

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

February 3, 2022

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.: 2022-14 Application for: New Berlin Road 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 with Condition**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated November 9, 2021
2. The Revised Written Description dated January 25, 2022
3. The Revised Site Plan dated January 25, 2022

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**  
None

**Planning Department conditions:**  
Per the City of Jacksonville Transportation Division, the applicant and developer are required to reserve a 20' wide strip of land along the northern property boundary for the future right of way expansion along New Berlin Road.

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 Report  
Page 2

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
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 2022-0014 TO**

**PLANNED UNIT DEVELOPMENT**

**February 3, 2022**

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 **2022-0014** to Planned Unit Development.

***Location:*** 3254 New Berlin Road  
Between Moose Road and Yellow Bluff Road

***Real Estate Number(s):*** 106541-0000

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)

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

***Current Land Use Category:*** Low Density Residential (LDR)

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

***Planning District:*** North, District 6

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

***Owner:*** Jannete Barnes  
Barnes Janette Revocable Trust  
3254 New Berlin Road  
Jacksonville, Florida. 32226

***Staff Recommendation:*** **APPROVE with CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-0014 seeks to rezone approximately 7.16 acres of land from RR-Acre to PUD. The rezoning to PUD is being sought develop up to 84 townhome units. The proposed written description differs from the standard Zoning Code by reducing the minimum lot width from 25 feet for end units to 20 feet, reducing the side set back from 10 feet

for end units to 5 feet. Additionally, the parking ratio is requested to be reduced from 2 spaces per unit to 1.5 spaces per unit.

The City's Traffic Engineer and Transportation Division have reviewed the revised Site Plan dated January 25, 2022, and noted that the New Berlin Road right of way is planned to be widened. The applicant, and developer, are required to leave twenty (20) feet of space along the northern property boundary to allow for the expansion, which may affect the proposed location of the two most northerly structures on the subject site.

The application has a companion Land Use Amendment to change the Land Use Category from LDR to MDR through Ordinance Number 2022-0013. The department is also supporting the proposed Land Use Change.

### **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. This zoning request is to allow for development of the site with residential uses and provide a more efficient mix of those uses than the zoning code. Additionally, to match the development intensity adjacent to New Berlin Road in this area. According to the PUD application, the site will be developed as a medium density multi-family duplex use.

The 7.16-acre application site is located at 3254 New Berlin Road. a collector road, and abuts Moose Road, a local road. The subject site is approximately one quarter mile east of the intersection of Yellow Bluff Road and New Berlin Road.

The proposed project site is in the Low Density Residential (LDR) land use category in the Suburban Development Area. According to the FLUE Category Descriptions for the Suburban Development Area, the LDR land use category is intended to provide for low density residential development. Residential development is permitted at up to seven dwelling units per acre where centralized water and sewer is available.

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 7 units per acre.

Secondary uses allowed in MDR in the Suburban Development Area include commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map.

The proposed Planned Unit Development (PUD) will allow for the construction of multi-family duplexes on the subject site. The applicant seeks the rezoning to allow for a maximum of 84 units on 7.16 acres, which is within the allowed density for the MDR land use category.

The site may not meet the requirements for land to be dedicated as common area and set aside for active recreation. If so, an open space fee of \$250 per lot will need to be provided. See Recreation and Open Space policy 2.2.4 below.

Except for the permitted use of “commercial neighborhood retail sales and service or professional office” in the PUD, because the subject site is not at the intersection of roads classified as collector or higher, the allowed uses in the subject PUD are consistent with the intent of the MDR land use category.

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

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

**Policy 1.2.9** Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

***(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 proposed within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

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

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

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

This proposed Planned Unit Development intends to utilize lands for a maximum of 84 dwelling units. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

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

- The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code with the caveat that the Planning Department can approve the relocation of some landscaping if it is determined it would help the design or utilization of the property.
- The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan.
- Traffic and pedestrian circulation patterns: As demonstrated on the revised site plan dated

January 25, 2022, the proposed traffic circulation system will be serviced using Moose Road.

**This development is subject to mobility fee review. 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.**

***(5) External Compatibility***

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

- o The 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	PUD/RR-Acre	Single Family Dwellings / Church
South	LDR	RLD-90/ RLD/100A	Single Family Dwellings
East	LDR	PUD / RLD- 100A	Single Family Dwellings
West	LDR/NC	PUD / RR-Acre	Single Family Dwellings /Store Retail

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

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as a multi-family residential use. The PUD is appropriate at this location because it will offer alternative housing options for those employed in the New Berlin Road and Yellow Bluff Road area.

- o The availability and location of utility services and public facilities and services: Duval County Schools indicates the proposed development will generate 20 students.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION

New Berlin ES #150	7	10	1296	1208	93	84
Oceanway MS #244	1	4	1009	1038	103	81
First Coast HS #265	7	17	2212	2194	99	101

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

The project will be required to be developed meeting the requirements 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 any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

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

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

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

The site will be developed in accordance with Part 6 of the Zoning Code, except the parking ratio is requested to be 1.5 spaces per unit.

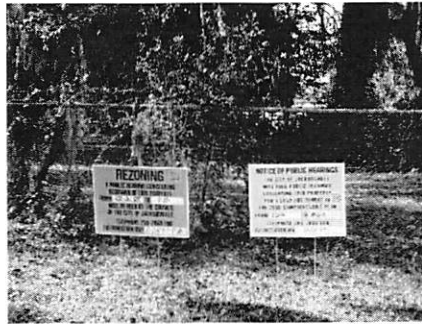
***(11) Sidewalks, trails, and bikeways***

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

**SUPPLEMENTAL INFORMATION**

Upon visual confirmation from the applicant via the required sign posting affidavit January 24, 2021, the required Notice of Public Hearing sign was posted.





### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-0014 be **APPROVED** with the following exhibits:

1. The Original Legal Description dated November 9, 2021
2. The Revised Written Description dated January 25, 2022
3. The Revised Site Plan dated January 25, 2022

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0014 be **APPROVED** with the Following **CONDITION**:

- Per the City of Jacksonville Transportation Division, the applicant and developer are required to reserve a 20' wide strip of land along the northern property boundary for the future right of way expansion along New Berlin Road.



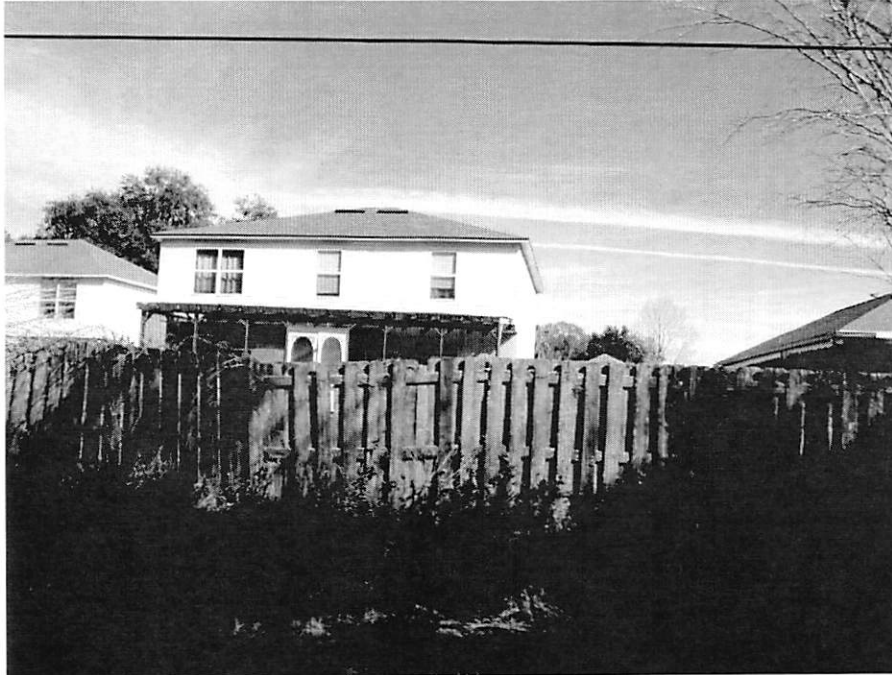
Aerial View



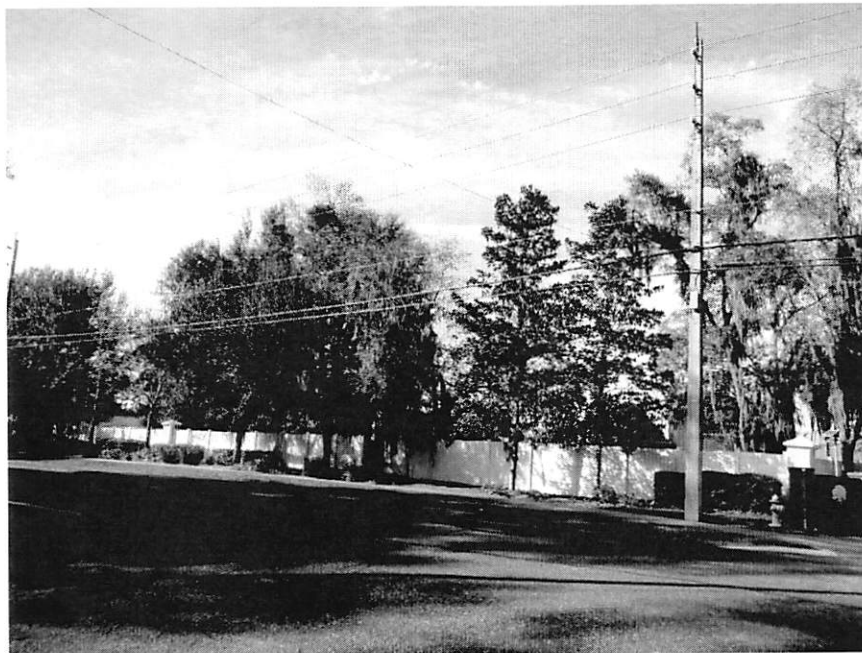
View of the Subject Site from New Berlin Road



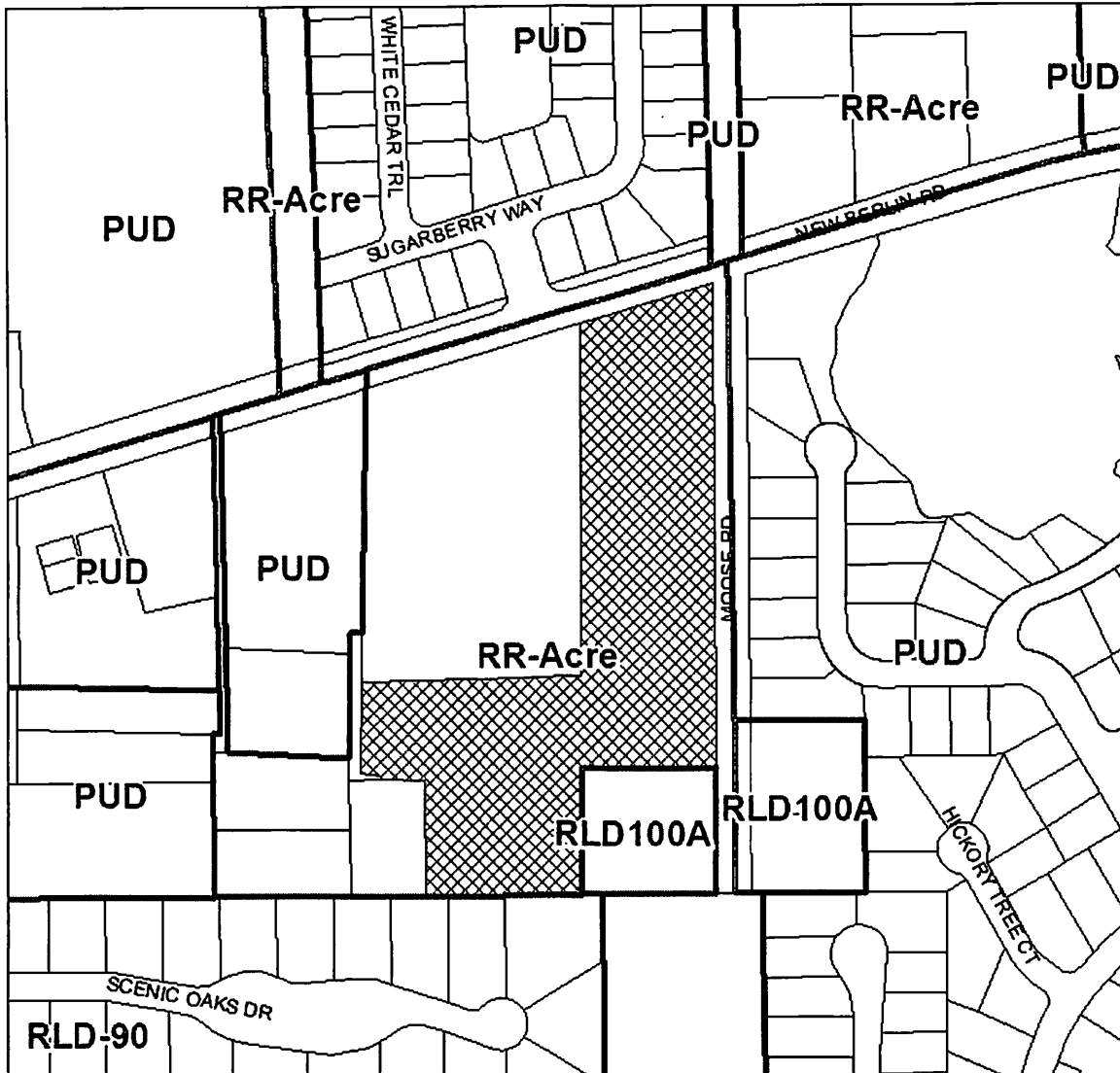
View of the Subject Site from Moose Road

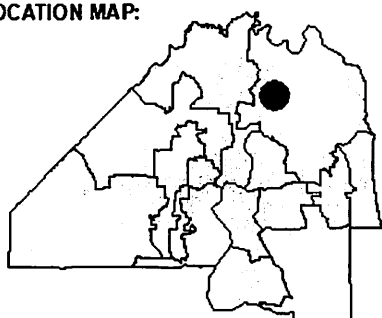
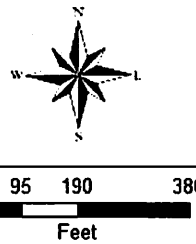


View of the neighboring homes across Moose Road



View of the neighborhood across New Berlin Road



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p><b>2</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0014</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3890</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

Legal Map

**Application For Rezoning To PUD**

**Planning and Development Department Info**

Ordinance # 2022-0014 Staff Sign-Off/Date CMC / 12/17/2021  
 Filing Date 01/06/2022 Number of Signs to Post 5  
 Hearing Dates:  
 1st City Council 02/08/2022 Planning Commission 02/03/2022  
 Land Use & Zoning 02/15/2022 2nd City Council 02/22/2022  
 Neighborhood Association THE EDEN GROUP INC; M&M DAIRY INC  
 Neighborhood Action Plan/Corridor Study N/A

**Application Info**

Tracking # 3890 Application Status FILED COMPLETE  
 Date Started 11/10/2021 Date Submitted 11/10/2021

**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  
 BARNES JANETTE  
 Company/Trust Name  
 BARNES JANETTE REVOCABLE TRUST  
 Mailing Address  
 3254 NEW BERLIN RD  
 City State Zip Code  
 JACKSONVILLE FL 32226  
 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 106541 0000	2	6	RR-ACRE	PUD

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

Existing Land Use Category  
 LDR

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

Total Land Area (Nearest 1/100th of an Acre) 7.16  
 Development Number  
 Proposed PUD Name NEW BERLIN PUD

**Justification For Rezoning Application**

TO DEVELOP THE SITE AS A MIXED USE RESIDENTIAL DEVELOPMENT. THIS WILL MAKE FOR A MORE EFFICIENT DEVELOPMENT OF THE SITE WITH A MIX OF RESIDENTIOAL USES TO MEET THE DEMAND IN THE AREA, AND SIMILAR TO THE COMMERCIAL INTENSITY NEARBY.

**Location Of Property**

General Location  
 SW CORNER OF NEW BERLIN RD AND MOOSE RD

<b>House #</b> 3254	<b>Street Name, Type and Direction</b> NEW BERLIN RD	<b>Zip Code</b> 32226
<b>Between Streets</b> MOOSE RD and YELLOWBLUFF RD		

**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  
7.16 Acres @ \$10.00 /acre: \$80.00
- 3) Plus Notification Costs Per Addressee

72 Notifications @ \$7.00 /each: \$504.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,853.00

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

# ORDINANCE \_\_\_\_\_

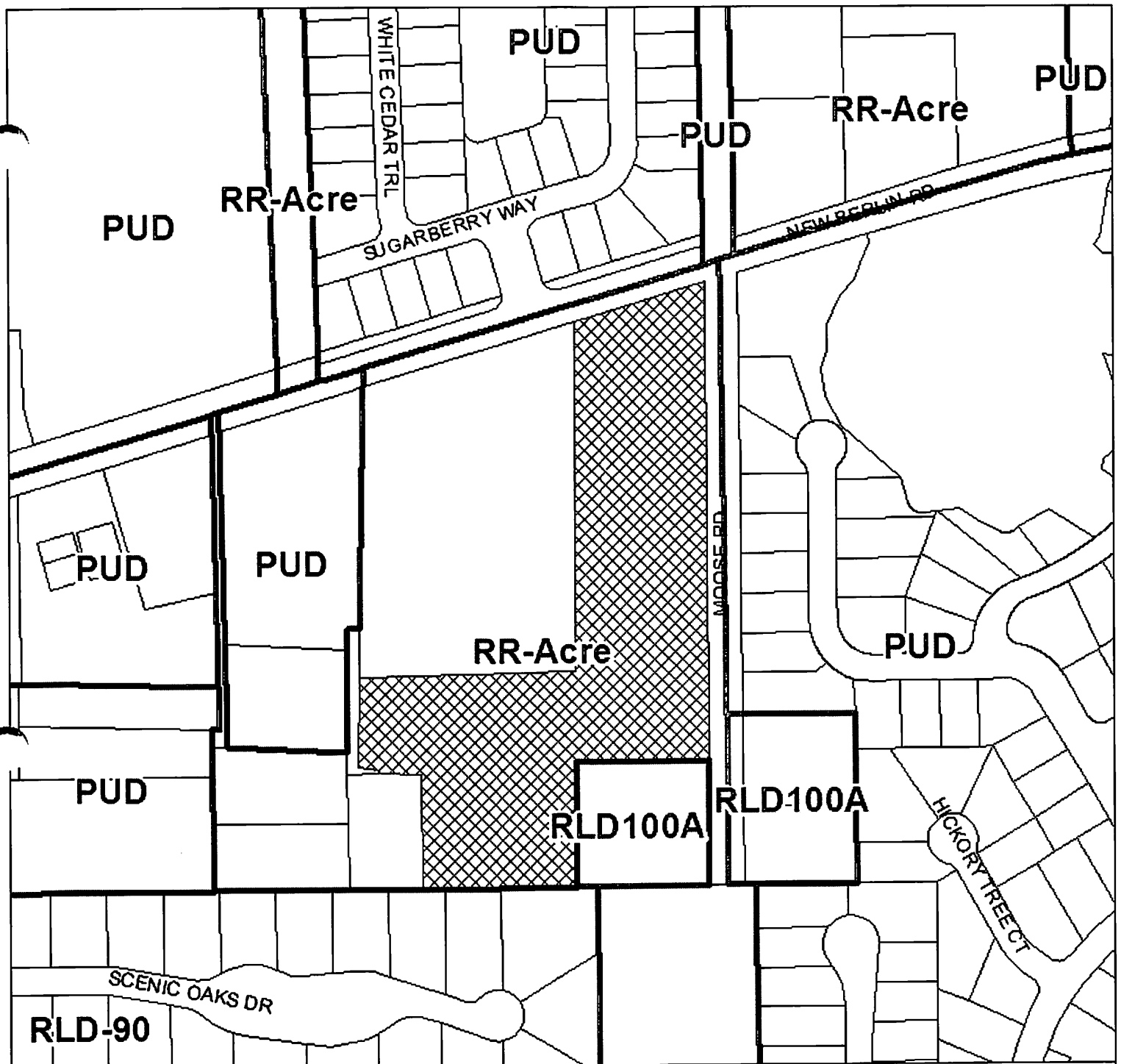
## Legal Description 11/9

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That portion of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 1 North, Range 27 East, lying South of New Berlin Road, as now established, and West of Moose Road, as now established; EXCEPTING therefrom, that part thereof as conveyed to Duval County, by Deed Book 850, Page 82, current public records of Duval County, Florida; and also EXCEPTING therefrom, the Southerly 225 feet thereof, as set forth in Deed of Harold E. McKendree and Norma J. McKendree, his wife by Warranty Deed from Potere, Inc., a corporation, dated November 7, 1967, filed November 30, 1967, recorded in O.R. Book 2803. Page 410, current public records of Duval County, Florida. and

That portion, commencing at the Southwest corner of said Northwest 1/4 of the Southwest 1/4 of Section 35; thence North 88°30'00" East, along said South line of said Northwest 1/4 of the Southwest 1/4, a distance of 1320.00 feet to the East line of said Northwest 1/4 of the Southwest 1/4 for a Point of Beginning; thence South 88°30'00" West, along the South line of said Northwest 1/4 of the Southwest 1/4, a distance of 295.36 feet; thence North 1°44'20" West, 214.50 feet; thence South 88°58'28" West, 77.00 feet; thence North 1°36'10" West, 10.00 feet; thence North 85°06'06" West, 32.20 feet; thence North 1°07'50" East, 157.16 feet; thence North 87°49'40" East, 398.08 feet to said East line of the Northwest 1/4 of the Southwest 1/4; thence South 1°30'00" East, along said East line of the Northwest 1/4 of the Southwest 1/4, a distance of 390.39 feet to the Point of Beginning.



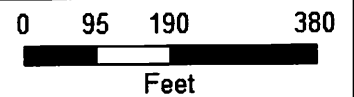
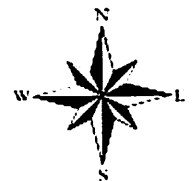
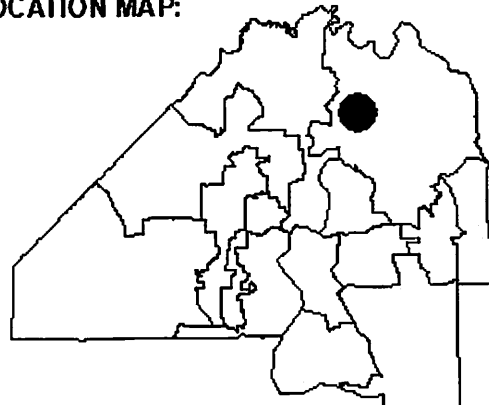


**REQUEST SOUGHT:**

**FROM: RR-ACRE**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**2**

**TRACKING NUMBER**

**T-2021-3890**

**EXHIBIT 2  
PAGE 1 OF 1**

# WRITTEN DESCRIPTION

**New Berlin PUD  
RE# 106541-0000**

**November 3, 2021**

## **I. PROJECT DESCRIPTION**

Applicant proposes to rezone approximately 7.16 acres of property from RR-ACRE to PUD. The parcel is located at the intersection of New Berlin Road and Moose Road.

The subject property is currently owned by Janette Barnes Irrevocable Trust, 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: LDR. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the LDR portion to MDR. Surrounding uses include CN and PUD to the west; LDR and PUD the east and North: and LDR/RLD-90 to the south. The site will be developed as a medium density multi-family duplex use (as per the attached site plan).

**Project Name:** New Berlin PUD

**Project Architect/Planner:** Corner Lot Development Group

**Project Engineer:** Corner Lot Development Group

**Project Developer:** Corner Lot Development Group

## **II. QUANTITATIVE DATA**

**Total Acreage:** 7.16 acres

**Total number of dwelling units:** not to exceed 84 units

**Total amount of non-residential floor area:** 147,600 sqft

**Total amount of recreation area:** Shall comply with §656.420

**Total amount of public/private rights of way:** 1.33 acres

**Total amount of land coverage of all residential buildings and structures:**

Not more than 3.5 acres

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

Single phase construction

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses (Parcel A):**

1. Multiple-family dwellings.
2. Townhomes.
3. Housing for the elderly
4. Assisted living facilities.
5. Home occupations meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Day care centers meeting the performance standards and development criteria set forth in Part 4.
8. Nursing homes.
9. Group care homes.
10. Commercial Neighborhood Retail Sales and Service or Professional Office

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

Shall comply with §656.403

### **IV. DESIGN GUIDELINES**

#### **A. Lot Requirements**

##### **A.1. Multiple-family dwellings only:**

- (a) Minimum lot area: 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 10 units per acre
- (b) Maximum lot coverage: 50 percent
- (c) Minimum front yard: 20 feet

- (d) Minimum side yard: 10 feet
- (e) Minimum rear yard: 15 feet
- (f) Maximum height of structures: 45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet

**A.2. Townhomes:**

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:
  - (1) Minimum lot width: - 15 feet; 20 feet for end units
  - (2) Minimum lot area: - 1,500 square feet
  - (3) Maximum lot coverage by all buildings: - 70 percent
  - (4) Maximum yard requirements:
    - (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
    - (b) Side - 0 feet; 5 feet for end units
    - (c) Rear - 10 feet
  - (5) Maximum height of structures. 35 feet
  - (6) Minimum open space. The gross density for an RMD Zoning District may not exceed the Land Use Category density. Where individual lot sizes may exceed the Land Use Category density, open space shall be platted as a separate tract and designated as "open space" on such plat.

**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 parking ratio shall be 1.5 spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of New Berlin 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.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs.**

(1) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.

(2) Directional signs shall not exceed four (4) square feet.

(3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

**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.

Development shall substantially conform to the PUD site plan. Changes to the site plan that do not affect the intent or character of the development shall be considered a minor change and will be subject to the approval of the Planning and Zoning Department.

## **VII. STATEMENTS**

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

The proposed PUD allows for a mixed-use residential project that meets the increased residential demand for the area. The PUD allows for a more efficient development procedure than conventional zoning districts and provides for a synchronous mix of residential uses.

### **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.**

All areas will be maintained by the owner.

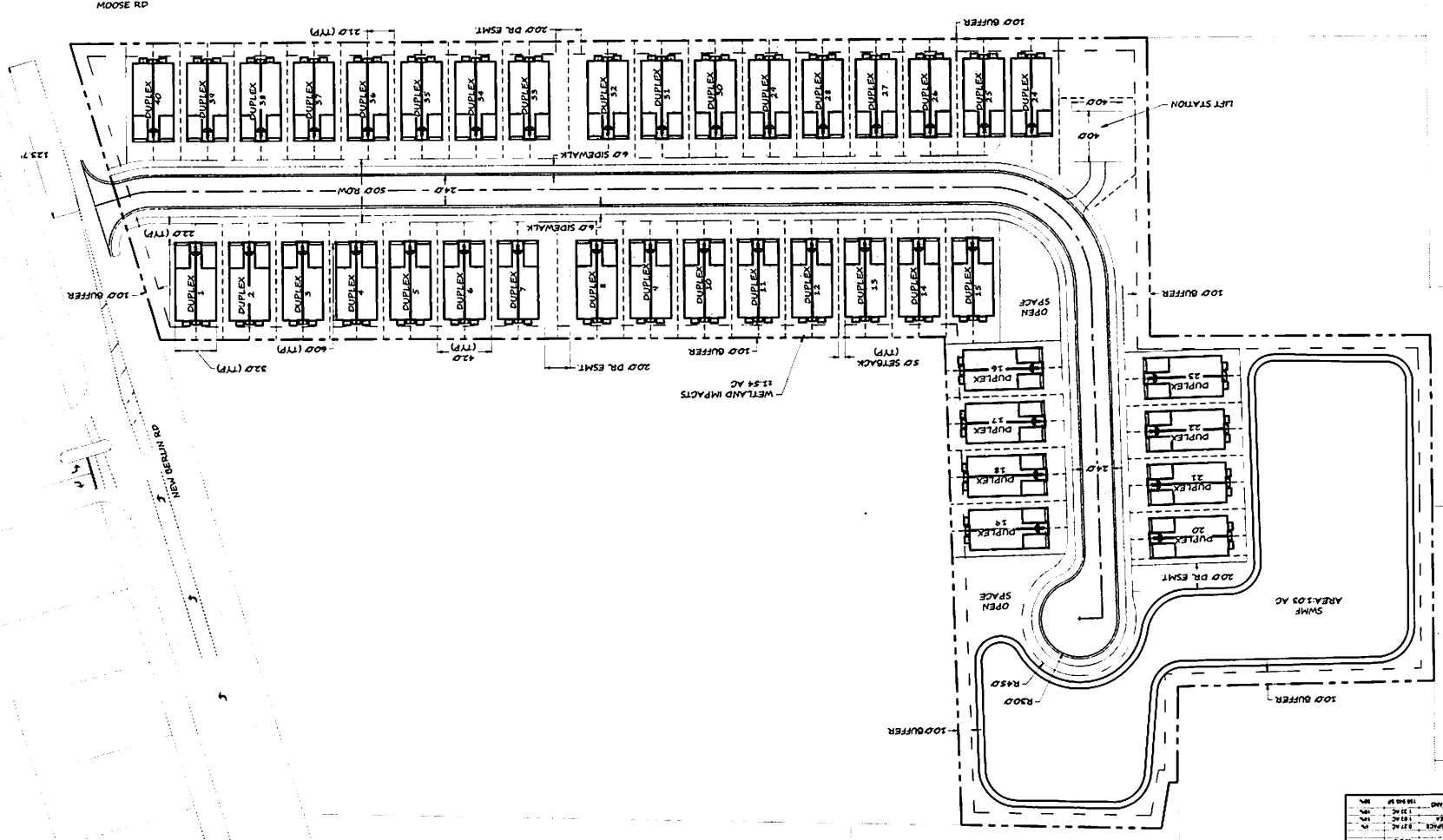
## **VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

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 the development of the site by creating a complimentary land use and offering a variety of housing products to the region;

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

C. Allows for alternate use to meet market demand for residential and commercial uses



**LAND USE TABLE**

SYMBOL	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
1	RESIDENTIAL DUPLEX	150,000	100%
2	OPEN SPACE	10,000	6.7%
3	SWIM AREA	14,000	9.3%
4	WETLAND IMPACTS	125,000	84%
5	ROADWAY	10,000	6.7%
6	UTILITY	10,000	6.7%
7	WETLAND	10,000	6.7%
8	WETLAND IMPACTS	10,000	6.7%
9	WETLAND IMPACTS	10,000	6.7%
10	WETLAND IMPACTS	10,000	6.7%
11	WETLAND IMPACTS	10,000	6.7%
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97	WETLAND IMPACTS	10,000	6.7%
98	WETLAND IMPACTS	10,000	6.7%
99	WETLAND IMPACTS	10,000	6.7%
100	WETLAND IMPACTS	10,000	6.7%

# EXHIBIT F

PUD Name

**New Berlin PUD**

## Land Use Table

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Total gross acreage	<b>7.16</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Multiple family	<b>7.16</b> Acres	<b>100</b> %
Total number of dwelling units	<b>80</b> D.U.	
Commercial	<b>0</b> Acres	<b>0</b> %
Industrial	<b>0</b> Acres	<b>0</b> %
Other land use	<b>0</b> Acres	<b>0</b> %
Active recreation and/or open space	<b>0.27</b> Acres	<b>3.8</b> %
Passive open space	<b>0</b> Acres	<b>0</b> %
Public and private right-of-way	<b>1.33</b> Acres	<b>18.5</b> %
Maximum coverage of buildings and structures	<b>155,944</b> Sq. Ft.	<b>50</b> %





## Availability Letter

Erich Geisler

10/27/2021

Corner Lot Development Group

1819 Goodwin St

Jacksonville, Florida 32204

Project Name: New Berlin Duplexes

Availability #: 2021-5196

Attn: Erich Geisler

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: 2021-5196  
Request Received On: 10/26/2021  
Availability Response: 10/27/2021  
Prepared by: Susan West  
Expiration Date: 10/27/2023

### Project Information

Name: New Berlin Duplexes  
Address:  
County: Duval County  
Type: Electric,Reclaim,Sewer,Water  
Requested Flow: 29400  
Parcel Number: 106541 0000  
Location: New Berlin Road & Yellowbluff  
Description: Project consists of 84 homes situated within 42 duplexes.

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along New Berlin Rd

Connection Point #2: Existing 8 inch water main at the intersection of Moose Rd and New Berlin Rd

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 16 inch force main along New Berlin 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: 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.

Subsequent steps you need to take to get service: **Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.**