



Recommended Planning Commission Conditions that can be incorporated into the Written Description:

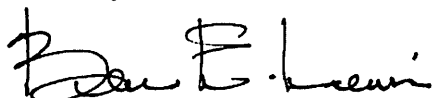
1. The minimum lot width for the units shall meet the standard 15 feet, and 25 feet for end unit minimums of section 656.414 of the Zoning Code.

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

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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 2021-0807 TO**

**PLANNED UNIT DEVELOPMENT**

**DECEMBER 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 2021-0807 to Planned Unit Development.

***Location:*** 0 Old St Augustine Road  
Between I-95 and Philips Highway

***Real Estate Numbers:*** 158765-0050; 168081-0000

***Current Zoning Districts:*** Industrial Business Park (IBP)

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

***Current Land Use Category:*** Business Park (BP)

***Proposed Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** Southeast, District 3

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

***Owner:*** Philip B. Genovar  
1715 Old Moultrie Road  
Jacksonville, FL 32084

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-0807 seeks to rezone approximately 92.54± acres of land from Industrial Business Park (IBP) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought to permit the development of up to a maximum of 280 townhome units.

The applicant has a companion Small Scale Land Use Application (2021-0806) that seeks to change the existing Business Park Land Use Category to Medium Density Residential. The Planning Department is also recommending **Approval** on the Land Use Application.

### **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. Applicant seeks to rezone the property to PUD to develop multi-family residential housing for a maximum of 280 units.

Zoning application Ordinance 2021-807 has a companion land use application, Ordinance 2021-806/ L-5628-21C, that is changing the land use from BP to MDR in the Suburban Development Area on a portion (45.60 acres) of the subject 92.54 acre site. The remainder of the PUD site will remain in the BP land use category. The portion of the PUD that will remain in the BP land use category are identified as wetlands on the PUD site plan and are not planned for development. The site is located on the north side of Old St. Augustine Road, between I -95 and Philips Highway. The property fronts Old St. Augustine Road, which is classified as a collector roadway. The site is currently undeveloped.

The property is currently undeveloped with undeveloped land to the north of the property entitled for light industrial uses. Further north is a single-family residential subdivision with preserved conservation land. A JEA site for essential services is just northeast and east of the site in the Public Buildings and Facilities (PBF) land use category. Single-family residential in the MDR land use category is just east of the site across the JEA property. The Palmetto Leaves Regional Park is just west of the site across I-95 with an interchange for I-95 just west and south of the site along Old St. Augustine Road. Across Old St. Augustine Road, south of the site, is the Flagler Center DRI, over 900 acres in size, that is developed with a mix of uses in the Multi-Use (MU) land use category including light industrial, office, retail, hotel, and multi-family residential with a hotel and Baptist Hospital South across the street from the subject site. Additionally, the Bartram Park

DRI, over 2,500 acres in size, is southwest of the site that is developed with a mix of uses including residential, commercial, hotel and office.

MDR in the Suburban Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR 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. Multi-family and single-family dwellings are the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre. Except residential density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

**The proposed PUD site plan and written description are consistent with the required density limitations and development characteristics of the proposed MDR land use category subject to the site development's connection with centralized water and sewer services.**

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

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

**Policy 1.2.9**

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.

*The provided JEA Availability Letter dated May 25, 2021 states that connection points are available under the Old St Augustine Road Right of Way. The proposed development will be required to connect to these available 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.

*The proposed development will be located at the interchange of a Major Highway in I-95 and Old St. Augustine. The proposed residential use is common in the surrounding area and will contribute to the housing options already established for the commercial uses in*

*the general vicinity of the subject site.*

***(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): Business Park (BP). The Subject Site is seeking to change the existing Land Use Category to Medium Density Residential (MDR).

***(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).

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

This proposed Planned Unit Development intends to allow the development of up to 280 townhomes. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

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

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

**The use of existing and proposed landscaping:** Development will be consistent with Part 12

Landscape Regulations of the Zoning Code.

**The treatment of pedestrian ways:** Internal pedestrian ways will be developed in accordance with the 2030 Comprehensive Plan Requirements, and approvals of the Planning and Development Department during the verification process.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will utilize Old St. Augustine Road for the townhome units. FDOT has reviewed the project and has not identified any adverse impacts on I-95.

**The use and variety of building setback lines, separations, and buffering:** Side yard setbacks of end unit townhomes is 5 feet from the property line which is reduced from the standard 10 feet in the section 656.414.

***(5) External Compatibility***

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

**The type, number and location of surrounding external uses:** The proposed development is located in a mixed-use area with a hospital, commercial, and multifamily residential uses.

**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	LI/CSV	IBP/PUD	Vacant Timberland
South	MU	PUD	Governmental Vacant
East	PBF/MDR/LI	PBF-1/PUD	Governmental / Single Family Dwellings
West	LI/CSV	PUD	Vacant Timberland

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

The proposed development is consistent with the proposed MDR functional land use category and will allow for the development of a maximum of 280 multifamily apartment units. The PUD is appropriate at this location because it will support the existing commercial and office uses in the surrounding area.

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

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated July 1, 2021 JEA has indicated that service is available for both services adjacent to the site. Any modifications to the existing water or sewer services to meet the JEA Design Standards in effect at the time of construction plan approval.

**School Capacity:** Duval County Public School's has reviewed the proposed application and provided a report regarding the proposed residences. The report is available in the application file.

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

Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

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

Any development that will affect wetlands will need to be permitted in accordance with local, state, and federal regulations.

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

**Gopher Tortoise**

CES determined there to be a high likelihood for gopher tortoise (*Gopherus polyphemus*) habitat on the property due to the soil units mapped on the site. The CES site visit confirmed the presence of suitable gopher tortoise habitat and a 100% gopher tortoise survey was performed. A relocation permit will need to be obtained from FWC and all burrows located within 25' of the proposed limits of construction will need to be relocated prior to commencement of construction.

Other possibilities of protected species were found, the detailed report of these species can be found in the Carter Environmental Services Report.

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

The proposed residential parking will provided at a rate of 1.4 spaces/unit. Other requirements will meet part 6 of the zoning code.

The City's Traffic Engineer has reviewed the proposed parking reductions and has provided the following conditions:

A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (John Kolczynski JohnFK@coj.net).

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

Pedestrian Access will comply with all requirements of the 2030 Comprehensive plan



Upon visual inspection of the subject property on **November 23, 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 **2021-0807** be **APPROVED with the following exhibits:**

1. The original legal description dated June 28, 2021
2. The original written description dated June 28, 2021
3. The original site plan dated June 2, 2021

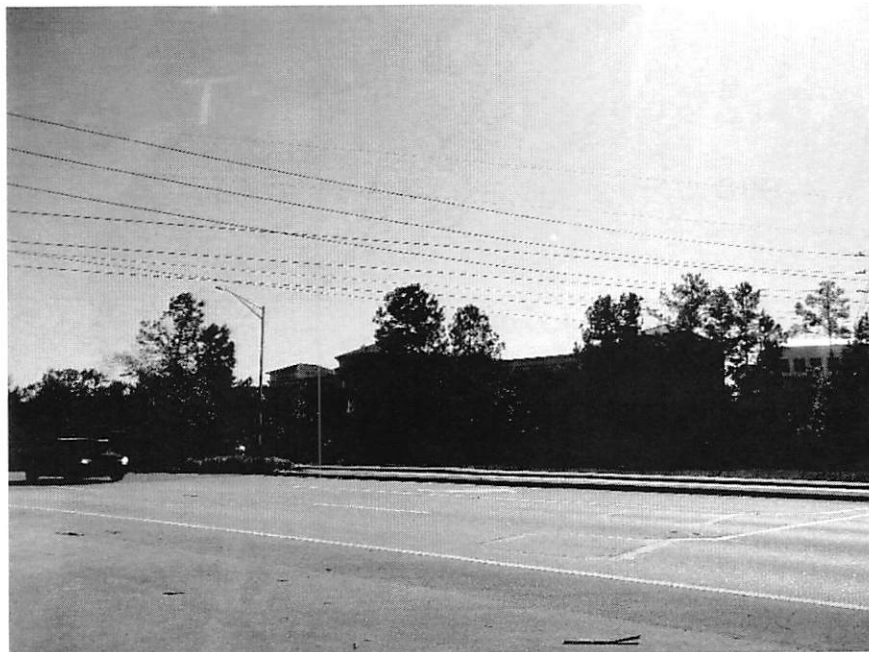
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0807** be **APPROVED with the following CONDITION:**

1. The minimum lot width for the units shall meet the standard 15 feet, and 25 feet for end unit minimums of section 656.414 of the Zoning Code.

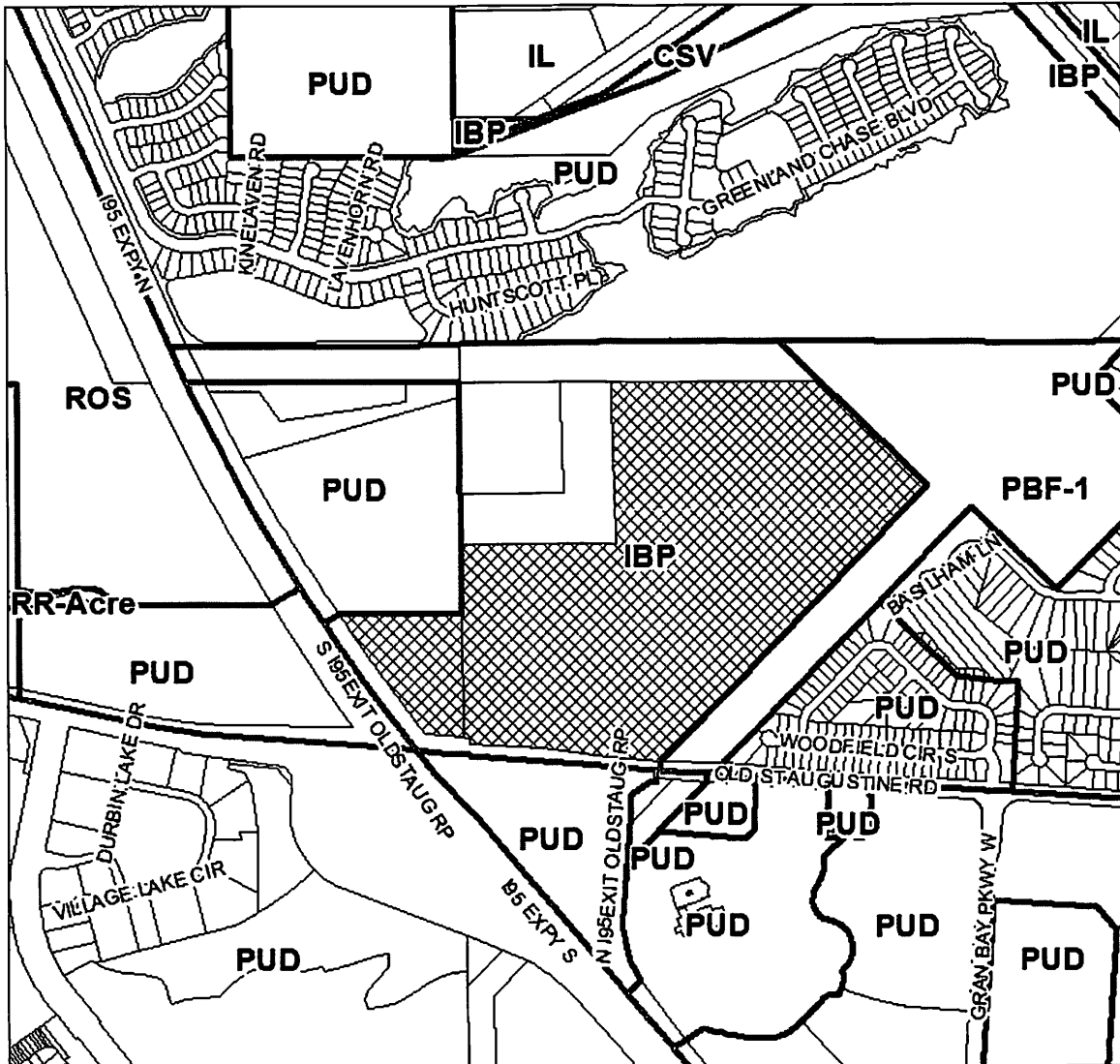


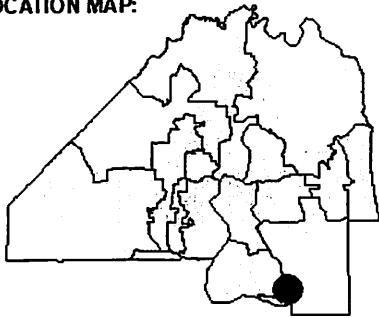



View of the proposed entrance point of the subject site from Old St. Augustine Road  
*Source: Planning and Development Department*  
*Date: November 29, 2021*



View of the neighboring hospital complex to the south of the subject site.  
*Source: Planning and Development Department*  
*Date: November 29, 2021*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> IBP</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 310 620 1,240</p> <p>Feet</p> <p><b>COUNCIL DISTRICT:</b></p> <p>11</p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2021-0807</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3664</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

**Legal Map**

Source: JaxGIS  
 Date: November 29, 2021

**Application For Rezoning To PUD**

**Planning and Development Department Info**

Ordinance # 2021-0807 Staff Sign-Off/Date CMC / 10/25/2021  
 Filing Date 11/05/2021 Number of Signs to Post 11  
 Hearing Dates:  
 1st City Council 12/14/2021 Planning Commission 12/09/2021  
 Land Use & Zoning 01/04/2022 2nd City Council 01/11/2022  
 Neighborhood Association N/A  
 Neighborhood Action Plan/Corridor Study N/A

**Application Info**

Tracking # 3664 Application Status FILED COMPLETE  
 Date Started 07/13/2021 Date Submitted 07/13/2021

**General Information On Applicant**

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

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name  
 GENOVAR PHILIP B  
 Company/Trust Name  
 Mailing Address  
 1715 OLD MOULTRIE RD  
 City State Zip Code  
 SAINT AUGUSTINE FL 32084  
 Phone Fax Email

**Property Information**

Previous Zoning Application Filed For Site?  
 If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 158765 0050	11	3	IBP	PUD
Map 168081 0000	11	3	IBP	PUD

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

Existing Land Use Category  
 BP

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

Total Land Area (Nearest 1/100th of an Acre) 92.54  
 Development Number  
 Proposed PUD Name OLD ST. AUGUSTINE RD PUD

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

General Location  
 ON THE NORTH SIDE OF OLD ST. AUGUSTINE RD, EAST OF I-95  
 House # Street Name, Type and Direction Zip Code

0	OLD ST AUGUSTINE RD	32258
<b>Between Streets</b>		
I-95	and PHILIPS HWY	

**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  
92.54 Acres @ \$10.00 /acre: \$930.00
- 3) Plus Notification Costs Per Addressee  
\$189.00

**27 Notifications @ \$7.00 /each:**

**4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,388.00**

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

# ORDINANCE

June 28, 2021

## Legal Description

### Parcel 1:

Part of Government Lots 9 and 10 lying westerly of the Florida East Coast Railroad right-of-way, in Section 18, Township 4 South, Range 28 East, Duval County, Florida, EXCEPT part in Official Records Volume 3262, page 732 and Official Records Volume 3303, page 909, of the current public records of Duval County, Florida.

### Parcel 2:

All that part of the northeast  $\frac{1}{4}$ , northwest  $\frac{1}{3}$  and Government Lots 1 and 2, in Section 19, Township 4 South, Range 28 East, which lie westerly of the Florida East Coast Railroad right-of-way, and northerly of Old St. Augustine Road, Duval County, Florida, EXCEPT part in Official Records Volume 3262, page 732, Official Records Volume 2230, page 281 and Official Records Volume 2262, page 454. TOGETHER with all of the easement rights reserved in that certain deed dated September 8, 1971, between Eugenia Y. Genovar, individually and as Administratrix de bonis non cum testament annexo of the Estate of Bartolo Genovar, deceased, and The Jacksonville Electric Authority, filed September 10, 1971, and recorded in Official Records Volume 3262, page 732, public records of Duval County, Florida.

### Parcel 3:

The northeast  $\frac{1}{4}$  of the northwest  $\frac{1}{4}$ , and the south  $\frac{1}{2}$  of the northeast  $\frac{1}{4}$  lying northerly of Old St. Augustine Road, in Section 24, Township 4 South, Range 27 East, Duval County, Florida, EXCEPT part in Official Records Volume 2230, page 281 and Official Records Volume 2262, page 454.

### Parcel 4:

Part of Sections 18 and 19, Township 4 South, Range 28 East, Duval County, Florida, more particularly described as follows:

Begin at the intersection of the east line of said Section 19 with the northerly line of St. Augustine Road (a 100.0 foot right of way); thence south  $48^{\circ} 18'48''$  west, 809.42 feet, along the northwesterly line of said St. Augustine Road, to the point of curve of a curve concave to the northwest and having a radius of 1382.39 feet; thence around and along said curve and the northwesterly line of said St. Augustine Road, through a central angle of  $45^{\circ}09'00''$ , an arc distance of 1089.35 feet, (chord bearing and distance of south  $70^{\circ}53'18''$  west, 1061.38 feet), to its point of tangency; thence north  $86^{\circ}32'12''$  west, 3428.24 feet, along the north line of St. Augustine Road to the southeasterly line of the land described in Official Records Volume 3262, page 732, Parcel 2; thence North  $43^{\circ}37'38''$  east, 2102.51 feet, along the southeasterly line of said lands, to the southwesterly line of the lands described in Official Records Volume 3262, page 732, Parcel 1; thence south  $46^{\circ}21'59''$  east, 700.0 feet, along the southwesterly line of said lands, to the southeasterly line of said lands; thence north  $43^{\circ}37'46''$  east, 1000.3 feet, along the southeasterly line of said lands, to the northeasterly line of said lands; thence north  $46^{\circ}23'36''$  west, 700.2 feet, along the northeasterly line of said lands, to the southeasterly line of lands described in Official Records Volume 3262, page 732, Parcel 2; thence North  $43^{\circ}37'22''$  east, 330.08 feet, along the southeasterly line of said lands, to the south line of the Mary Ann Davis Grant, Section 37; thence south  $89^{\circ}52'53''$  east, 1196.08 feet, along the south line of said section 37, to the southwesterly line of the Florida East Coast Railroad (a 100.0 foot right of way); thence south  $41^{\circ}34'11''$  east,



2204.51 feet, along the southwesterly line of said railroad, to the east line of said Section 19; thence south 00°50'48" east, 154.25 feet, along the east line of Section 19, to the point of beginning.

Parcel 5:

Part of Section 20, Township 4 South, Range 28 East, Duval County, Florida, more particularly described as follows:

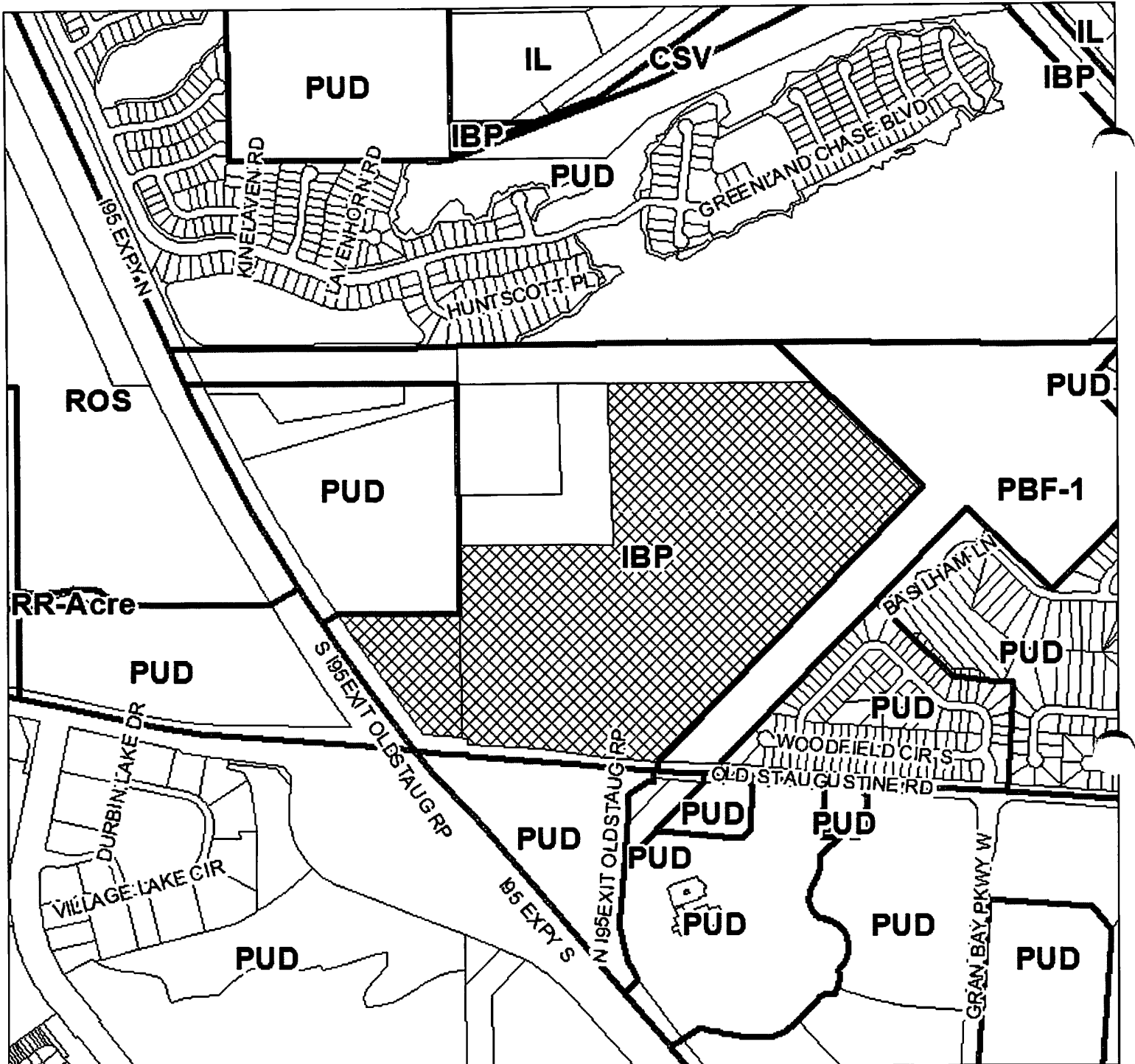
Begin at the intersection of the west line of said Section 20 with the northwesterly line of St. Augustine Road (a 100.0 foot right of way); thence North 00°50'48" west, 154.29 feet along the west line of said Section 20, to the southwesterly line of the Florida East Coast Railroad (a 100.0 foot right of way); thence south 41°34'11" east, 116.73 feet along the southwesterly line of said railroad, to the northwesterly line of said St. Augustine Road; thence south 48°18'48" west, 100.66 feet, along the northwesterly line of said St. Augustine Road to the point of beginning.

LESS AND EXCEPT the real property as described in that certain Warranty Deed dated July 31, 1990 by and between Philip B. Genovar, grantor, and ZOM Bayard, Ltd., grantee, and recorded in Official Records Book 6939, Page 1626 of the public records of Duval County, Florida, a copy of which is attached hereto as Exhibit "B;"

LESS AND EXCEPT the real property as described in that certain Special Warranty Deed dated August 13, 1992 by and between H. Foxworth Horne, Jr., and Marcelle Horne Laney, grantors, and ZOM Bayard, Ltd., grantee, and recorded in Official Records Book 7399, Page 1137 of the public records of Duval County, Florida, a copy of which is attached hereto as Exhibit "C;"

LESS AND EXCEPT the real property as described in that certain Special Warranty Deed dated February 24, 1995 by and between Philip B. Genovar, grantor, and Renex Homes, Inc., grantee, and recorded in Official Records Book 8051, Page 647 of the public records of Duval County, Florida, a copy of which is attached hereto as Exhibit "D;"

LESS AND EXCEPT the real property as described in that certain Warranty Deed dated October 10, 1997 by and between Philip B. Genovar, grantor, and City of Jacksonville, grantee, and recorded in Official Records Book 8759, Page 781 of the public records of Duval County, Florida, a copy of which is attached hereto as Exhibit "E."

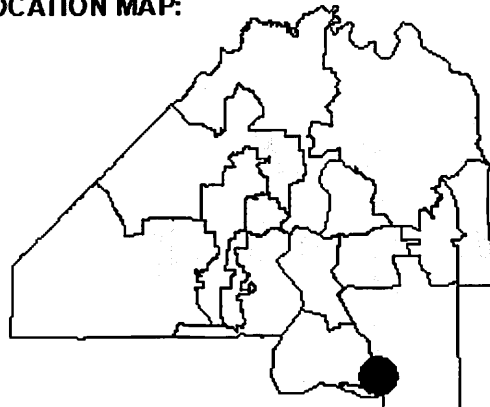


**REQUEST SOUGHT:**

**FROM: IBP**

**TO: PUD**

**LOCATION MAP:**



0 310 620 1,240  
Feet

**COUNCIL DISTRICT:**

11

**TRACKING NUMBER**

**T-2021-3664**

**EXHIBIT 2  
PAGE 1 OF 1**

## WRITTEN DESCRIPTION

**OLD ST. AUGUSTINE RD PUD  
RE# 158765-0050 & 168081-0000**

**June 28, 2021**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 92.54 acres of property from IBP to PUD. The parcel is located on the north side of Old St. Augustine Road, east of I-95.

The subject property is currently owned by Philip B. Genovar, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: BP/IBP. The property is currently vacant. Surrounding uses include: LI&BP/IBP & CSV/PUD to the north; MU/PUD to the south across Old St. Augustine Road; LDR/PUD to the west across I-95; and PBF/PBF-1 to the east. The site will be developed as a high-density multi-family development fronting on a collector road or higher (as per the attached site plan). The use is allowable in the BP land use category.

**Project Name:** Old St. Augustine Rd PUD

**Project Architect/Planner:** ETM

**Project Engineer:** ETM

**Project Developer:** Sessions Development

### II. QUANTITATIVE DATA

**Total Acreage:** 92.54 acres

**Total number of dwelling units:** not to exceed 280

**Total amount of non-residential floor area:** 0 SF

**Total amount of public/private rights of way:** 4.70 Ac.

**Total amount of land coverage of all residential buildings and structures:** 250,000 SF

**Phase schedule of construction (include initiation dates and completion dates)**

The project may be developed in one, two or three 3 phases. Construction is anticipated to start on November 1, 2021 and is expected to take no more than six (6) years from the initial start date

### III. USES AND RESTRICTIONS

#### A. Permitted Uses:

1. Townhomes
2. Home occupations meeting the performance standards and development criteria set forth in Part 4
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
4. Day care centers meeting the performance standards and development criteria set forth in Part 4

#### B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

### IV. DESIGN GUIDELINES

#### A. Lot Requirements:

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

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

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.40 parking spaces per unit.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Old St. Augustine Road,

substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

- 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.

**C. Signs. – For Each Phase**

- (1) Two (2) double faced or two (2) single faced signs not to exceed sixty (80) square feet in area for each face or sign and twenty (20) feet in height.
- (2) Directional signs shall not exceed four 12 square feet.

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

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

**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.

## **VII. STATEMENTS**

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

The PUD site plan provides for recreational activities for the entire community, not just those residents of the lands within the legal description. Additionally, the PUD allows for a phasing of uses providing housing needed in the area.

**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 facilities will be operated and maintained by the owner, except as to those areas designated for the City park, which will be operated and maintained by the City.

## **VIII. 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, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for clustering and the larger buffers and saved wetlands;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

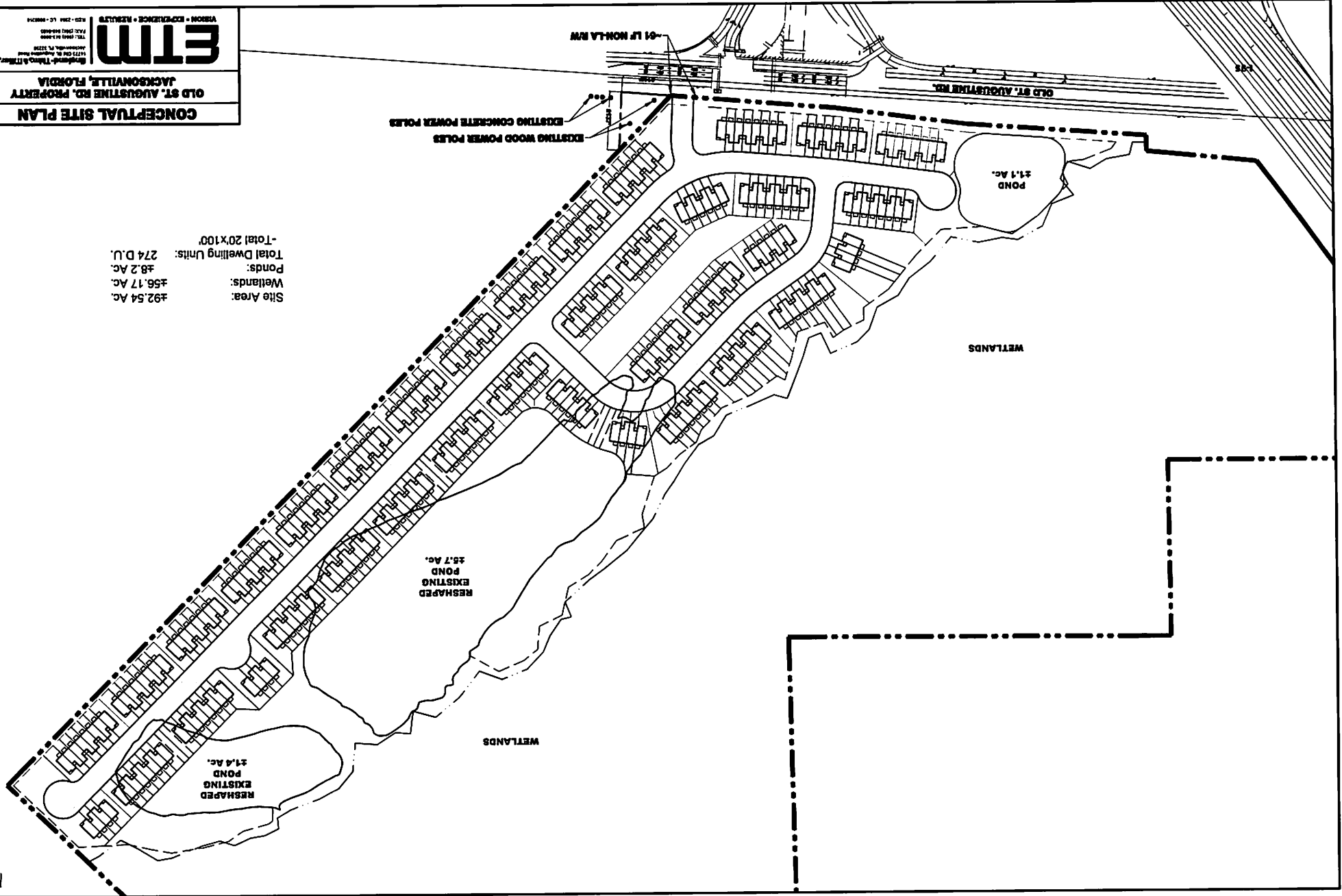
C. Allows for phased use to meet market demand for housing as it arises.

1:20000 - 20' Contour (1/4" = 10' - 1/8" = 20' - 1/16" = 40')

**CONCEPTUAL SITE PLAN**  
**OLD ST. AUGUSTINE RD. PROPERTY**  
**JACKSONVILLE, FLORIDA**

**ETM**  
 Engineering, Planning & Architecture, Inc.  
 1175 Old St. Augustine Road  
 Jacksonville, FL 32208  
 Tel: (904) 848-8888  
 Fax: (904) 848-8888  
 E-mail: info@etm.com  
 1931 - 2004 - 2004

Site Area: #92.54 Ac.  
 Wetlands: #56.17 Ac.  
 Ponds: #8.2 Ac.  
 Total Dwelling Units: 274 D.U.  
 -Total 20'x100'



NOTED: July 2, 2003 - 1:15 PM - B. J. Anderson

**EXHIBIT F**

**PUD Name: Old St. Augustine Rd PUD**

**Land Use Table**

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Total gross acreage	92.54 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	36.37 acres	
Total number of dwelling units	Up to 280	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	8.2 acres	
Passive open space	56.17 acres	
Public and private right-of-way	4.70 acres	
Maximum coverage of buildings and structures	250,000 s.f.	





## Availability Letter

Joseph Jenesse

7/1/2021

Sessions Development

13901 Sutton Park Drive South

Jacksonville, Florida 32224

Project Name: Old St. Augustine

Availability #: 2021-2885

Attn: Joseph Jenesse

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/](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: 2021-2885

Request Received On: 6/28/2021

Availability Response: 7/1/2021

Prepared by: Susan West

Expiration Date: 07/01/2023

### **Project Information**

Name: Old St. Augustine

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 75000

Parcel Number: 168081 0000

Location:

Description: New townhome development.

### **Potable Water Connection**

Water Treatment Grid: South Grid

Connection Point #1: Existing 16 inch water main along Old St Augustine Rd

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: Mandarin

Connection Point #1: Existing 16 inch force main along Old St Augustine Rd

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: South Grid

Connection Point #1: Existing 20 inch reclaimed water main in adjacent JEA tract

Connection Point #2:

Reclaim Special Conditions: Reclaim for irrigation purposes only. Contact JEA Real Estate for requirements to access this main

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.

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. Any proposed access across or use of the adjacent JEA owned tract requires review and approval by JEA Real Estate.