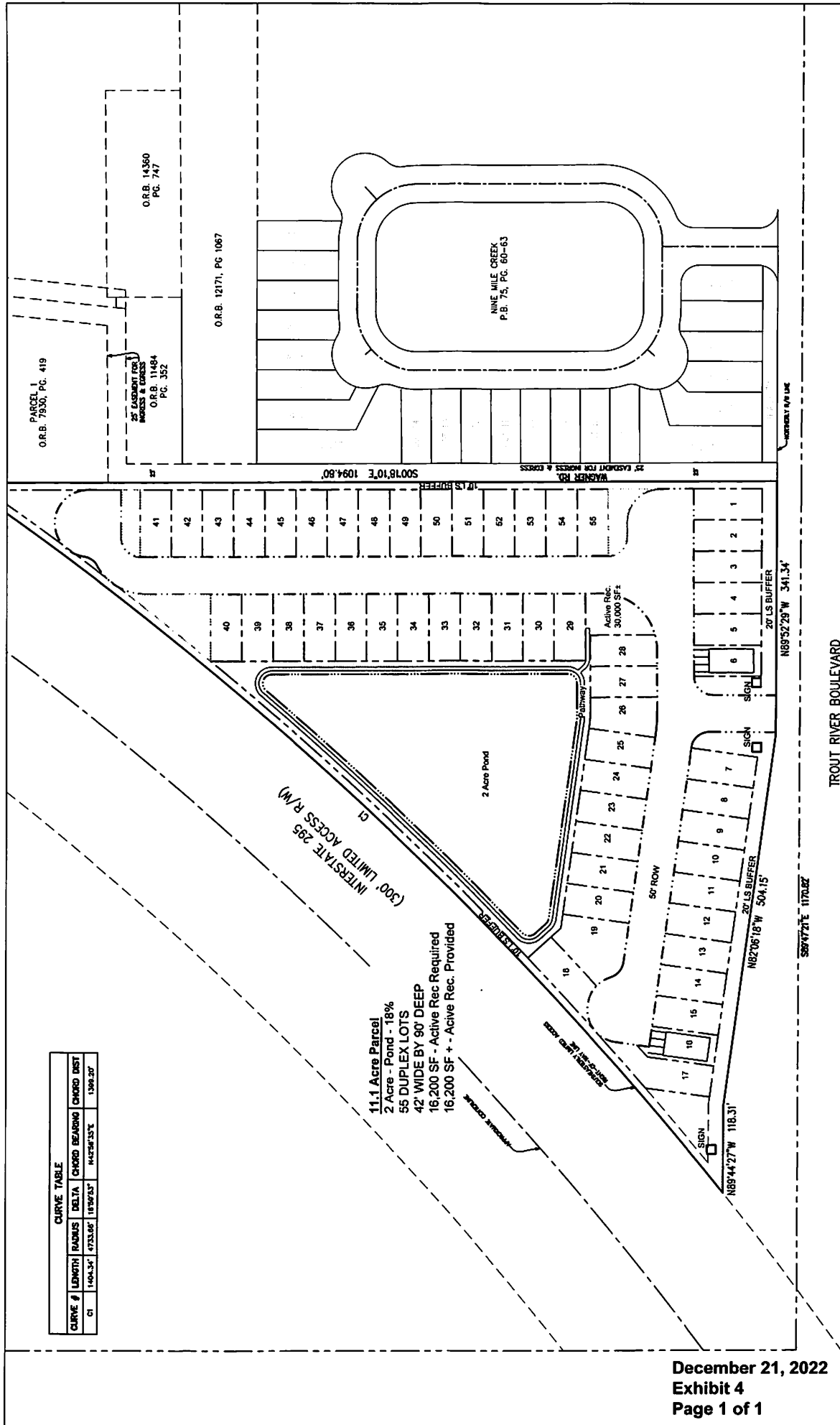


EXHIBIT F

PUD name

Woodmen Trout River

Total Gross Acreage	11.37 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.00 Acres	0.00 %
Total number of units	0 D.U.	
Multiple family	6.37 Acres	56.02 %
Total number of units	110 D.U.	
Commercial	0.00 Acres	0.00 %
Industrial	0.00 Acres	0.00 %
Other land use	0.00 Acres	0.00 %
Active recreation and/or open space	0.44 Acres	3.87 %
Passive open space, wetlands or ponds	2.20 Acres	19.35 %
Public and/or private right-of-way	2.00 Acres	17.59 %
Maximum coverage of non-residential buildings or structures	0.00 Sq. ft.	0 %



EXHIBIT J

Availability Letter

John Gislason

9/13/2022

DR Horton

4220 Race Track Rd

St. Johns, Florida 32259

Project Name: Trout River Duplexes

Availability #: 2022-3409

Attn: John Gislason

Thank you for your inquiry regarding the availability of Reclaim, 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: 2022-3409

Request Received On: 9/8/2022

Availability Response: 9/13/2022

Prepared by: Susan West

Expiration Date: 09/12/2024

Project Information

Name: Trout River Duplexes

Address:

County: Duval County

Type: Reclaim,Sewer,Water

Requested Flow: 30000

Parcel Number: 021160 1000

Location:

Description: Single Family duplexes

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Trout River Blvd

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 8 inch gravity sewer manhole in front of 5103 Arrowsmith Road

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.). JEA may elect to upsize force main with cost participation. Connection manhole will require condition assessment and will need to be lined.

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 Connection

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.

Subsequent steps you need to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.

Request a Hydrant Flow Test by going to Step 1 in Sages.

Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate

that on your application. Don't forget to upload your utility layout with your application.

Submit your plans for water/waste water review by Step 2 in Sages.

Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.