

6. The PUD is subject to the Transportation Planning Division Memorandum, dated January 21, 2022 or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

1. The commercial development shall be permitted one monument sign not exceeding 150 square feet in area and 25 feet in height.
2. The 50,000 square foot "Commercial Parcel 1 Development" shall be subject to review and approval by the Planning and Development Department. It shall follow the design principles of the Commercial Design Guidelines and Best Practices Manual, and shall also follow: Section 1, Chapter 1.7 of the Best Practices Manual.
3. Any establishment or facility which includes the retail sale and service of beer or wine for off premises consumption, or for on premises consumption, shall be in conjunction with food prepared on premises, and ordered from a menu.
4. Any establishment or facility which includes the retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on premises consumption, off premises consumption, or both shall be by Zoning Exception.
5. The developer shall provide 20 feet of separation between end units, or 40 feet of separation between the front and back of units.
6. The development shall be permitted one pole sign on Interstate 95, not exceeding 150 square feet in area and 50 feet in height. The pole sign shall be at least 200 feet from the existing pole sign.
7. The PUD is subject to the Transportation Planning Division Memorandum, dated January 21, 2022 or as otherwise approved by the Planning and Development Department.

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

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

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 2022-16 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 2022-16 to Planned Unit Development.

Location: Owens Road and I-95, between Ranch Road and I-95

Real Estate Number: 019358-0700, 019348-0710

Current Zoning District: Planned Unit Development (PUD 2008-790)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: North

Applicant/Agent: Alberta Hipps
1650 Margaret Street #323
Jacksonville, Fl 32204

Owner: Gloria Porter
PAAL i-95, LLC
P.O. Box 16270
Fernandina Beach, Florida 32035

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

The application for Planned Unit Development 2008-790 is to rezone approximately 42.72 acres of property from Planned Unit Development PUD to Planned Unit Development (PUD) located at the southeast quadrant of Ranch Road and Owens Road. The request is to permit the development of a maximum of 425 multi-family dwelling units and limited commercial uses on 1.46 acres of the subject property.

The current PUD, 2008-790-E, allows for 338 multifamily units and was approved with the following conditions:

- (a) Development shall proceed in accordance with the Development Services Division Memorandum dated September 3, 2008, or as otherwise approved by the Planning and Development Department.
- (b) The developer shall provide a minimum of 150 square feet of 27 active recreation area per each dwelling unit.
- (c) The commercial development shall be permitted one monument 29 sign not exceeding 150 square feet in area and 25 feet in height.
- (d) The 50,000 square foot "Commercial Parcel 1 Development" shall be subject to review and approval by the Planning and Development Department. It shall follow the design principles of the Commercial Design Guidelines and Best Practices Manual, and shall also follow: Section 1, Chapter 1.7 of the Best Practices Manual.
- (e) Any establishment or facility which includes the retail sale and service of beer or wine for off premises consumption, or for on premises consumption, shall be in conjunction with food prepared on premises, and ordered from a menu.
- (f) Any establishment or facility which includes the retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on premises consumption, off premises consumption, or both shall be by Zoning Exception.
- (g) The developer shall provide 20 feet of separation between end units, or 40 feet of separation between the front and back of units.
- (h) The development shall be permitted one pole sign on Interstate 95, not exceeding 150 square feet in area and 50 feet in height. The pole sign shall be at least 200 feet from the existing pole sign.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and recommends that Conditions c, d, e, f, g, and h be attached to the PUD. The conditions were approved by the previous City Council and the development has not changed substantially to warrant removing any conditions.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5637-21C (Ordinance 2022-

15) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Residential Professional Institutional (RPI). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5637-21C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

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 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land

use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5637-21C (Ordinance 2022-15) that seeks to amend the portion of land that is within the Community General Commercial (CGC) land use category to Residential Professional Institutional (RPI). 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

According to the CMMS, there is a Fair Share # 50178.0 reserves 205 apartment units and a Development Agreement # 37609.1 that reserves 133 apartment units for a combined total of 338 apartment units. This PUD site plans shows for 360 apartment units, which is 22 units over what is reserved under both the Fair Share & Development Agreement listed above.

The agent/owner will need to submit a Mobility application for the 22 additional apartment units (or terminate the Fair Share for 205 apartment units, if it is determined that a Mobility Fee Calculation would be of a lesser amount than the Fair Share Amount).

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development. 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 property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.
- Traffic and pedestrian circulation patterns: The Development Services Division has stated that “a traffic study is to be conducted for Ranch Road and Owens Road proposed access points. The study shall include a queue storage analysis of the existing lanes, need for additional lanes and a traffic signal warrant analysis based on the MUTCD warrants. Development Services shall approve the study prior to the final approval of the Civil Engineering Plan set. Plans for any required improvements shall be included with the Civil Engineering plan set. The developer will be responsible for all cost associated with the design, construction of any required improvements, as well as the study. If turn lanes are required at the above locations they shall be constructed as required below. In addition, there shall be no cross access or parking within 150’ of Ranch Road, to provide sufficient on site queuing.” (see attached memo)

- The use and variety of building setback lines, separations, and buffering: The developer shall provide 20 feet of separation between end units or 40 feet of separation between the front or back of units.
- The particular land uses proposed and the conditions and limitations thereon: Any establishment or facility which includes the retail sale and service of beer or wine for off premises consumption or for on premises shall be in conjunction with food prepared on premises and ordered from a menu.
- Any establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on premises consumption or off premises consumption or both shall be by exception.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The development will comply with the Zoning Code for a minimum of 150 square feet of active recreation area for each unit.
- The use of topography, physical environment and other natural features: The site plan indicates the buildings will be located to avoid exiting wetlands. The wetlands will be used to provide visual interest with the curvilinear parking layout.
- Traffic and pedestrian circulation patterns: The site plan show two points of ingress/egress, one on Ranch Road and Owens Road.

(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:

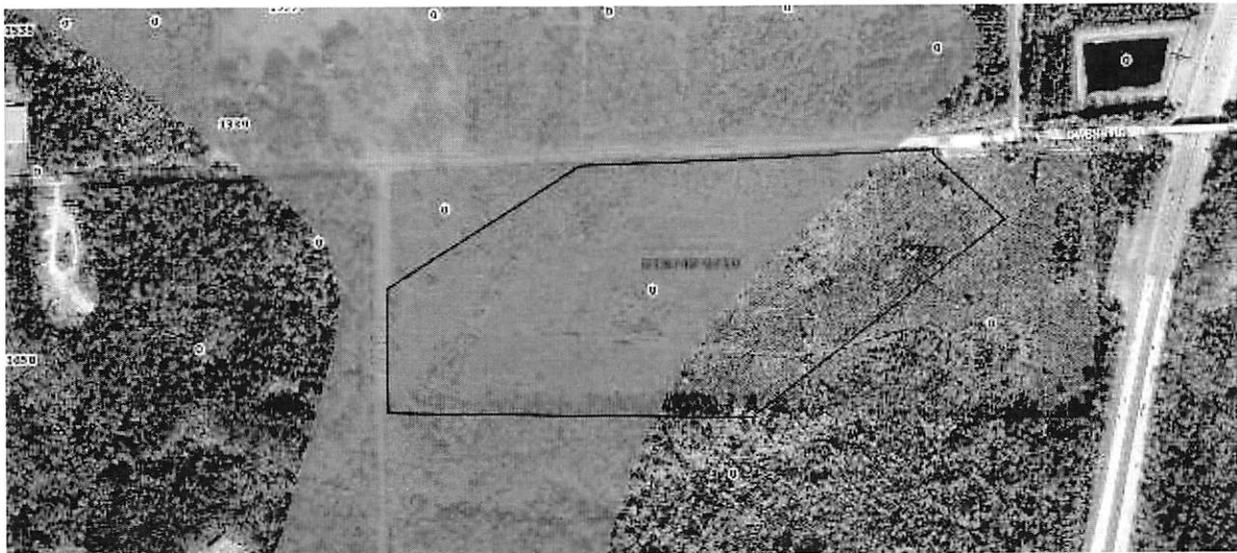
- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:
- The type, number and location of surrounding external uses: The subject site is located approximately ½ mile to the northwest of the interchange of Airport Road and I-95. All lands surrounding the subject property have a land use of Light Industrial (LI) and are zoned Industrial Light (IL).

This is a rapidly growing commercial and industrial area due to the proximity of the Jacksonville International Airport (JIA). Large, irregular residential lots are scattered throughout the area, but there are no enclaves of residential uses located near the subject site. The Main Street Florida Development of Regional Impact (DRI) (River City Marketplace) is located approximately ¾ mile southeast of the subject site. The residential uses are buffered by wetlands averaging between 150 feet to 500 feet from the Industrial zoned properties and approximately 600 feet from I-95.

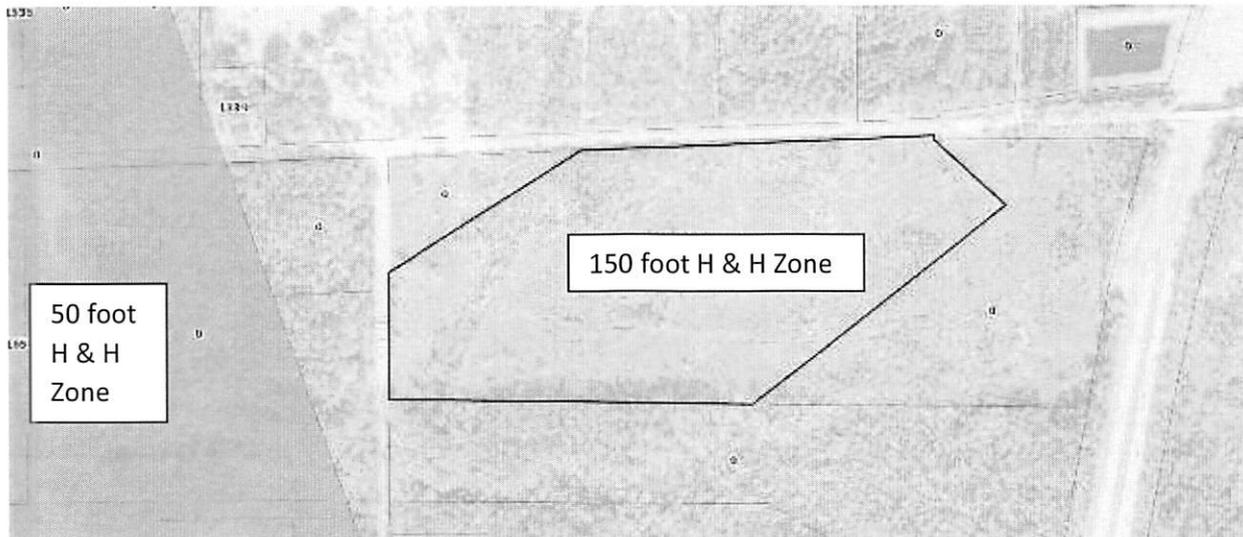
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LI	IL	Undeveloped
South	LI	IL	Undeveloped
East	LI	IL	Undeveloped
West	LI	IL	Undeveloped

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The western half of the subject site falls within the sixty (60) decibel noise contour for JIA. This noise contour requires a disclosure statement to be provided to any inhabitants of the property



JIA Notice Zone



JIA Height and Hazard Zone

Comments from JAA include the following:

The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C Hazardous Wildlife Attractants on or near Airports. Stormwater and/or aesthetic ponds are known to attract birds. It is recommended in the Advisory Circular that stormwater detention be designed with a maximum 48-hour detention period. Other best practices to reduce wildlife attractants are listed below:

- Keep all trash contained in a proper place
- Eliminate the use of any fruit or berry producing vegetation in landscaping
- Eliminate the use of water features (fountains, ponds, etc.) for aesthetic value
- Do not feed the wildlife (e.g. bird seed, cat food, etc.)
- Report significant wildlife observations to JAA

(6) Intensity of Development

The proposed development will be consistent with the proposed Residential Professional Institutional (RPI) functional land use category as a multi-family development and commercial uses. The PUD is appropriate at this location because

- The availability and location of utility services and public facilities and services: Jea indicates there is a water and sewer main along Ranch Road and a water main along Owens Road.
- The amount and size of open spaces, plazas, common areas and recreation areas: The development will comply with the Zoning Code for a minimum of 150 square feet of active recreation area for each unit.
- The access to and suitability of transportation arteries within the proposed PUD and

existing external transportation system arteries: The subject property is accessed from Owens Road or Ranch Road, both classified as residential roads. Interstate 95 lies directly to the east of the subject site and Owens Road passes over the interstate. The subject site is also approximately ¼ mile north of Airport Road.

Comments from the City's Traffic Engineer include: 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).

(7) Usable open spaces plazas, recreation areas.

The development will comply with the Zoning Code for a minimum of 150 square feet of active recreation area for each unit.

(8) Impact on wetlands

Review of City data and the applicant's site plan indicates the existence of approximately 30.0 acres of Category II wetlands on the subject site. This wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones, yet has an indirect impact on the City's waterways. The site plan shows potential wetlands impact of approximately 8.46 acres. The wetlands are associated with flood zones.

Approximately 9.53 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard (Zone X) and 29.23 acres within the AE flood zones. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). The Development Services Division has indicated a critical facility will be designed using the 500 year flood elevation plus 2 feet of freeboard. And an elevation certificate will be required.

(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 with 1.5 parking spaces per unit. Although that is not in compliance with the Code, the Department has accepted this ratio for similar projects.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 3, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

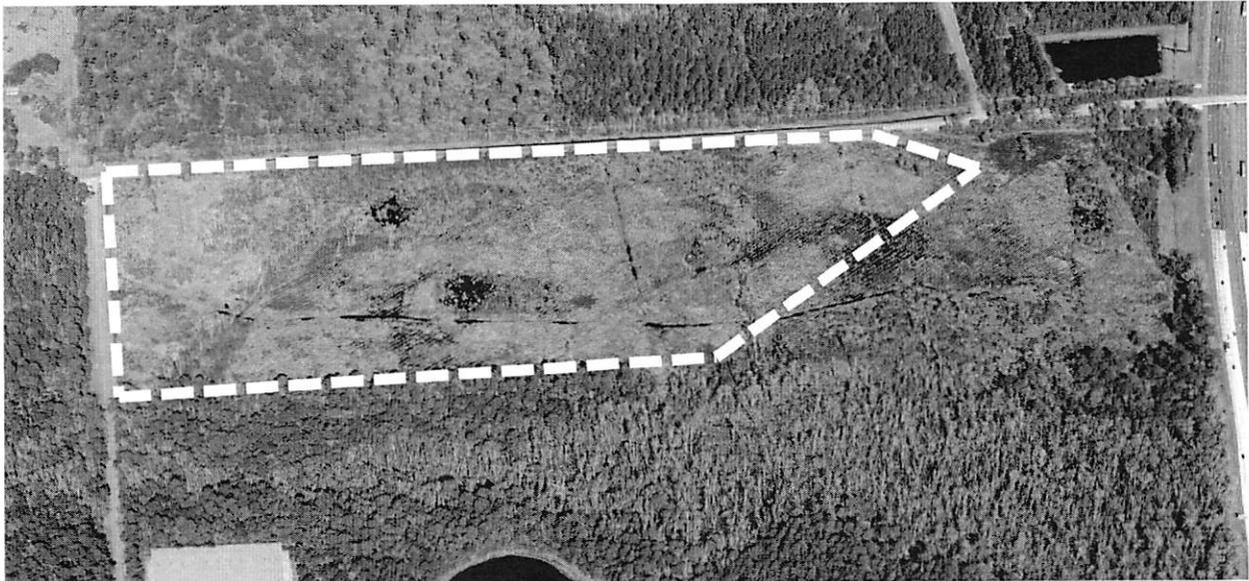
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-16** be **APPROVED with the following exhibits:**

1. The original description dated November 16, 2021.
2. The original description dated November 16, 2021.
3. The original site plan dated November 18, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-16** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

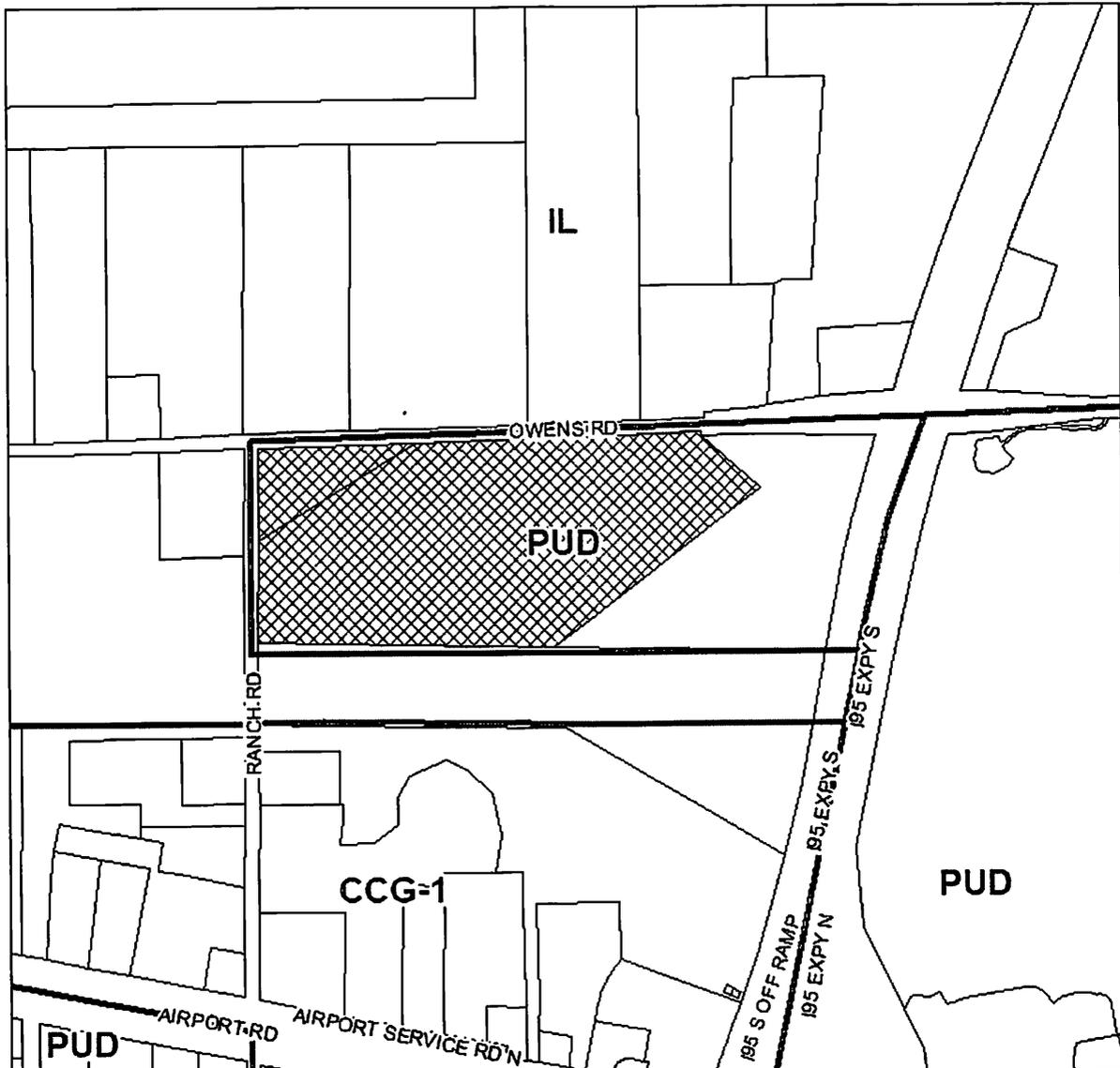
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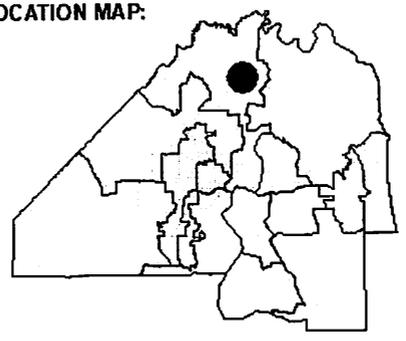
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7. The PUD is subject to the Transportation Planning Division Memorandum, dated January 21, 2022 or as otherwise approved by the Planning and Development Department.



Aerial view of subject property.





<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 250 500 1,000 Feet</p> <p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2022-0016</p>	<p>TRACKING NUMBER T-2021-3902</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0016 **Staff Sign-Off/Date** BEL / 12/07/2021

Filing Date 01/05/2022 **Number of Signs to Post** 14

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 NONE

Neighborhood Action Plan/Corridor Study JIA-CRA

Application Info

Tracking # 3902

Application Status PENDING

Date Started 11/16/2021

Date Submitted 11/19/2021

General Information On Applicant

Last Name

HIPPS

First Name

LARA

Middle Name

DIANE

Company Name

HIPPS GROUP INC.

Mailing Address

1650 MARGARET STREET #323

City

JACKSONVILLE

State

FL

Zip Code 32204

Phone

9047812654

Fax

9047812655

Email

LARA@HIPPSGROUPINC.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name

PORTER

First Name

GLORIA

Middle Name

Company/Trust Name

PAAL 1-95, LLC

Mailing Address

P.O. BOX 16270

City

FERNANDINA BEACH

State

FL

Zip Code

32035

Phone

Fax

Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2008-790

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	019348 0700	7	6	PUD	PUD
Map	019348 0710	7	6	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

5637

Total Land Area (Nearest 1/100th of an Acre) 42.72

Development Number 6786.1,6786.8 & 6786.9

Proposed PUD Name VILLAS AT RANCH ROAD

Justification For Rezoning Application

THIS PUD IS TO REZONE TWO PARCELS FROM A PREVIOUS PUD, USE THE REMAINING PARCEL TO PROVIDE ADDITIONAL CONSERVATION LAND FOR THE CITY OF JACKSONVILLE AND PROVIDE ADDITIONAL RETAIL OPTIONS NOT CURRENTLY AVAILABLE IN THE AREA.

Location Of Property

General Location

OWENS ROAD AT RANCH ROAD

House #	Street Name, Type and Direction	Zip Code
0	OWENS RD	32218

Between Streets

RANCH ROAD and 1-95

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.

ORDINANCE

Legal Description

November 16, 2021

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATED PARTIALLY IN SECTION 24. TOWNSHIP 1 NORTH. RANGE 26 EAST AND SECTION 19, TOWNSHIP 1 NORTH. RANGE 27 EAST. DUVAL COUNTY. FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SECTION 30; THENCE, SOUTH 00 DEGREES 30 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 30, A DISTANCE OF 269.92 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AIRPORT ROAD (STATE ROAD 111); THENCE NORTH 79 DEGREES 16 MINUTES 56 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 61.17 FEET; THENCE NORTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, A DISTANCE OF 263.55 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 606.21 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 364.58 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.65 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 00 SECONDS WEST, A DISTANCE OF 652.80 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID AIRPORT ROAD; THENCE, ALONG SAID NORTHERLY LINE, NORTH 79 DEGREES 16 MINUTES 56 SECONDS WEST, A DISTANCE OF 674.99 FEET TO A POINT OF INTERSECT WITH THE EAST RIGHT-OF-WAY LINE OF RANCH ROAD; THENCE ALONG SAID EAST LINE, NORTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, A DISTANCE OF 521.82 FEET; THENCE NORTH 89 DEGREES 17 MINUTES 04 SECONDS EAST, A DISTANCE OF 302.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, A DISTANCE OF 763.11 FEET; THENCE SOUTH 89 DEGREES 06 MINUTES 04 SECONDS WEST, A DISTANCE OF 302.00 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY OF RANCH ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE NORTH 00 DEGREES 09 MINUTES 57 SECONDS EAST, A DISTANCE OF 850.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 00 DEGREES 09 MINUTES 57 SECONDS EAST, A DISTANCE OF 429.20 FEET TO THE INTERSECTION OF AFOREMENTIONED RANCH ROAD AND OWENS ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE, DEPARTING SAID INTERSECTION, NORTH 88 DEGREES 05 MINUTES 57 SECONDS EAST, A DISTANCE OF 739.80 FEET; THENCE SOUTH 58 DEGREES 30 MINUTES 25 SECONDS WEST, A DISTANCE OF 868.57 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 3.64 ACRES. MORE OR LESS.

A PORTION OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 26 EAST AND A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA.

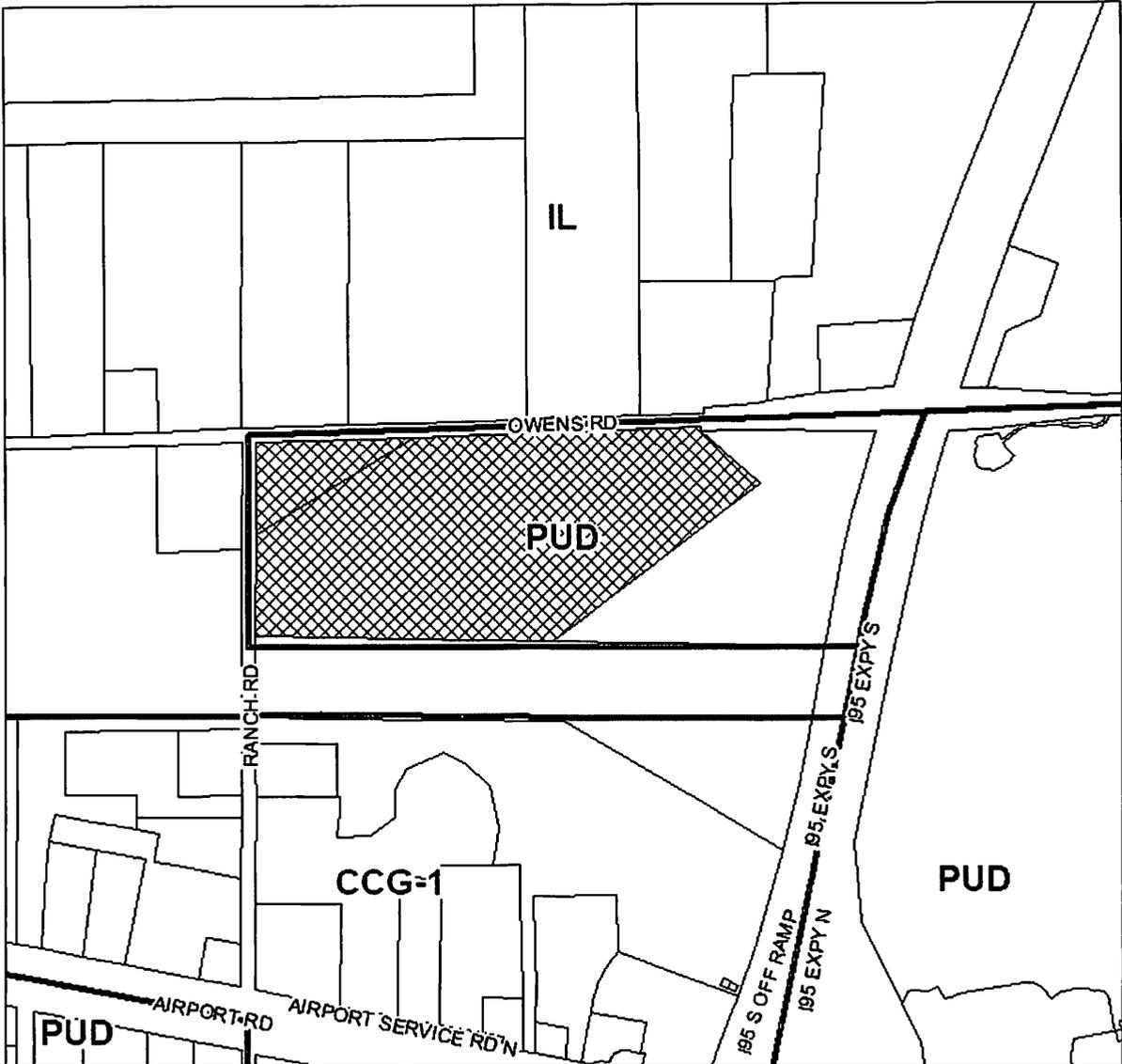
BEING ALSO A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 12506, PAGE 2466 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A POINT WHERE THE EAST RIGHT-OF-WAY LINE OF RANCH ROAD (A 60.00 FOOT RIGHT-OF-WAY) INTERSECTS THE SOUTH RIGHT-OF-WAY LINE OF OWENS ROAD (A 60.00 FOOT RIGHT-OF-WAY); THENCE NORTH 88° 05' 57" ALONG THE SOUTH RIGHT-OF-WAY LINE OF OWENS ROAD, A DISTANCE OF 734.80 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE NORTH 88° 05' 57" EAST

(NORTH 88° 08' 13" EAST DEED) ALONG THE SOUTH RIGHT-OF-WAY LINE OF OWENS ROAD AFORESAID, A DISTANCE OF 1339.21 FEET; THENCE SOUTH 01° 51' 47" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 47° 58' 51" EAST, A DISTANCE OF 368.00 FEET; THENCE SOUTH 52° 36' 18" WEST, A DISTANCE OF 1219.07 FEET; THENCE NORTH 88° 34' 18" WEST A DISTANCE OF 1386.34 FEET TO INTERSECT THE EAST RIGHT OF WAY LINE OF RANCH ROAD AFOREMENTIONED; THENCE NORTH 00° 09' 57" EAST (NORTH 00° 14' 14" EAST DEED) ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 470.95 FEET; THENCE NORTH 58° 30' 25" EAST, A DISTANCE OF 868.57 FEET TO THE POINT OF BEGINNING.

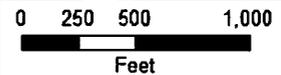
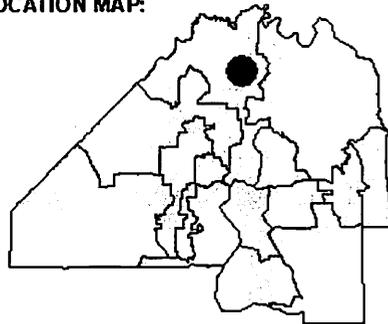


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2021-3902

EXHIBIT 2
PAGE 1 OF 1

WRITTEN DESCRIPTION

Owens Road
November 16, 2021

The purpose of this PUD to PUD rezoning is to remove two parcels from a previous PUD (2008-790), use the remaining parcel to provide additional conservation land for the City of Jacksonville and provide additional retail options not currently available in the area.

I. PROJECT DESCRIPTION

- A. The site is 42.71 +/- acres
- B. Project Architect/Planner:
- C. Project Engineer: England, Thims and Miller, Inc
- D. Project Developer: Denton Floyd
- E. Current Land Use Category: CGC
- F. Current Zoning District: PUD
- G. Requested Zoning District: PUD
- H. Requested Land Use Category: RPI
- I. Real Estate Number(s): 019348-0700 and 019348-0710

II. QUANTITATIVE DATA

- A. Total Acreage: 42.71 +/- acres
- B. Total number of dwelling units: Not to exceed 425
- C. Total amount of non-residential floor area: 6,000 sf
- D. Total amount of recreation area: 1.46 acres
- E. Total amount of open space: 783,000 sf

- F. Total amount of public/private rights of way: n/a
- G. Total amount of land coverage of all buildings and structures: 225,000
- H. Phase schedule of construction : This project may be developed in phases.

III. STATEMENTS

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

The PUD differs by eliminating offensive or noxious uses that may negatively affect the surrounding 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.

There will be no areas within the PUD which will be maintained by the City.

C. Justification for the rezoning.

(1) Is more efficient than would be possible through strict application of the Zoning Code;

(2) Is consistent with the 2030 Comprehensive Plan Future Land Use Element 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.

(3) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 6.3: The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities and public facilities, while addressing he needs of City Residents.

D. Phase schedule of construction (include initiation dates and completion dates):
This project may be developed in Phases, initiation, and completion dates to be determined.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Medical and dental office or clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Multiple-family dwellings.
- (4) Schools meeting the performance standards and development criteria set forth in Part 4.
- (5) Vocational, trade or business schools.
- (6) Colleges and universities.
- (7) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (8) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- (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) Housing for the elderly and nursing homes.

B. Permissible Uses by Exception:

- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (2) New Single-family dwellings.
- (3) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (4) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (5) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:
 - (i) Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part

C. Permitted Accessory Uses and Structures: See Section 656.403, Zoning Code

V. DESIGN GUIDELINES

A. Lot Requirements

- (1) Width:
 - (i) Single-family dwellings—40 feet.
 - (ii) Multiple-family dwellings—50 feet.
 - (iii) All other uses 60 feet (except as otherwise required for certain uses).

(2)Area:

- (i)Single-family dwellings—4,000 square feet.
- (ii)Multiple-family dwellings—6,000 square feet for the first two family units and 2,100 square feet for each additional unit.
- (iii)All other uses—7,000 square feet (except as otherwise required for certain uses).

(3)*Maximum lot coverage by all buildings and structures. 50 percent. Impervious surface ratio as required by Section 654.129.*

(4)*Minimum yard requirements.*

(1)Single-family dwellings:

- (i)Front—20 feet.
- (ii)Side—5 feet; provided that the combined side yards shall be no less than 15 feet.
- (iii)Rear—10 feet.

(2)Multiple-family dwellings:

- (i)Front—20 feet.
- (ii)Side—10 feet.
- (iii)Rear—20 feet.

(3)Multiple-family dwellings with more than one principal structure on the lot:

- (i)Front—20 feet.
- (ii)Side—20 feet.
- (iii)Rear—20 feet.

(4)All other uses:

- (i)Front—20 feet.
- (ii)Side—10 feet.
- (iii)Rear—10 feet.

(5)*Accessory use structure used in conjunction with multi-family structure:*

- (i)Front—Accessory use structures shall not be permitted in front yards as they are established by the location of the principal structure.
- (ii)Side and rear—5 feet

(6)*Maximum height of structures.*

- (i)Single-family dwellings—35 feet.
- (ii)Accessory Use Structures—15 feet, provided the structure may be one foot higher for each 3 feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.
- (iii)All other uses—45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* This development shall comply with the parking requirements in Part 6 of the Zoning Code except that for multifamily , parking will be provided at a rate of 1.5 spaces per unit. Bicycle parking shall be provided at a ratio of 2% of the minimum car parking and the load space requirement shall be reduced to 0.

(2) Vehicular Access.

a. Vehicular access to the Property shall be by way of Ranch Road and Owens Road substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) Pedestrian Access.

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

C. Signs:

All signs shall comply with Chapter 656 Part 13 of the Zoning Code: more specifically 656.1303 (c) 1.

D. Landscaping:

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

E. Recreation and Open Space:

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

F. Utilities

Water, Sewer and Electric will be provided by JEA.

G. Wetlands

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

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.

Land Use Table

1. Gross acreage: 42.71 +/-
2. Number of dwelling units by each type:
Current : 0

Proposed:
 Single Family : TBD
 Multi Family: 425 maximum
3. Land use by acreage:

 Commercial: TBD
 Residential: 42.71
4. Active recreation: 1.46 acres
5. Passive open space (ponds, conservation, wetlands): 783,000 sf
6. Public or private right-of-way: n/a
7. Land coverage of buildings/structures: 225,000 sf
8. Total square footage of non-residential buildings: 6,000



Availability Letter

Peter Ma

11/16/2021

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

Project Name: Owens Road Multi-Family Site

Availability #: 2021-5356

Attn: Peter Ma

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

Point of Connection:

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

Main Extensions and/or Offsite Improvements:

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

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

 A Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-5356

Request Received On: 11/7/2021

Availability Response: 11/16/2021

Prepared by: Susan West

Expiration Date: 11/16/2023

Project Information

Name: Owens Road Multi-Family Site

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 90000

Parcel Number: 019348 0710

Location: Southeast Corner of Ranch Road and Owens Road

Description: 360-unit apartment project.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16" water main along Owens Road

Connection Point #2: Existing 16" water main along Ranch Road

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 15 inch gravity main along Ranch Rd

Connection Point #2:

Sewer Special Conditions:

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.

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 Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: 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.