

# 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

September 9, 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.: 2021-531**                      **Application for: Camden Oaks PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

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

Planning and Development Department Recommendation:    **Approve**

Planning Commission Recommendation:                            **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 21, 2021
2. The original written description dated June 16, 2021
3. The original site plan dated June 16, 2021

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

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

Planning Commission Commentary: There was one speaker in opposition and their concerns were access on Camden Road and privacy fence. The Commissioners indicated that Transportation Planning and the Traffic Engineer will determine if two accesses are required and the locations of the access points.

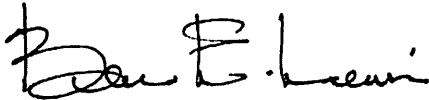
Planning Commission Vote:                      5-0

Joshua Garrison, Chair	Absent
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Absent

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

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

Sincerely,



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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-0531 TO**  
**PLANNED UNIT DEVELOPMENT**

**SEPTEMBER 9, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-0531** to Planned Unit Development.

***Location:*** 832 New Berlin Road, 842 New Berlin Road, and  
12661 Camden Road; Between Camden Road and  
Pulaski Road

***Real Estate Numbers:*** 106691-0000, 106692-0000, and 106699-0000

***Current Zoning Districts:*** Commercial Office (CO)  
Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Categories:*** Community/General Community (CGC)  
Low Density Residential (LDR)

***Proposed Land Use Category:*** Residential-Professional-Institutional (RPI)

***Planning District:*** 6—North

***Applicant/Agent:*** Josh Cockrell  
The Stellarea Group  
P.O. Box 28327  
Jacksonville, Florida 32226

***Owner:*** Tatyana Paly  
Cortez Pointe, Inc.  
233 Tresca Road  
Jacksonville, Florida 32225

***Staff Recommendation:*** **APPROVE**

### **GENERAL INFORMATION**

Application for Planned Unit Development 2021-0531 seeks to rezone approximately 7.47± acres of land from Commercial Office (CO) and Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The rezoning is sought to allow for a maximum of 76 townhome units.

The need for the PUD stems from the current zoning district's restriction on multi-family dwellings and the need to reassure the community about the development density and product type. Therefore, the proposed PUD would allow for specialized lot requirements, increased landscaping buffers, and the elimination of all other uses by exception (e.g., commercial retail sales, golf courses, and private clubs) generally permitted under RMD-A—the conventional zoning district alternative. The PUD will also allow the subject property to be developed with a maximum of 11 townhome structures—for a cumulative total of 76 individually platted fee-simple units. Each lot will contain a minimum 20 feet in width and 2,500 square feet in area.

There is also companion Small Scale Land Use Amendment L-5572-21C (**Ordinance 2021-0530**) that seeks to amend the land use on the property from Community/General Community (CGC) and Low Density Residential (LDR) to Residential-Professional-Institutional (RPI), as the density of the project is less than twenty units per acre.

### **CRITERIA FOR REVIEW**

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

### **STANDARDS, CRITERIA AND FINDINGS**

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

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use L-5572-21C (**Ordinance 2021-0530**), the subject property will be located in the Residential-Professional-Institutional (RPI), functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

The property is located on the south side of New Berlin Road, which is classified as a collector road, with frontage on Camden Road, a local roadway, along the western side of the site. Currently, the site is mostly undeveloped with a single-family residential home fronting New Berlin Road on one portion of the site. A mix of residential and commercial uses front New Berlin Road to the north, west and east of the site. Single-family residential uses are south of the site fronting Camden and Pulaski Roads. The site has access to full urban services.

RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Single use developments shall be limited to residential or office. The maximum gross density in the Suburban Area is 20 units/acre. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

Staff finds the proposed PUD site plan and written description are consistent with the proposed RPI land use category.

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

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

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

**Future Land Use Element (FLUE):**

**Policy 1.2.9**

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

In reference to the attached JEA Availability Letter, 2021-1415, the proposed development shall connect to City water and sewer.

**Objective 3.1**

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

**Comprehensive Plan and Land Development Regulations.**

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

**Objective 6.3**

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

The proposed rezoning to a PUD would allow for residential infill on traditionally vacant and underutilized parcels along New Berlin Road and Camden Road. The PUD will also allow for a greater variety of dwelling options—which directly addresses the housing needs of City residents.

**Recreation and Open Space Element (ROSE):**

**Policy 2.2.4**

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

The proposed development shall meet the aforementioned policy prior to commencement of the use.

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

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

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

***(1) Consistency with the 2030 Comprehensive Plan***

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

Community (CGC) and Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5572-21C (**Ordinance 2021-0530**) that seeks to amend the land use from CGC and LDR to RPI. Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

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

***(3) Allocation of residential land use***

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

***(4) Internal compatibility***

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

**The use and variety of building groupings:** The subject property will be developed with a maximum of 11 townhome structures.

**The form of ownership proposed for various uses:** According to the Written Description dated June 16, 2021, the development standards are being sought so each townhome unit can be individually platted and sold under fee simple ownership.

**The use of existing and proposed landscaping:** The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

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

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using New Berlin Road and Camden Road.

New Berlin Road, from Main Street to Pulaski Road, is the directly accessed functionally classified roadway in the vicinity. New Berlin Road is a 4-lane undivided collector in this vicinity, and is

currently operating at 36.59% of capacity. This New Berlin Road segment has a maximum daily capacity of 31,941 vpd and a 2020 daily traffic volume of 11,687 vpd.

This development is for 76 units of 220 Multifamily and will produce 556 daily trips.

***(5) External Compatibility***

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

**The type, number and location of surrounding external uses:** The proposed development has primary frontage along New Berlin where single-family dwellings and various commercial establishments are the predominate uses. Although being developed for multi-family use, the subject site will preserve the residential character of the area and offer a mixed housing product within the general vicinity.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Property Use</b>
North	CGC/LDR	CO/PUD 2006-0867	Single-Family Dwelling/Undeveloped Land
South	LDR	RLD-60	Single-Family Dwellings
East	CGC/LDR	CO/RLD-60	Single-Family Dwellings
West	CGC	CO	Office/Single-Family Dwelling

***(6) Intensity of Development***

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

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer—with existing water and force mains located along Ellis Road. Additionally, in a memo provided by JEA dated August 6, 2021, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate approximately 25,000 gpd.

**School Capacity:**

Based on the Development Standards for impact assessment, the 7.46± acre proposed PUD rezoning has a development potential of 76 multi-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is



adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

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

**School Impact Analysis**  
**PUD 2021-0531**  
**Development Potential: 76 Townhome Units**

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 1 & 8 (Middle 2&7)
Elementary	7	2,938	82%	12	84%	456	8,715
Middle	1	7,607	89%	5	98%	617	606
High	7	2,168	98%	7	89%	491	1,096
<b>Total New Students</b>				<b>24</b>			

*Total Student Generation Yield: 0.333*

*Elementary: 0.167*  
*Middle: 0.073*  
*High: 0.093*

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

**Public School Facilities Element**

**Policy 2.3.2**

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

**Policy 2.3.3**

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

**Objective 3.2**

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the

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

**Policy 3.1.1**

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

Supplemental School Information:

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

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Oceanway ES #270	7	12	680	572	84%	101%
Oceanway MS #62	1	5	1009	1052	104%	83%
First Coast HS #265	7	7	2212	2168	98%	103%
		24				

- Does not include ESE & room exclusions
- Analysis based on a **maximum 76 dwelling units** – PUD 2021-0531

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The proposed development will have ingress and egress along New Berlin Road and Camden Road. Furthermore, the following comments were issued from the Traffic Engineer: Staff supports the Engineer’s findings and forwards the following:

- The minimum centerline radius of curves in city streets shall be 80 feet.
- Any parking in the city right of way other than parallel parking will require the approval of the city engineer per City of Jacksonville **Ordinance 2012-635-E**.

The application was also forwarded to the Transportation Planning Division. The following

comments were issued:

- This development is subject to mobility fee review.

***(7) Usable open spaces plazas, recreation areas.***

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

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify the presence of any wetlands or flood zones on site.

***(9) Listed species regulations***

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

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

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

***(11) Sidewalks, trails, and bikeways***

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

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **September 2, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0531** be **APPROVED with the following exhibits:**

- The original legal description dated June 21, 2021**
- The original written description dated June 16, 2021**
- The original site plan dated June 16, 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0531** be **APPROVED.**

Figure A:



Source: Planning & Development Dept, 07/16/21

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 09/02/21

View of the subject property, facing south along New Berlin Road.

**Figure C:**



Source: Planning & Development Dept, 09/02/21

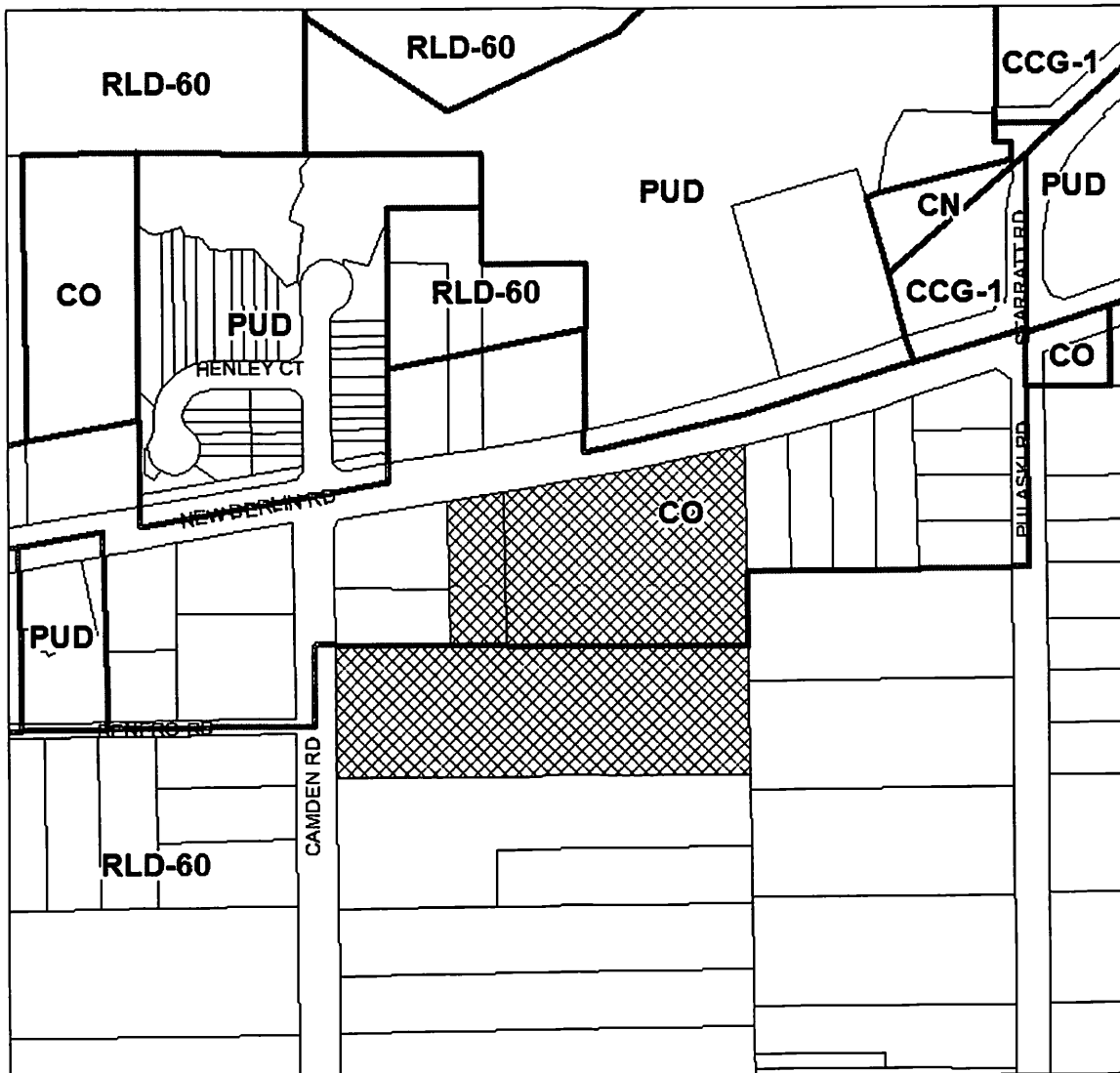
View of the subject property, facing east along Camden Road.

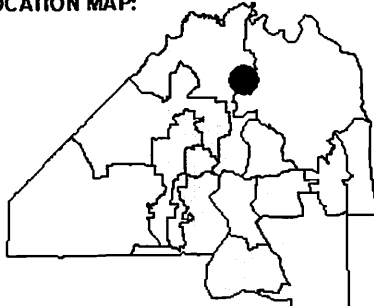

**Figure D:**



Source: Planning & Development Dept, 09/02/21

View of the neighboring townhome development, facing north along New Berlin Road.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> CO &amp; RLD-60</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 95 190 380 Feet</p> <p><b>COUNCIL DISTRICT:</b> 7</p>
<p><b>ORDINANCE NUMBER</b> ORD-2021-0531</p>	<p><b>TRACKING NUMBER</b> T-2021-3568</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2021-0531 **Staff Sign-Off/Date** ATW / 07/19/2021  
**Filing Date** 08/04/2021 **Number of Signs to Post** 4  
**Hearing Dates:**  
**1st City Council** 09/14/2021 **Planning Comission** 09/09/2021  
**Land Use & Zoning** 09/21/2021 **2nd City Council** 09/28/2021  
**Neighborhood Association** M & M DAIRY INC / THE EDEN GROUP INC.  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 3568 **Application Status** FILED COMPLETE  
**Date Started** 05/26/2021 **Date Submitted** 06/22/2021

#### General Information On Applicant

**Last Name** COCKRELL **First Name** JOSH **Middle Name**  
**Company Name** THE STELLAREA GROUP  
**Mailing Address** PO BOX 28327  
**City** JACKSONVILLE **State** FL **Zip Code** 32226  
**Phone** 9047204260 **Fax** **Email** JOSH@STELLAREAGROUP.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** PALY **First Name** TATYANA **Middle Name**  
**Company/Trust Name** CORTEZ POINTE, INC.  
**Mailing Address** 233 TRESKA ROAD  
**City** JACKSONVILLE **State** FL **Zip Code** 32225  
**Phone** 9047596424 **Fax** **Email** EUGENEPALY@YAHOO.COM

#### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 106692 0000	7	6	CO	PUD
Map 106691 0000	7	6	CO	PUD
Map 106699 0000	7	6	RLD-60	PUD

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



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

5572

**Total Land Area (Nearest 1/100th of an Acre)** 7.47**Development Number****Proposed PUD Name** CAMDEN OAKS PUD**Justification For Rezoning Application**

THE PROPERTY OWNER IS PROPOSING TO DEVELOP 76 TOWNHOME UNITS INCLUDING A RECREATIONAL AREA.

**Location Of Property****General Location**

LOCATED ON NEW BERLIN ROAD BETWEEN CAMDEN ROAD AND PULASKI ROAD

House #	Street Name, Type and Direction	Zip Code
832	NEW BERLIN RD	32226

**Between Streets**

CAMDEN ROAD and PULASKI ROAD

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F**  Land Use Table
- Exhibit G**  Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

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

- Exhibit H**  Aerial Photograph.

- Exhibit I** : Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** : Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K** : Site Location Map.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
7.47 Acres @ \$10.00 /acre: \$80.00
- 3) Plus Notification Costs Per Addressee**  
27 Notifications @ \$7.00 /each: \$189.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,538.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# EXHIBIT 1

## Legal Description

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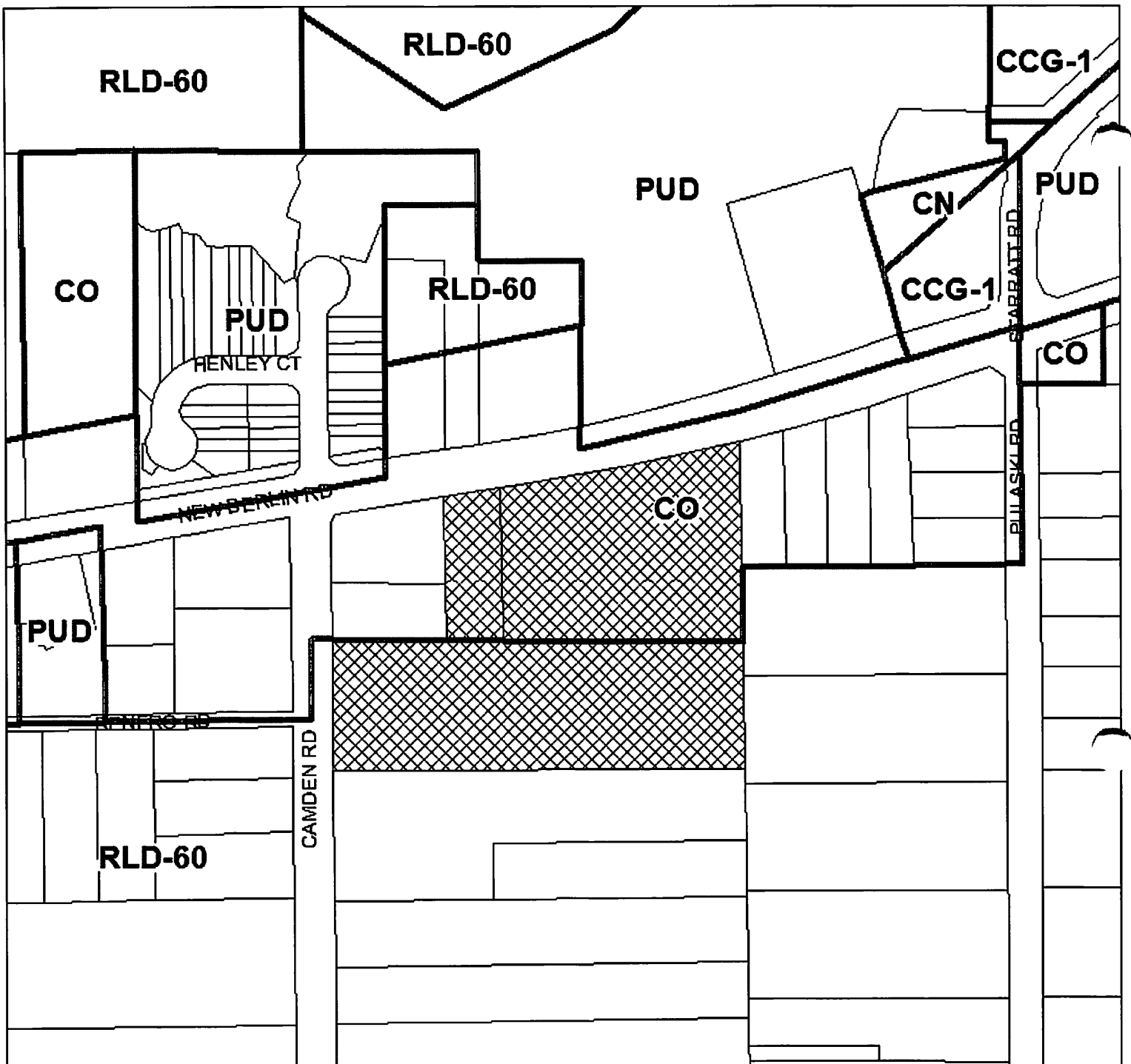
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 10 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17648, PAGE 1164, OFFICIAL RECORDS BOOK 18043, PAGE 496 AND OFFICIAL RECORDS BOOK 18120, PAGE 2254, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CAMDEN ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF AFORESAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 17648, PAGE 1164 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 89°18'25" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 204.28 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2145 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°52'24" WEST, ALONG THE WESTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 8239, PAGE 2145, A DISTANCE OF 253.02 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD (AN 85 FOOT RIGHT-OF-WAY AS PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAP, DATED MARCH 28, 1990); THENCE NORTH 80°14'47" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.34 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 5772.08 FEET, AN ARC DISTANCE OF 400.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°15'30" EAST 400.52 FEET TO THE NORTHEAST CORNER OF AFORESAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 18043, PAGE 496; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD SOUTH 00°32'56" EAST, ALONG THE EASTERLY LINE OF LAST DESCRIBED LANDS AND ALONG THE EASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 17648, PAGE 1164, A DISTANCE OF 584.23 FEET TO THE SOUTHEAST CORNER OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 17648, PAGE 1164; THENCE SOUTH 89°31'06" WEST, ALONG THE SOUTHERLY LINE OF LAST DESCRIBED LANDS, A DISTANCE OF 727.63 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF CAMDEN ROAD; THENCE NORTH 00°43'46" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 230.61 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 7.47 ACRES, MORE OR LESS, IN AREA.

June 21, 2021

Exhibit 1  
Page 1 of 1

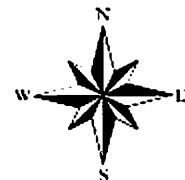
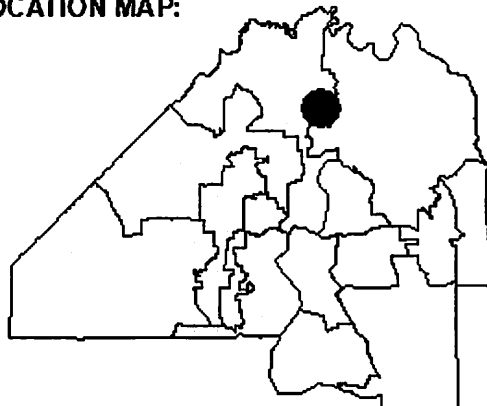


**REQUEST SOUGHT:**

**FROM: CO & RLD-60**

**TO: PUD**

**LOCATION MAP:**



0 95 190 380



Feet

**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**T-2021-3568**

**EXHIBIT 2  
PAGE 1 OF 1**

**Exhibit 3**

**WRITTEN DESCRIPTION**

**CAMDEN OAKS PUD**

**July 16, 2021**

**I. PROJECT DESCRIPTION**

**A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.**

*842 New Berlin Road, 832 New Berlin Road, & 12661 Camden Road, RE #: 106692 0000, 106691 0000, and 106699 0000, respectively; 7.63 total acres; currently vacant property in CO zoning district (106692 0000 & 106691 0000) and RLD-60 zoning district (106699 0000); surrounding uses are either vacant, commercial office (CO) or low density residential (RLD-60). Types of surrounding uses include small business, multi-family development, vacant, residential. The proposed project will consist of 76 townhomes with associated parking, recreation space and stormwater retention pond.*

**B. Project Name: Camden Oaks PUD**

**C. Project Architect/Planner: To Be Determined**

**D. Project Engineer: Tocol Engineering**

**E. Project Developer: Eugene Paly**

**1) Current Land Use Designations: CGC & LDR**

**2) Current Zoning District: CO & RLD-60**

**3) Requested Zoning District: PUD**

**3) Proposed Land Use Designation: RPI**

**F. Real Estate Number(s): 106692 0000, 106691 0000, and 106699 0000**

**II. QUANTITATIVE DATA**

**A. Total Acreage: 7.47 Acres**

- B. Total number of dwelling units: **76**
- C. Total amount of non-residential floor area: **0**
- D. Total amount of recreation area: **0.17 acres**
- E. Total amount of open space: **1.32 acres**
- F. Total amount of public/private rights-of-way: **1.80 acres**
- G. Total amount of land coverage of all buildings and structures: **97,800 sq. ft.**
- H. Phase of schedule of construction (include initiation dates and completion dates):  
*Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.*

**III. STATEMENTS**

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

*The proposed PUD includes a multi-parcel property that is currently zoned CO (Commercial Office) and RLD-60 (Residential Low Density). The intended use of the property is going to be changed from vacant office/residential to PUD to accommodate a 76-townhome unit development with associated parking, recreation area and stormwater management pond.*

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

*The owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.*

**IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

- 1) Single-family dwellings.
- 2) Multiple-family dwellings.
- 3) Townhomes
- 4) Housing for the elderly.
- 5) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- 6) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- 7) Foster care homes.
- 8) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

- 9) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- 10) Churches, including a rectory or similar use, meeting the performance and development criteria set forth in Part 4.
- 11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.

**B. Permissible Uses by Exception: None**

Permitted Accessory Uses and Structures: *Those authorized in Sections 656.403*

**C. Restrictions on Uses: None.**

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

- 1) *Minimum lot area:* 2,500 square feet
- 2) *Minimum lot width:* 20 feet
- 3) *Maximum lot coverage:* 70 percent
- 4) *Minimum front yard:* 20 feet
- 5) *Minimum side yard:* 0 feet; 5 for end units
- 6) *Minimum rear yard:* 10 feet
- 7) *Maximum height of structure:* 35 feet

**B. Ingress, Egress and Circulation:**

*Parking Requirements.*

- a. **The parking required for this development will meet the requirements of Part 6 of the Zoning Code.**
- 2) *Vehicular Access.*
  - a. **Primary vehicular access to the Property shall be by way of New Berlin Road, substantially as shown in the Site Plan. Secondary vehicular access to the Property shall be by way of Camden Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.**
  - b. **Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.**
- 3) *Pedestrian Access.*

- a. **Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the City's Land Development Regulations.**

**C. Signs:**

*Signage shall be as permitted by Part 13, Chapter 656, Zoning Code.*

**D. Landscaping:**

*The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.*

*Further, landscape screening will be provided along the northern and western borders of the property as depicted in the attached site plan.*

**E. Recreation and Open Space:**

*Approximately 0.17 acres of recreation and open space will be provided, substantially as shown in the Site Plan.*

*Maintenance and operation of recreation and open space areas not so operated and/or maintained by the City shall be managed by the Camden Oaks residential subdivision's Incorporated Home Owners Association ("HOA"), created by the Developer prior to the completion of the single phase development, certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council. Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the original building permit applications.*

**F. Utilities.**

*Water and electric will be provided by JEA.*

*Continued maintenance and operation of the stormwater management system shall be managed by the Camden Oaks residential subdivision's Incorporated Home Owners Association ("HOA"), created by the Developer prior to the completion of the single phase development, certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council. Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the original building permit applications.*

**G. Wetlands**

*There are no jurisdictional or isolated wetlands on the Property.*



## **VI. DEVELOPMENT PLAN APPROVAL**

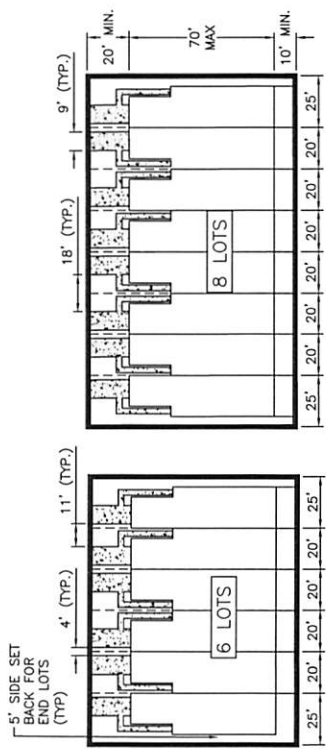
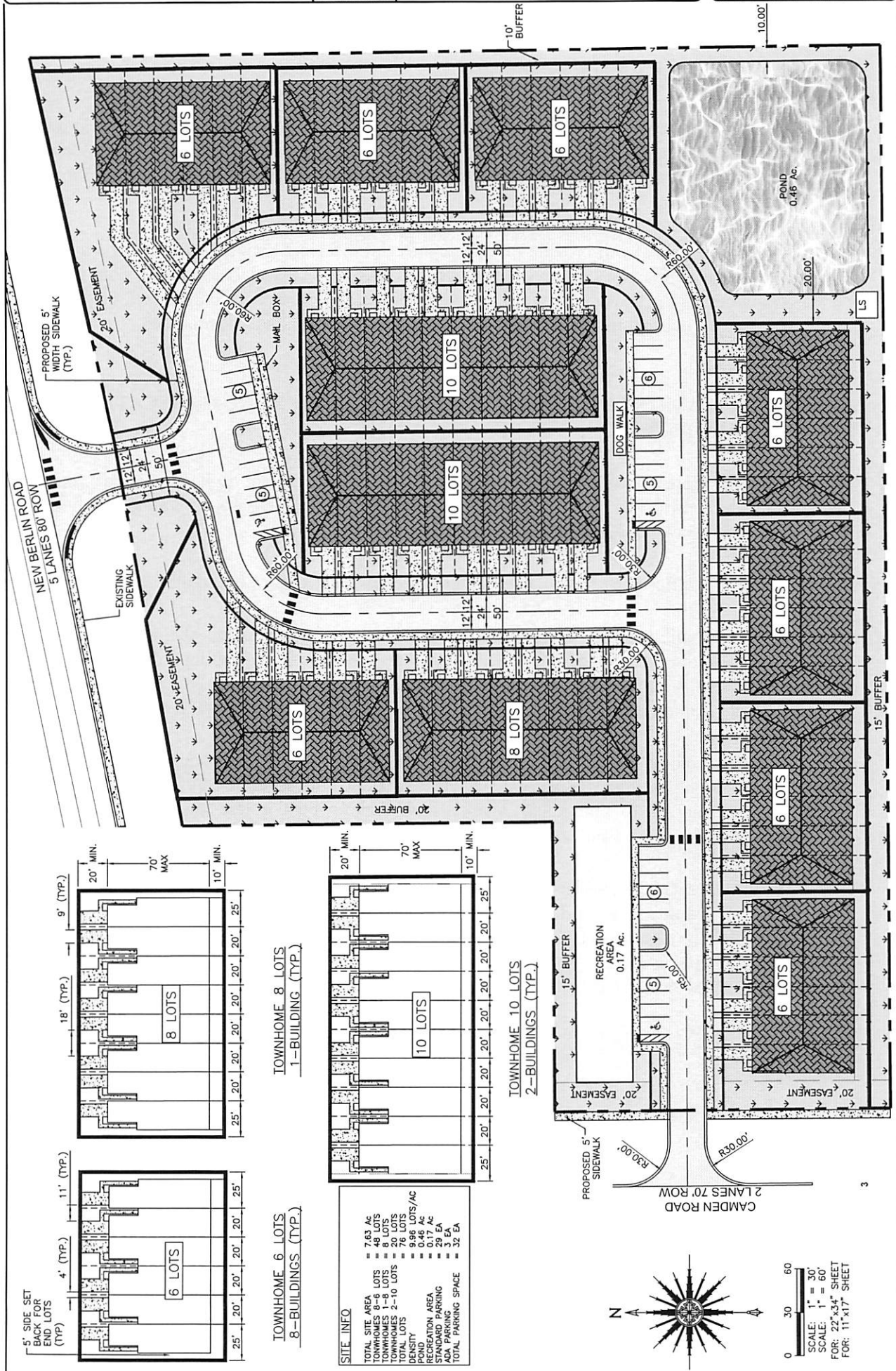
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

The proposed PUD will provide for development of residential multi-family townhomes with greater density than the current LDR category. Further, commercial uses will be eliminated to accommodate the residential multi-family development. Appropriate buffers will be provided along adjacent properties and recreation space within the PUD will be provided.

## **VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A.** Is more efficient than would be possible through strict application of the Zoning Code;
- B.** Is compatible with surrounding land uses and will improve the characteristics of the surrounding area by developing multiple vacant parcels zoned CO into a medium-density residential property consisting of 76 individually owned townhomes which is less impactful than what is currently allowed and is consistent with nearby residential uses;
- C.** Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan by developing multiple vacant parcels zoned CO into a medium-density residential property consisting of 76 individually owned townhomes which is less impactful than what is currently allowed and is consistent with nearby residential uses;
- D.** Provides a needed service in the area by developing multiple vacant parcels zoned CO into a medium-density residential property consisting of 76 individually owned townhomes which is less impactful than what is currently allowed and is consistent with nearby residential uses.



**SITE INFO**

TOTAL SITE AREA	= 7.63 Ac
TOWNHOMES 8-6 LOTS	= 48 LOTS
TOWNHOMES 1-8 LOTS	= 8 LOTS
TOWNHOMES 2-10 LOTS	= 20 LOTS
TOTAL LOTS	= 76 LOTS
DENSITY	= 0.96 UNITS/AC
POND	= 0.17 Ac
RECREATION AREA	= 0.17 Ac
STANDARD PARKING	= 29 EA
ADA PARKING	= 3 EA
TOTAL PARKING SPACE	= 32 EA



0 30 60  
 SCALE: 1" = 30'  
 SCALE: 1" = 60'  
 FOR: 22'x34" SHEET  
 FOR: 11'x17" SHEET

# EXHIBIT F

## Land Use Table

Total Gross Acreage	7.47	acres	100	%
Amount of each different land use by acreage				
Single family	0	acres	0	%
Total number of units	0	d.u.		
Multiple Family	3.98	acres	53.28	%
Total number of units	76	d.u.		
Commercial	0	acres	0	%
Industrial	0	acres	0	%
Other land use	0	acres	0	%
Total amount of non-residential floor area	0	sq. ft.	0	%
Active recreation and/or open space	0.17	acres	2.27	%
Passive open space, wetlands, ponds	1.32	acres	17.67	%
Public and private right-of-way	1.80	acres	24.10	%
Maximum coverage of buildings and structures	97,800	sq. ft.	29.43	%



## Availability Letter

William Taylor

3/31/2021

Tocoi Engineering, LLC

714 North Orange Ave

Green Cove Springs, Florida 32043

Project Name: New Berlin Rd Townhomes

Availability #: 2021-1415

Attn: William Taylor

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

### **Point of Connection:**

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

### **Main Extensions and/or Offsite Improvements:**

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


[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](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,

 Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-1415

Request Received On: 3/29/2021

Availability Response: 3/31/2021

Prepared by: Susan West

Expiration Date: 03/31/2023

### Project Information

Name: New Berlin Rd Townhomes

Address: 832 NEW BERLIN RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 25000

Parcel Number: 106691 0000

Location:

Description: Development of Townhomes on approximately 8 acres

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16" water main within the New Berlin Rd ROW, adjacent to this property.

Connection Point #2:


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

### Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 12" sewer force main within the New Berlin Rd ROW, adjacent to this property.

Connection Point #2:

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

### Reclaimed Water

## Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

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

Electric Availability:

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

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