

City of Jacksonville, Florida

Lenny Curry, Mayor

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

August 19, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-416 **Application for: San Pablo Road South PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 15, 2021
2. The revised written description dated July 16, 2021
3. The original site plan dated March 29, 2021

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Lot coverage will be a maximum of 50%, consistent with RMD-D.
2. 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.
3. Vehicular parking ratio, required bicycle, and loading spaces are required per Part 6 of the Zoning Code.

Planning Department conditions:

1. Lot coverage will be a maximum of 50%, consistent with RMD-D.
2. 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.
3. Vehicular parking ratio, required bicycle, and loading spaces are required per Part 6 of the Zoning Code.

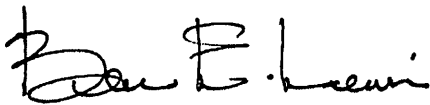
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-416 TO

PLANNED UNIT DEVELOPMENT

AUGUST 19, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-416 to Planned Unit Development.

Location: 0 San Pablo Parkway; between Sam Yopez Road and Port Arthur Road

Real Estate Number(s): 167452-0510

Current Zoning District(s): Planned Unit Development 2002-924-E(PUD)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast, District 3

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

Owner: Jed Davis
Estuary, LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-416 seeks to rezone approximately 7.17 acres of land from Planned Unit Development 2002-924-E (PUD) to PUD. The rezoning to PUD is being sought to allow for development of up to 175 multi-family dwellings units.

There is a companion Land Use Amendment, 2021-415 (L-5563-21C). The LUA is for a portion of 167452-0510 totaling 6.38 acres. The proposal is a change from Residential Professional Institutional (RPI) to Medium Density Residential.

The current PUD, **2002-0924-E**, allows for 8.8 acres of a mix of commercial, institutional, professional, and residential uses. The uses shall exceed the following percentages of the 8.8 acres: Residential 60%, Commercial 50%, Institutional 70%, and Professional 80%.

PUD Ord. 2002-924-E was approved.

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 Residential Professional Institutional (RPI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The site is within the RPI land use category and within the Suburban Development Area. There is a companion Land Use Amendment pending concurrently with the proposed PUD, which seeks to amend 6.38 acres of the subject site to MDR with site specific FLUE Policy 4.4.22. The site-specific policy permits up to 175 dwelling units on the site.

The proposed PUD and land use amendment with site-specific policy would allow for the redevelopment of the site as multi-family residential with a maximum of 175 dwelling units. Medium Density Residential typically allows residential development at densities of up to 20 units per acre. The proposed site-specific policy, allowing up to 175 units, would bring the proposed PUD into consistency with the comprehensive plan.

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

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

Future Land Use Element:**Policy 1.2.9**

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.

Water and Sewer connection is available as indicated through the JEA letter dated April 27, 2021 in the application packet. Density for this project is only made possible through connection to centralized services.

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.

San Pablo Road between Beach Boulevard and J. Turner Butler Boulevard is known as a tree lined minor arterial road there are single-family subdivisions, townhomes, hospitals, senior living facilities and other office buildings. The proposed uses of multi-family dwellings units is consistent with the land use categories. The increased density is in character with the current density increase along San Pablo Road in the last two years. The neighborhood would benefit from proper multi-family options with Mayo Clinic, a major employer, to the south of the subject property.

(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): Residential Professional Institutional (RPI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5563-21C (Ord. 2021-415) that seeks to amend the Residential Professional Institutional (RPI) land use category to Medium Density Residential (MDR). The

Planning and Development Department finds that the proposed PUD is inconsistent 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.

Currently, there is nothing in the Concurrency system regarding this project. The agent/owner may need to apply for a Mobility & CRC application with the Concurrency & Mobility Management System Office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for multi-family dwellings. This proposed development does 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. The request, as written in the Written Description (EXHIBIT D) indicates a density of 28 units per acre, which is inconsistent with the MDR land use categories; therefore, there is a site-specific policy to allow for an increase above 20 units/acre.

(4) Internal compatibility

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

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: As depicted on the site plan, the development includes open spaces, recreation uses (dog park, pool, park, clubhouse) adequate for the multi-family use and in compliance with the Comprehensive Plan.
- The use of existing and proposed landscaping: The subject property will be developed in accordance with Part 12, Landscape Requirements of the Zoning Code. Notwithstanding the aforementioned criteria, perimeter landscaping may be relocated within the perimeter or vehicular use area when reciprocal easements for access, ownership and maintenance are created.
- The treatment of pedestrian ways: Sidewalks will provided in accordance with the 2030 Comprehensive Plan.

(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 density that the PUD is proposing is not consistent the proposed MDR land use categories in which it falls. Therefore, there is a site-specific policy with the land use amendment to increase the allowed density from 20 units/acre to 28 units/acre.
- 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	Retention Pond
South	LDR	PUD 2012-328-E	Wetlands/Creek
East	LDR	PUD 2002-920-E	Wetlands
West	CGC	PUD 2012-603-E	Wetlands

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

Evacuation Zone

The subject site is within Evacuation Zone A. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application. Their complete analysis is on file with the department.

Summary of EPD Response:

The proposed property at 0 San Pablo Rd. S. will be directly adjacent to Beach Boulevard and J. Turner Butler Boulevard, secondary evacuation routes that provides road access to primary evacuation routes I-295 (6.4 road miles) and I-95 (10.7 road miles).

In consideration of the evacuation zone, nearest evacuation routes, and the estimate of 175 multi-family dwelling units, the development of the proposed property at 0 San Pablo Rd. S. could create a localized impact to the traffic flow westward on Beach Boulevard and J. Turner Butler Boulevard during an emergency evacuation scenario. Beach Boulevard and J. Turner Butler Boulevard are two of four arteries (Wonderwood Drive, Beach Boulevard, Atlantic Boulevard, and J. Turner Butler Boulevard) utilized to evacuate the beach communities. One important factor to consider is that nearly the entirety of the county located Westward of the proposed development is located within Evacuation Zones A, B, and C, and would potentially be evacuated simultaneously. An evacuation order for Zones A, B, and C may heighten the localized impact to traffic on Beach Boulevard and J. Turner Butler Boulevard. The changes proposed through land use Amendment application L-5563-21C

would have a minimal impact on countywide evacuation clearance time within Duval County, and a potential localized impact to traffic flow on Beach Boulevard and J. Turner Boulevard. Site design techniques that minimize disruption to existing traffic flow are encouraged.

The Emergency Preparedness Division notes that this site is surrounded by land that is located in the Special Flood Hazard Area. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Conservation /Coastal Management Element (CCME)

Policy 7.1.8 The Emergency Preparedness Division shall review all development orders for projects located within Hurricane Evacuation Zones and recommend development conditions where necessary. The City shall develop a process to allow the adequate review of impacts of development orders by the Emergency Preparedness Division.

(6) Intensity of Development

The proposed development is inconsistent with the RPI functional land use category. Therefore, there is a land use amendment to MDR with a site-specific policy. The PUD is appropriate at this location because multi-family uses are needed in this area to provide another housing type for the area.

- The existing residential density and intensity of use of surrounding lands: Densities of residential development along San Pablo Parkway have increased to allow multi-family and townhome development in the last few years. The maximum allowed units per acre in RPI and MDR is 20 units per acre. The PUD is proposing 28 units per acre, therefore there is a site specific policy to allow for the increase in density.
- The availability and location of utility services and public facilities and services: JEA has provided an availability letter for the project. The proposed project will be required to connect to City water and sewer.

School Capacity

Based on the Development Standards for impact assessment, the 7.17 acre proposed PUD rezoning has proposed 175 dwelling units (multi-family). The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on

Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
PUD 2021-416**

Development Potential: 175 Residential Units

School Type	CSA	2018-19 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	5	8,312	85%	29	94%	632
Middle	5	2,343	83%	12	88%	43
High	5	7,615	98%	16	98%	1
Total New Students				57		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

- o The amount and size of open spaces, plazas, common areas and recreation areas: Will be consistent with the 2030 Comprehensive Plan.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area as defined in the 2030 Comprehensive Plan.

(8) Impact on wetlands

The PUD vaguely references the wetlands on the property, stating “they have been flagged and permitted”.

The subject properties not only have wetlands but also has a large area covered in Flood Zone AE and 0.20%. The following is a review of the wetlands and Flood Zone from Community Planning Division:

Flood Zones

Approximately 0.70 of an acre of the subject site is located within either the 0.2 Percent Annual Chance Flood Hazard or AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area

(SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 Percent Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Conservation/Coastal Management Element (CCME)

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.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by: A. Land acquisition or conservation easement acquisition; B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and C. Incentives, including tax benefits and transfer of development rights.

(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 applicant has stated in their application that “Required parking ratio shall be 1.35 spaces per unit. No parking for bicycles or loading spaces shall be required.” The Department does not support this deviation from code. 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.

Comments from the Transportation Planning Division are as follows: Deviation from Section 656.605 shall not be permitted. Vehicular parking ratio, required bicycle, and loading spaces are required per Part 6 of the Zoning Code.

Comments and suggested edits about the proposed parking ratio within the Written Description of the PUD were sent to the applicant on June 10, 2021. Staff finds with the Transportation Planning Division that the proposed 1.35 parking spaces is not sufficient for a project of this size and location.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

The owner/applicant provided evidence of the required NOTICE sign posted on the property on July 27, 2021.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-416 be **APPROVED with CONDITIONS with the following exhibits:**

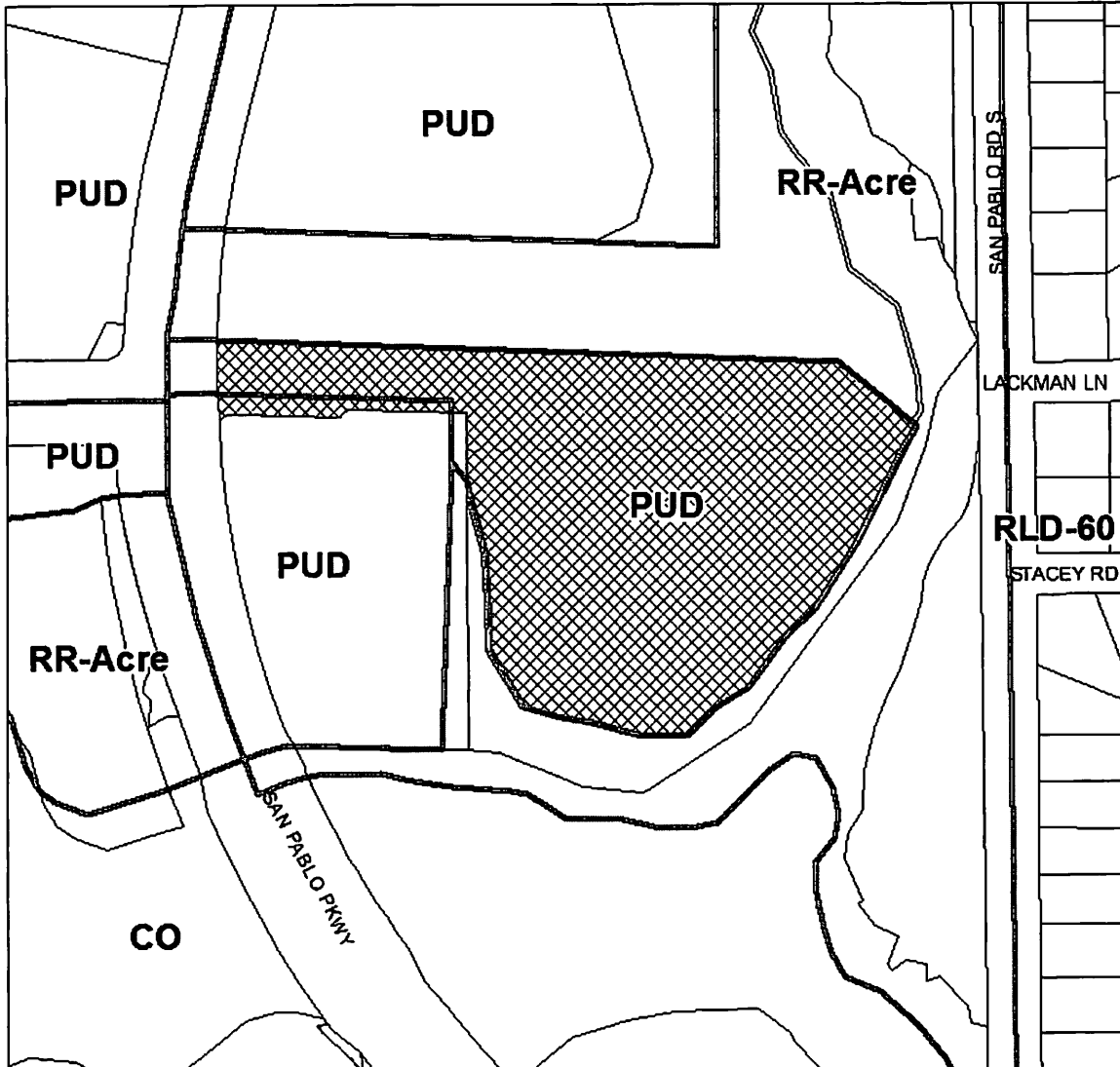
- The original legal description dated April 15, 2021
- The revised written description dated July 16, 2021
- The original site plan dated March 29, 2021

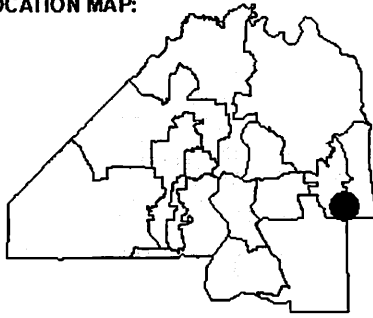
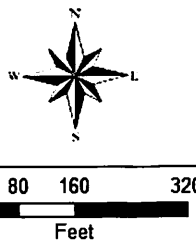
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-416 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

- 1) Lot coverage will be a maximum of 50%, consistent with RMD-D.
- 2) 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.
- 3) Vehicular parking ratio, required bicycle, and loading spaces are required per Part 6 of the Zoning Code.



Aerial



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>3</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0416</p>	<p>TRACKING NUMBER</p> <p>T-2021-3518</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0416 **Staff Sign-Off/Date** CMQ / 06/11/2021
Filing Date 07/27/2021 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 08/24/2021 **Planning Commission** 08/19/2021
Land Use & Zoning 09/08/2021 **2nd City Council** 09/14/2021
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3518 **Application Status** PENDING
Date Started 04/29/2021 **Date Submitted** 04/29/2021

General Information On Applicant

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

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name DAVID **First Name** JED **Middle Name** V
Company/Trust Name
ESTUARY, LLC
Mailing Address
4310 PABLO OAKS CT
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2002-924-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167452 0510	3	3	PUD	PUD

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

Existing Land Use Category

RPI

Land Use Category Proposed?**If Yes, State Land Use Application #**

5563

Total Land Area (Nearest 1/100th of an Acre) 7.17**Development Number****Proposed PUD Name** REVISED SOUTH SAN PABLO PARKWAY PUD**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location**

ON THE EAST SIDE OF SAN PABLO PKWAY, AT THE TERMINUS OF CROSSWATER BLVD

House #	Street Name, Type and Direction	Zip Code
0	SAN PABLO RD S	32224

Between Streets

SAM YEPEZ RD and W M DAVIS PKWY

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**
 7.17 Acres @ \$10.00 /acre: \$80.00
- 3) Plus Notification Costs Per Addressee**
 16 Notifications @ \$7.00 /each: \$112.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,451.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

April 15, 2021

Legal Description

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6477, PAGE 889, AND A PORTION OF THOSE LANDS DESCRIBED AS PARCEL 816, RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SAN PABLO PARKWAY, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, WITH THE CENTERLINE OF CROSSWATER BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED, THENCE NORTH 89°30'03" EAST, ALONG THE EASTERLY PROLONGATION OF LAST SAID CENTERLINE, 70.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF SAID SAN PABLO PARKWAY, BEING A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1430.00 FEET; THENCE NORTHERLY ALONG LAST SAID LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'38", AN ARC LENGTH OF 56.00 FEET THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 103.2 AND RECORDED IN SAID OFFICIAL RECORDS BOOK 18576, PAGE 2417, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°40'36" EAST, 56.00 FEET; THENCE SOUTH 88°12'06" EAST, ALONG THE SOUTHERLY LINE THEREOF, 361.50 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE SOUTH 88°12'06" EAST, ALONG LAST SAID SOUTHERLY LINE, 538.50 FEET; THENCE SOUTH 50°42'06" EAST, CONTINUING ALONG LAST SAID SOUTHERLY LINE, 138.36 FEET; THENCE DUE EAST, DEPARTING LAST SAID LINE, 11.83 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID PARCEL 816; THENCE SOUTHWESTERLY ALONG LAST SAID LINE THE FOLLOWING 5 COURSES: COURSE 1, THENCE SOUTH 31°57'35" WEST, 37.99 FEET; COURSE 2, THENCE SOUTH 26°22'21" WEST, 162.18 FEET; COURSE 3, THENCE SOUTH 31°56'27" WEST, 118.53 FEET; COURSE 4, THENCE SOUTH 48°44'50" WEST, 52.60 FEET; COURSE 5, THENCE SOUTH 36°15'23" WEST, 93.78 FEET; THENCE SOUTH 50°54'01" WEST, DEPARTING LAST SAID LINE, 113.63 FEET TO A POINT LYING ON LAST SAID LINE; THENCE NORTHWESTERLY ALONG LAST SAID LINE THE FOLLOWING 8 COURSES; COURSE 1, THENCE SOUTH 88°56'02" WEST, 65.37 FEET; COURSE 2, THENCE NORTH 75°26'43" WEST, 75.78 FEET; COURSE 3, THENCE NORTH 79°50'47" WEST, 46.81 FEET; COURSE 4, THENCE NORTH 74°32'20" WEST, 56.49 FEET; COURSE 5, THENCE NORTH 30°48'31" WEST, 96.90 FEET; COURSE 6, THENCE NORTH 02°53'30" WEST, 67.41 FEET; COURSE 7, THENCE NORTH 04°14'34" WEST, 72.59 FEET; COURSE 8, THENCE NORTH 14°44'02" WEST, 81.35 FEET TO A POINT LYING ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19505, PAGE 1198, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°11'55" WEST, ALONG LAST SAID LINE, 133.35 FEET TO THE NORTHEAST CORNER THEREOF; THENCE CONTINUE NORTH 00°11'55" WEST ALONG THE NORTHERLY PROLONGATION OF LAST SAID LINE, 88.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.38 ACRES, MORE OR LESS.

AND

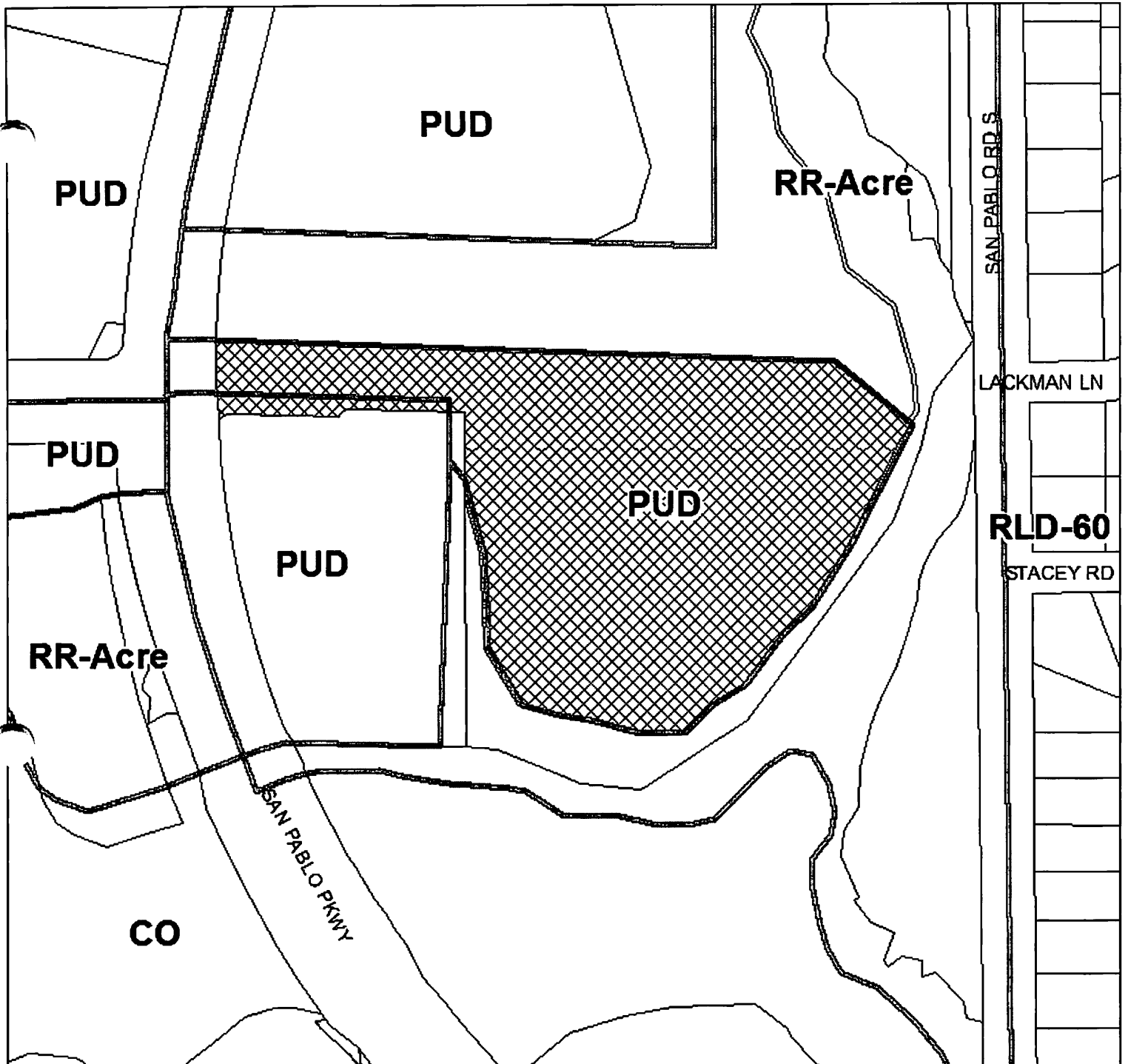
ACCESS EASEMENT

A PORTION OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF SAN PABLO PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND CROSSWATER BOULEVARD (A VARIABLE WIDTH

RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 89.29'56" EAST, ALONG THE EASTERLY PROLONGATION OF SAID CENTERLINE OF CROSSWATER BOULEVARD, 70.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAN PABLO PARKWAY, BEING ON THE ARC OF A CURVE LEADING NORTHERLY, AND THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1430.00 FEET, AN ARC DISTANCE OF 56.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00'40'29" EAST, 56.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL 103.2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18576, PAGE 2417, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 88.12'13" EAST, ALONG LAST SAID LINE, 361.50 FEET; THENCE SOUTH 00'12'02" EAST, 88.52 FEET; THENCE NORTH 88.12'13" WEST, 163.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 24.25 FEET, AN ARC DISTANCE OF 25.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 6.158'03" WEST, 24.12 FEET; THENCE NORTH 88'12'13" WEST, 153.60 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 28.50 FEET, AN ARC DISTANCE OF 25.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65.58'29" WEST, 24.83 FEET, TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SAN PABLO PARKWAY, AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1430.00 FEET, AN ARC DISTANCE OF 55.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01'33'25" WEST, 55.39 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.79 ACRES, MORE OR LESS.

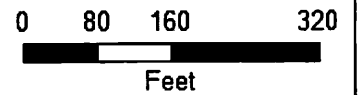
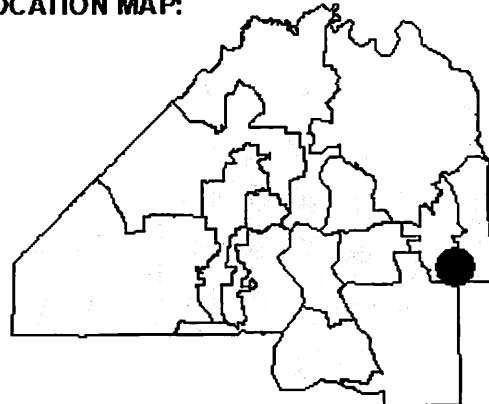


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2021-3518

**EXHIBIT 2
PAGE 1 OF 1**

Revised South San Pablo Parkway PUD

Written Description

July 16, 2021

I. PURPOSE AND INTENT

It is the purpose and intent of the PUD to provide flexibility in design and development; to provide uses compatible with surrounding land use and zoning; 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 incorporate shared access, utilities, stormwater treatment and other development infrastructure.

II. PLANNED UNIT DEVELOPMENT LOCATION

The Revised San Pablo Road PUD development is proposed to be located on a parcel of land containing approximately 7.17 acres of land, plus an access easement to San Pablo Parkway. The PUD is located on the west side of San Pablo Road and the east side of San Pablo Parkway.

III. PLANNED UNIT DEVELOPMENT LAND USE DESCRIPTION

As depicted on the attached site plan, the property is proposed to be developed as a multi-family development. A more detailed description of the uses that will be allowed within the PUD and any use restriction application are contained herein.

The existing Comprehensive Plan land use designation for the subject property is RPI. The subject property is vacant and is currently located in the PUD zoning district, and controlled by Ordinance 2002-924-E (2002-924-# includes more lands than in this revised PUD).

The RPI land use designation allows up to 20 units per acre in multi-family use; however, the use may be increased to 30 units per acre, if a mix of uses is included. The site is part of a master planned development by the landowners running both north and south from the site along San Pablo Road, as well as across the road. The surrounding uses developed by the same owners include commercial general, multi-family and single family. That mix of uses justifies an increase in the density in excess of the 20 units per acre, specifically to the 28 units per acre requested by this PUD. The site will need to be subject of a site specific text amendment to the Comprehensive Plan, explaining the mix of uses in the general vicinity as a result of the master planning of the owner.

IV. QUANTITATIVE DATA

Total acreage:	7.17 acres
Total number of dwelling units:	Up to 175 multi-family units
Total amount of recreation area:	1.18 acres

Total amount of open space: TBD

Total amount of public/private rights of way: N/A

V. USES AND RESTRICTIONS

The PUD shall contain the following permitted uses and structures:

1. Multi-family dwellings, including accessory structures (garage) and/or amenity center (clubhouse).
2. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.

VI. DESIGN GUIDELINES

A. Lot Requirements

Minimum lot requirements 6,000 s.f. for first two family units and 2,900 s.f. for each additional unit, up to 30 units per acre

Maximum lot coverage 75%

Minimum yard requirements • Front 20 feet
• Side 10 feet
• Rear 10 feet
• Accessory uses (including but not limited to, trash compactors, lift stations, and detached garages) will have a minimum 5' setback on all property lines.

Maximum height of all structures 55 feet

These lot and building requirements apply to the parcel as a whole.

B. Parking Requirements/Loading Spaces/Bicycle Parking

The parking requirements for this development shall be consistent with Section 656.605 of the Zoning Code, except more specifically as described herein. Required parking ratio shall be 1.35 spaces per unit. No parking for bicycles or loading spaces shall be required.

C. Vehicular Access

Vehicular access to the subject property will be via a roadway intersecting San Pablo Parkway. This access is depicted on the site plan and provided by easement.

Notwithstanding the aforementioned criteria, perimeter landscaping may be relocated within the perimeter or vehicular use area when reciprocal easements for access, ownership and maintenance are created.

D. Tree Protection and Landscape Requirements

The subject property will be developed in accordance with Part 12, Landscape Requirements of the Zoning Code. Notwithstanding the aforementioned criteria, perimeter landscaping may be relocated within the perimeter or vehicular use area when reciprocal easements for access, ownership and maintenance are created.

E. Signage

Signage shall comply with the Part 13 requirements for RMD-D zoning district .

Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.

F. Pedestrian Access and Circulation

External access is provided by access easement described in the legal description attached hereto.

Internal pedestrian access and circulation shall be consistent with the 2030 Comprehensive Plan.

VII. ADDITIONAL DEVELOPMENT CRITERIA

A. Retention

Stormwater will be treated in accordance with the surface water runoff requirements for the City of Jacksonville, as well as any and all State or local agency with jurisdiction over the same.

B. Phasing

The project will be developed in one phase.

C. Utilities

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

D. Wetlands/Environmental

There are wetlands on this site. They have been flagged and permitted.

VIII. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT

The proposed project is compatible with the City of Jacksonville's Comprehensive Plan. The proposed PUD written description and site plan:

1. Offer a creative approach to the development;
2. Provide a more desirable development environment than would be possible through the strict application of the minimum requirements of the Zoning Code;
3. Offer an efficient use of land resulting in lower development costs;
4. Provide for an environment that will improve the characteristics of the surrounding area; and
5. Enhance the appearance of the area through development criteria.

IX. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan. The site is designated RPI, according to the Future Land Use Map portion of the Comprehensive Plan. Multi-family development is a primary intended use in RPI and up to 30 units per acre where urban services are available.
- B. Consistency with Mobility Requirements. The proposed development will obtain a mobility certificate, as required.
- C. Allocation of Residential Land Use. N/A.
- D. Internal Compatibility. The site will be designed with good planning and best use of space, with regard to landscape, parking, onsite traffic circulation through the parking and drive through areas and pedestrian movement on the site as shown on the site plan.
- E. External Compatibility. The site is located in an area where commercial development (including office, retail, service and institutional type uses) are the existing land uses, along with several multi-family developments and an assisted living facility. The use proposed is consistent with the other development in the surrounding area. The surrounding zoning districts are: CCG-1 and RPI.
- F. Intensity of Development. A multi-family development at this location would not be adverse to both the existing and surrounding developments in the area, and is less intense than surrounding uses.
- G. Usable Open Spaces & Recreation Areas. As depicted on the site plan, the development includes open spaces, recreation uses (dog park, pool, park, clubhouse) adequate for the multi-family use and in compliance with the Comprehensive Plan.
- H. Impact on Wetlands. The wetlands on this site have been flagged and are permitted by the St. Johns River Water Management District and the City of Jacksonville.
- I. Listed Species Regulations. A listed species survey will not be required, as the site is

under the fifty (50) acre threshold requirement for performing a listed species study.

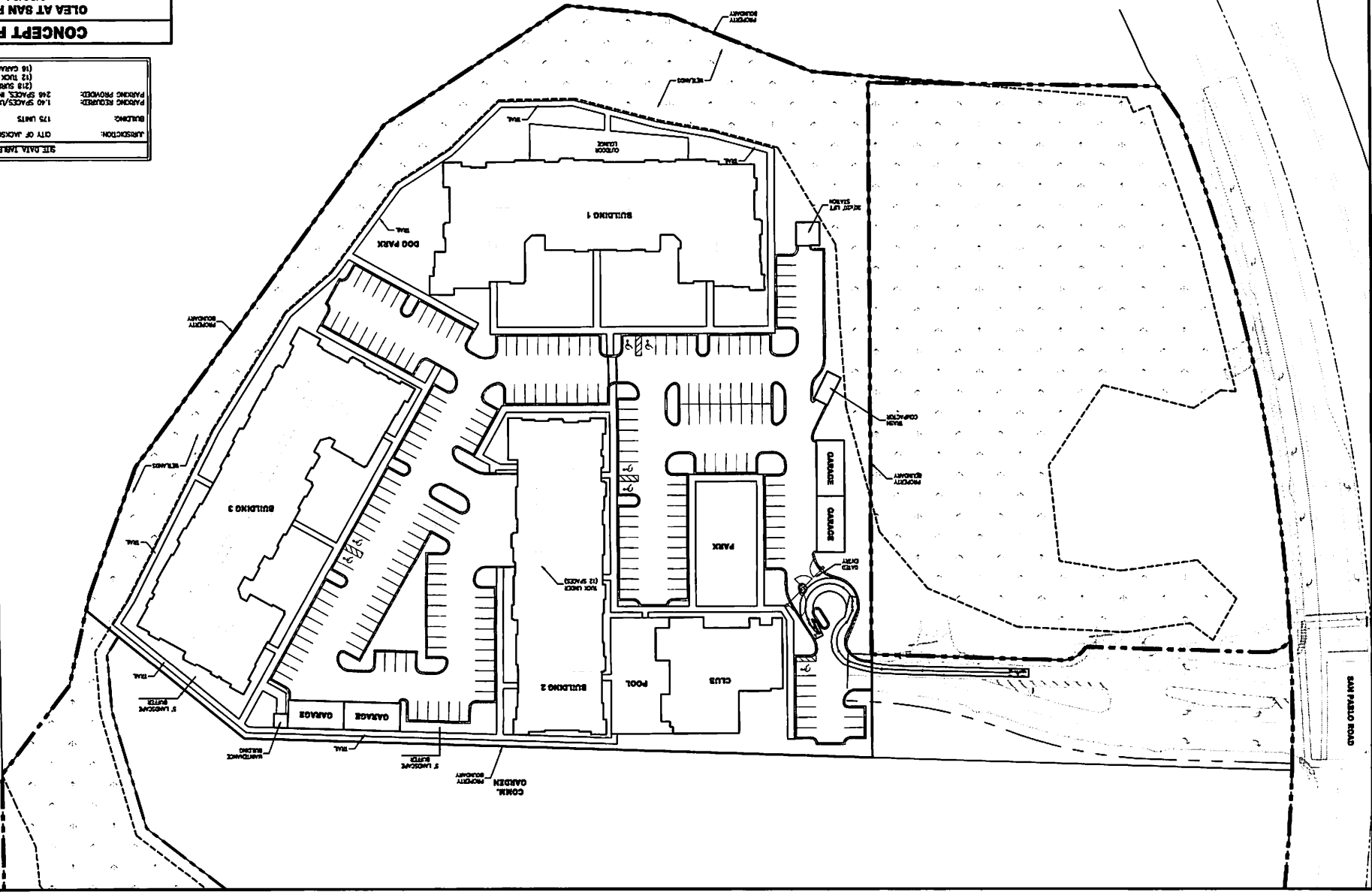
- J. Off Street Parking Including Loading and Unloading Areas. No off Street parking. Parking will be as shown on the site plan. Access to the parcel (by access easement) provides maneuverability and legally confirming access to the site.
- K. Sidewalks, Trails and Bikeways. Sidewalks have been provided off-site by the owner as required on adjoining parcels.



ETM
 1575 ONE SIX ANDREWS ROAD
 HOUSTON, TX 77058
 TEL: (281) 444-8888
 FAX: (281) 444-8888
 WWW.ETM.COM

CONCEPT PLAN
OLEA AT SAN PABLO
 3/29/21

SITE DATA TABLE	
JURISDICTION:	CITY OF JACKSONVILLE
BUILDING:	175 UNITS
PARKING PROVIDED:	1,40 SPACES/UNIT = 246 (OPTIONAL)
	246 SPACES, INCLUDING 7 HANDICAP
	(213 SURFACE PARKING)
	(12 TRUCK LINDER SPACES)
	(18 GARAGE SPACES)



1/20/21-1/21/21-001/Concept/Plan_Visual_Vis-03-02017.dwg
 PLOTTED: March 29, 2021 - 1:08 PM by: ST Corp/engr

EXHIBIT F

PUD Name: Revised South San Pablo Parkway PUD

Land Use Table

Total gross acreage	6.38 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	6.38 acres	
Total number of dwelling units	Up to 175	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	1.12 acres	
Passive open space		
Public and private right-of-way		
Maximum coverage of buildings and structures		75%



Availability Letter

Peter Ma

4/27/2021

England, Thims and Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, Florida 32258

Project Name: San Pablo MF Site

Availability #: 2021-1406

Attn: Peter Ma

Thank you for your inquiry regarding the availability of Electric, 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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-1406

Request Received On: 3/29/2021

Availability Response: 4/27/2021

Prepared by: Susan West

Expiration Date: 04/27/2021

Project Information

Name: San Pablo MF Site

Address: 0 SAN PABLO RD, JACKSONVILLE, FL 32224

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 43750

Parcel Number: 167452 0510

Location: Eastside of Crosswater Blvd and San Pablo Parkway

Description: 175-unit multi-family apartment

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Proposed 8 inch water main along Crosswater Blvd (LOA 2020-3305)

Connection Point #2: Existing 12 inch water main along San Pablo Rd S

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

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Proposed 4 inch force main along Crosswater Blvd (LOA 2020-3305)

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, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

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

Electric Availability:

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

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal. Connections to proposed POCs are contingent upon inspection and acceptance of the proposed mains by JEA. JEA must approve construction and accept the proposed mains prior to acceptance of this project.