

City of Jacksonville, Florida

Lenny Curry, Mayor

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

May 5, 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.: 2022-248 **Application for: Jones 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 Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 23, 2022
2. The revised written description dated February 16, 2022
3. The original site plan dated January 7, 2022

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. 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 (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Traffic Engineer does not require a traffic study, provide documentation stating so and this comment will be removed.
2. Use 5.) "Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code." Shall be removed as a permitted use as land clearing is already allowed with the proper permits during development.

Planning Department conditions:

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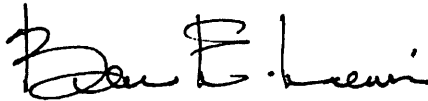
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There was one speaker who grew up in Jacksonville and recently moved back to the area and lamented about the growth happening. Although they sympathized with the speaker, 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	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Absent

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 2022-0248 TO
PLANNED UNIT DEVELOPMENT

MAY 5, 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 **2022-0248** to Planned Unit Development.

Location: 0 Jones Road

Real Estate Numbers: 004562-0050; 004607-0020

Current Zoning Districts: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Applicant/Agent: Evin Herzberg
12483 Aladdin Road
Jacksonville, FL 32223

Owner: Steve Beiser
Land 1968 Land Trust; Vault 1968 Management LLC
3131 Jones Road,
Jacksonville, FL 32220

Staff Recommendation: **APPROVE with CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0004** seeks to rezone approximately 17.24± acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for a maximum of 55 single-family dwellings on lots ranging from 6,000 Square Feet to 7,200 Square Feet. The development will have larger 60 foot wide lots near the entrance of the site with 50 foot wide lots located in the back.

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. The rezoning request is to permit residential development consistent with area trends, demands, and similar approved rezoning's.

Zoning application Ordinance 2022-0248 is located east of Jones Road, a collector roadway, with an address of 0 Jones Road. The subject site is located within the Suburban Development Area and has a designated land use category of Low Density Residential (LDR). The subject site is 17.24 acres and is currently a mix of vacant residential land with single family residential uses.

According to the Category Description in the FLUE, Low Density Residential (LDR) in the Suburban Development Area provides for low density residential development. The predominant uses within this land use category include but are not limited to single-family and multi-family dwellings. The maximum gross density in the Suburban Area shall be 7 units per acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

- I. The maximum gross 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.*
- II. 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 JEA Letter of Availability (2021-5440) dated November 11, 2021 indicates that the subject site will be serviced by both water and sewer. There is an existing 16 inch water main along Pritchard Road and a proposed 12 inch water main along Jones Road at Red Bird Lane pursuant to LOA 2021-0710. Additionally, there is an existing 12 inch and 6 inch sewer force main located at the Jones Road and Commonwealth Avenue intersection and a proposed 6-inch force main along Jones Road just north of Red Bird Lane pursuant to LOA 2021-0710.

Please note, the PUD Written Description lists the following as a permitted use in the LDR land use category:

5. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

Land clearing, as stated in the description above, is not a permitted use within the LDR land use category. This use should be conditioned within the 2022-0248 PUD Staff Report to reflect Permitted Use no. 5 as a part of the development process rather than a permitted use.

The proposed PUD rezoning intends to develop 55 single-family residential lots and has full access to urban services. The proposed use of the subject site as single-family residential is consistent with the LDR land use category

(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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed site is located within the Suburban Development Area and will be required to connect to centralized services in order to be developed as described within the Written Description.

Objective 3.1

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

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

(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): Low Density Residential (LDR). 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 the subject parcel for a residential development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. 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: The site shall comply with the requirements of the Zoning Code for recreation and open space, or the developer will pay into the recreation and open space fund.

The use of existing and proposed landscaping: The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways: The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access shall be provided via an access point on Jones Road. Subject to review by the Planning and Development Department. Comments from Traffic & Engineering dated January 19, 2022 includes:

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 (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Traffic Engineer does not require a traffic study, provide documentation stating so and this comment will be removed.

(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 subject site is located on the eastern side of Jones Road approximately 0.65 South of Pritchard Road. Jones Road has historically been more rural in nature with the majority of the surrounding lots having been at least 1 acre in size since the consolidation of the City in 1969. Recently a trend of smaller lot rezoning have been approved along Jones Road as the City continues to grow. Since 2020, two RLD-60 Rezoning's have been approved approximately a quarter mile north of the subject site along Jones Road (2020-0343 and 2021-0654), with another RLD-60 rezoning located in the same area since at least 2008. The proposed lot sizes within the PUD would be consistent with the zones that were previously approved along Jones Road.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single Family Dwellings
South	LDR	RR-Acre	Single Family Dwellings
East	LDR	RR-Acre	Single Family Dwellings
West	LDR	RR-Acre	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 55 units.

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

The subject site will be required to be serviced by JEA for city water in order to be developed as described and shown within the PUD Application. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

School Capacity:

**School Impact Analysis
PUD 2022-0248**

Development Potential: 55 Single-Family Units

School Type	CSA	2020-2021 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats	Available Seats - Adjacent CSA 2&7
Elementary	1	10,520	53%	6	58%	8,314	3,373
Middle	1	7,527	88%	2	86%	807	791
High	1	8,087	80%	4	72%	1,116	1,778
Total New Students				12			

Total Student Generation Yield: 0.250

Elementary: 0.125

Middle: 0.051

High: 0.074

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

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/2022)	% OCCUPIED	4 YEAR PROJECTION
Thomas Jefferson ES #48	1	6	537	437	81%	82%
Jean Ribault MS #212	1	2	1,041	690	66%	68%
Ed White HS #248	2	4	2,071	1,512	73%	73%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 55 dwelling units – 2022-0248

(7) Usable open spaces plazas, recreation areas.

The site will be required to provide the required recreation and open space as described in the 2030 Comprehensive Plan.

(8) Impact on wetlands

Any development that would impact and areas indicated as wetlands will be required to obtain all applicable permits.

(9) Listed species regulations

The project is not greater than the 50-acre threshold.

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

Parking will meet all requirements of Part 6 of the Zoning Codes.

(11) Sidewalks, trails, and bikeways

The project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **April 21, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



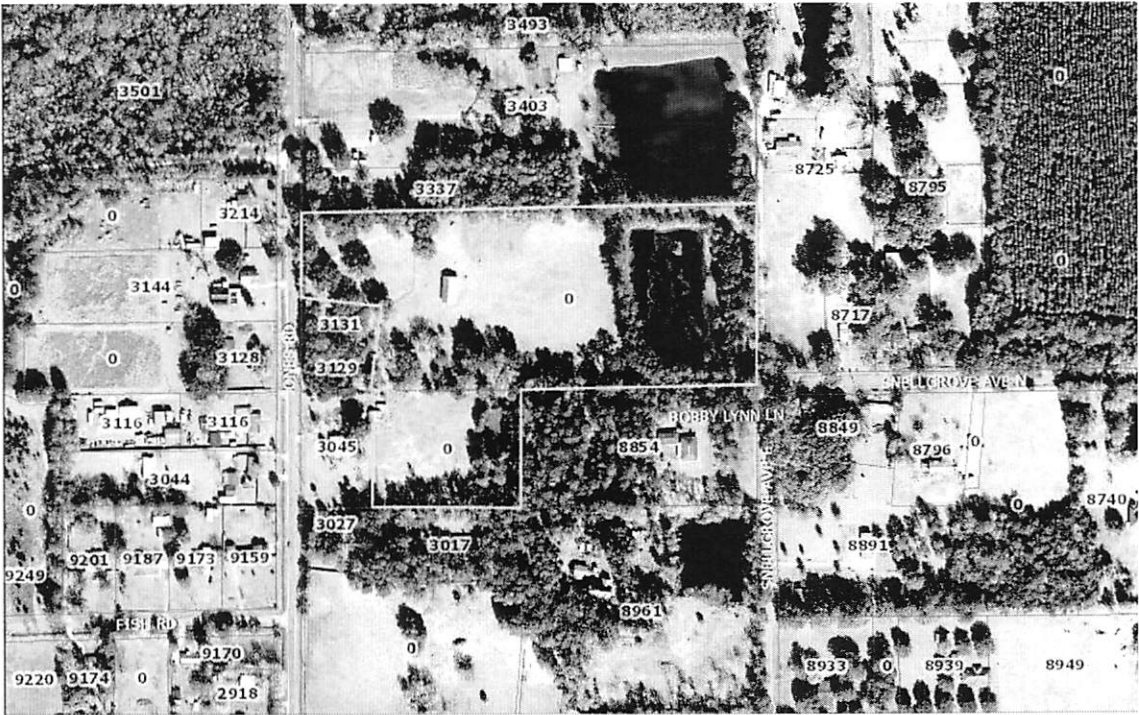
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0004 be **APPROVED with the following exhibits:**

The original legal description dated February 23, 2022
The revised written description dated February 16, 2022
The original site plan dated January 7, 2022

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0248 be **APPROVED with CONDITIONS:**

- 1.) • 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 (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Traffic Engineer does not require a traffic study, provide documentation stating so and this comment will be removed.
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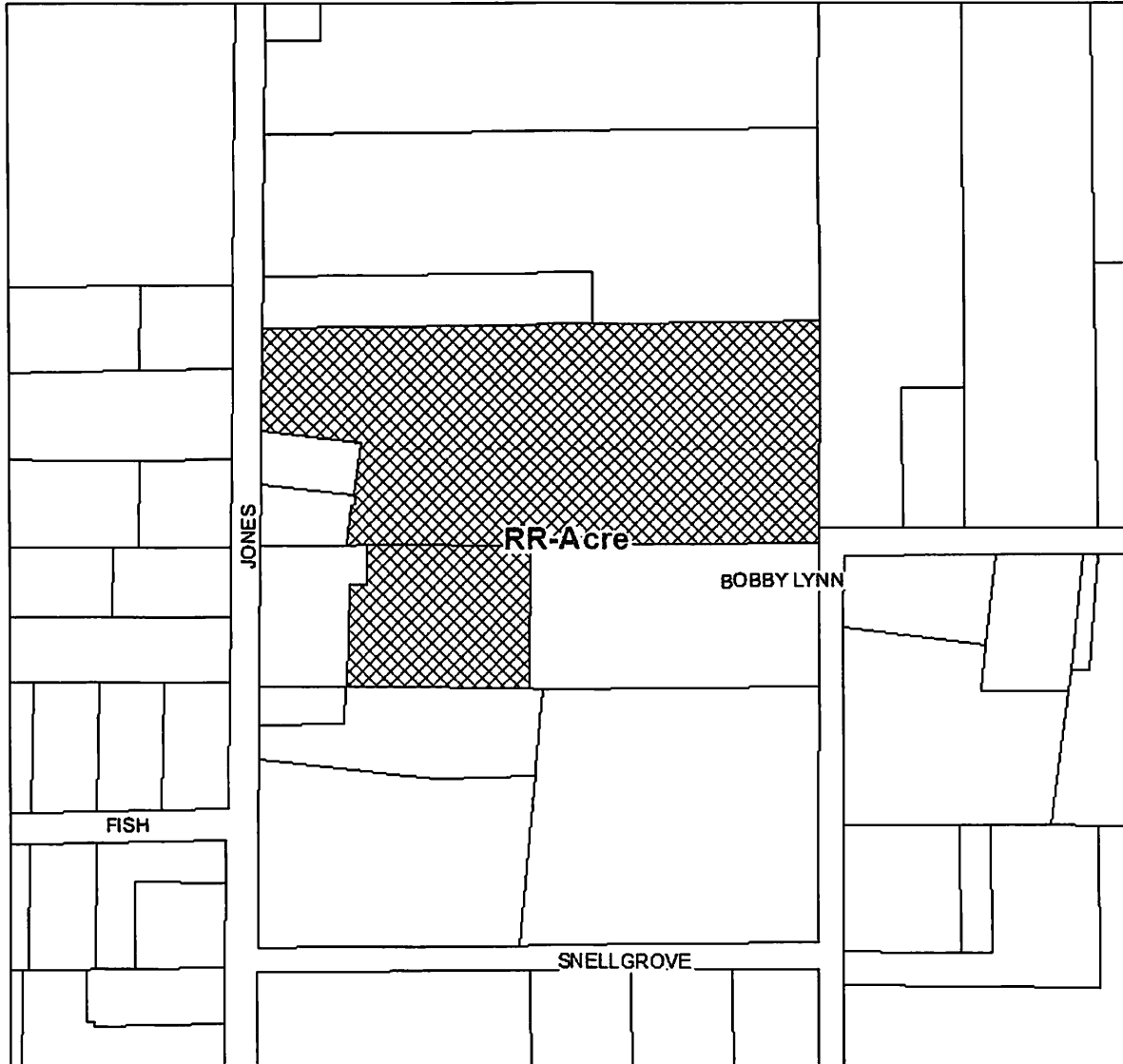
Aerial View

Source: JaxGIS



View of Subject Property

Source: Planning and Development Department



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> <p>A small map showing the location of the site (indicated by a black dot) within a larger geographic area.</p>	<p>A north arrow pointing upwards and a scale bar showing 0, 130, 260, and 520 feet.</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0248</p>	<p>TRACKING NUMBER</p> <p>T-2022-3914</p>	<p>COUNCIL DISTRICT:</p> <p>8</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map

Source: JaxGIS

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0248 **Staff Sign-Off/Date** CMC / 03/09/2022

Filing Date 04/01/2022 **Number of Signs to Post** 2

Meeting Dates:

1st City Council 05/10/2022 **Planning Commission** 05/05/2022

Land Use & Zoning 05/17/2022 **2nd City Council** 05/24/2022

Neighborhood Association CISCO GARDEN CIVIC ASSOCIATION

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3914 **Application Status** FILED COMPLETE

Date Started 11/19/2021 **Date Submitted** 01/13/2022

General Information On Applicant

Last Name HERZBERG **First Name** EVIN **Middle Name** M

Company Name

Mailing Address

12483 ALADDIN RD

City JACKSONVILLE **State** FL **Zip Code** 32223

Phone 9046257431 **Fax** 9046257431 **Email** EVINHERZBERG@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name BEISER **First Name** STEVE **Middle Name** S

Company/Trust Name

LAND 1968 LAND TRUST; VAULT 1968 MANAGEMENT LLC

Mailing Address

3131 JONES RD, JACKSONVILLE, FL, 32220

City JACKSONVILLE **State** FL **Zip Code** 32220

Phone 9046257431 **Fax** **Email** EHERZBERG@SLEIMAN.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	004562 0050	8	5	RR-ACRE	PUD
Map	004607 0020	8	5	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) 17.24

Development Number

Proposed PUD Name JONES ROAD

Justification For Rezoning Application

TO PERMIT RESIDENTIAL DEVELOPMENT CONSISTENT WITH AREA TRENDS, DEMANDS AND SIMILAR APPROVED REZONINGS.

Location Of Property

General Location

0 JONES ROAD

House #	Street Name, Type and Direction	Zip Code
0	JONES RD	32220

Between Streets

JONES ROAD and SNELL GROVE AVE E

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 | |
| 17.24 Acres @ \$10.00 /acre: | \$180.00 |
| 3) Plus Notification Costs Per Addressee | |
| 23 Notifications @ \$7.00 /each: | \$161.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,610.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1 LEGAL DESCRIPTION

February 23, 2022

PARCEL 1

A PARCEL OF LAND BEING A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS BOOK 13029, PAGE 1940, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JONES ROAD, AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED, WITH THE SOUTHERLY LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SAID SECTION 4, AS ESTABLISHED BY MAX GARCIA AND ASSOCIATES, PER SURVEY DATED 04/20/1965; THENCE NORTH 00°40'15" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAID JONES ROAD, A DISTANCE OF 267.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°40'15" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID JONES ROAD, A DISTANCE OF 240.71 FEET; THENCE NORTH 09°20'43" EAST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13029, PAGE 1940, A DISTANCE OF 1292.66 FEET TO THE WESTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 7835, PAGE 1003; THENCE SOUTH 02°09'30" WEST, A DISTANCE OF 505.70 FEET TO THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 13029, PAGE 1940, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SAID SECTION 4, AS ESTABLISHED BY MAX GARCIA AND ASSOCIATES, PER SURVEY DATED 04/20/1965; THENCE SOUTH 89°11'46" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1079.48 FEET; THENCE NORTH 07°30'40" EAST, A DISTANCE OF 89.77 FEET; THENCE NORTH 50°01'19" EAST, A DISTANCE OF 9.91 FEET; THENCE NORTH 09°42'49" EAST, A DISTANCE OF 9.49 FEET; THENCE NORTH 29°34'30" WEST, A DISTANCE OF 11.08 FEET; THENCE NORTH 07°58'03" EAST, A DISTANCE OF 124.57 FEET; THENCE NORTH 83°13'25" WEST, A DISTANCE OF 231.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.71 ACRES MORE OR LESS.

R.E. No. 004562-0050 (plus additional lands)

PARCEL 2

A PORTION OF THE NORTH 1/2 OF LOT 9, BLOCK 1, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY OF SAID LOT 9, WITH THE EASTERLY LINE OF JONES ROAD (AN 80-FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 250.21 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUE ALONG LAST SAID LINE, NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, 369.40 FEET TO THE EASTERLY LINE OF SAID LOT 9; THENCE SOUTH 00 DEGREES 43 MINUTES 01 SECONDS WEST, ALONG LAST SAID LINE 330.13 FEET TO THE SOUTHERLY LINE OF SAID NORTH ½ OF LOT 9; THENCE SOUTH 89 DEGREES 30 MINUTES 23 SECONDS WEST, ALONG SAID LINE, 413.65 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 27 SECONDS EAST, 236.65 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 00 SECONDS EAST, 43.25 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 27 SECONDS EAST, 93.44 FEET TO THE POINT OF THE BEGINNING. R.E. NO. 004607-0020

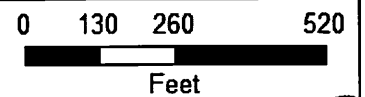
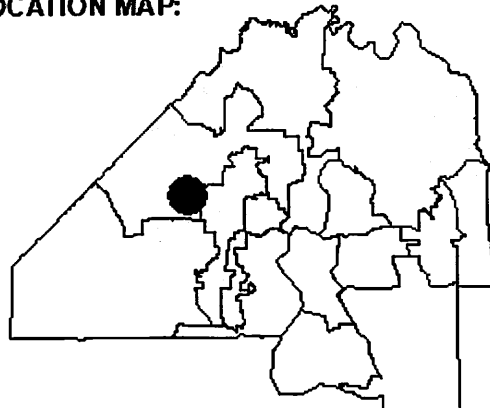


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2022-3914

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit "D"

Residences at Deacon Lakes PUD

Written Description

Date: February 16, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: Low Density Residential (LDR)
- B. Current Zoning District: Residential Rural-ACRE (RR-Acre)
- C. Requested Zoning District: PUD
- D. RE #: 004562-0050, 004670-0020
- E. Project Planner: Michael Herzberg
- F. Project Engineer: Dominion Engineering
- G. Project Developer: N/A

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 17.24± acres of property from Rural Residential-Acre (RR-Acre) to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan") dated January 7, 2022. The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to fifty-five (55) single family detached homes on lots with a minimum area of 6,000 square feet.

The proposed PUD differs from the usual application of the Zoning Code in that it includes a mix of lot sizes, ranging from a minimum of 6,000 to 7,200 square feet. The PUD will incorporate both 60-foot-wide lots, nearest the entryway, and 50-foot-wide parcels throughout the balance of the community. The parcels will also be deeper than the conventional zoning districts, allowing for more front and rear yard areas, wherein residents regularly recreate and landscape. Side yard setbacks and lot coverage are the same as would be allowed under comparable traditional RLD zoning districts. Finally, the PUD offers greater detail of the intended plan of development than a conventional zoning would.

The subject properties (the "Property") is currently owned by a land trust, as well as Mr. Steve Beiser, who is also the Registered Agent for the land trust. The Property is vacant and is located along the east side of Jones Road, less than three-quarters of a mile south of Pritchard Road. The land use designation of the Property is LDR in the Future Land Use Map of the City's Comprehensive Plan, which would permit up to 7 dwelling units per acre. The proposed gross density of this PUD would not exceed 3.2 units per acre, being less than half of the prescribed Land Use Category of the Comprehensive Plan.

The continued success of the Westside Industrial Park, spanning more than 1,600 acres continues to provide employment to the citizens of Duval County. Subsequently, these employees want to live closer to their place of employment and reduce their travel time to and from work. With expanding employers such as Heinz, UPS, Kraft, Volvo, and Volvo, housing demand continues as demonstrated by the recent approvals of Feagles Farm, and other similar developments in the last year, providing up to 850 new homes.

The subject Property is not within any designated flood zone and the elevation slopes gently from Jones Road, eastward toward an existing pond, which is intended to be retained. The developer has utilized Evin, and Michael Herzberg in drafting this narrative and has consulted with Dominion Engineering to create the Site Plan. Development is intended to commence immediately upon approval of the entitlements and required engineering.

Permitted Uses

1. Single Family Dwellings
2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
4. Silviculture and other similar uses will be permitted until development commences.
5. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Minimum Lot and Building Requirements.

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:

- a. Front – Twenty (20) feet.
- b. Side – Five (5) feet.
- c. Rear – Twenty (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, patios, porches, screened enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. **Minimum Lot Requirements.** Fifty (50) feet wide by a minimum of one hundred and twenty (120) feet deep

3. **Maximum Height of Structures.** Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. **Maximum parcel coverage by all buildings.** Fifty (50) percent.

D. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping to be funded by mandatory homeowner's association dues.

E. **Access.** As shown on the Site Plan, access to the lots will be from Jones Road. The engineering and related design of the access point as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.

F. **Pedestrian Circulation.** The development will either provide a sidewalk system consistent with the Comprehensive Plan, or pay into the Sidewalk Fund. The location of any sidewalks and final sidewalk plans are subject to the review and approval of the Planning and Development Department

G. **Recreational/Open Space.** The development shall provide the required recreational area or pay into the fund as required by City Ordinance.

H. **Signage.** The PUD shall permit a Subdivision Identification Sign, as provided for in the Zoning Code. Temporary Construction signage and advertisement of the parcels shall be permitted consistent with the Zoning Code.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages, and sufficient driveway space to park two cars.

J. **Landscaping/Fencing/Screening.** Each homesite shall provide the required landscaping as per the Zoning Code, or as otherwise approved by the Planning and Development Department.

K. **Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

L. **Utilities.** JEA will provide all electric power, water and sewer services.

M. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

N. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

O. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including internal circulation, location of stormwater ponds, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

P. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision.

III. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the LDR land use category, which permits residential development at a density of up to 7 units per acre. At 17.24± acres, the proposed density of 3.2u/a is less than one-half of the permitted density. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.12, 1.1.17, 1.4.5, 3.1.5, 3.1.6 and 3.1.7.

B. **Roadways / Consistency with the Concurrency Management/ Mobility System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access to the future parcels for the site. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to the development trends and rezoning's occurring along the Jones Road corridor. A new, similar development (Ord. 2021-654) was approved by the City in December. This parcel is located only 700 feet south of that 27 acre development and on the same side of Joes Road. Similarly, the City had previously approved a project named Feagles Farm, permitting 765 new units with a mix of 50 and 60 foot lots on 481 acres, further north along Jones Road.

F. **Recreation/Open Space.** The developer shall have the option of providing the reequired recreational areas, as required by the Zoning Code, or paying into the fund, permitting the City to identify appropriate areas for such use.

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.

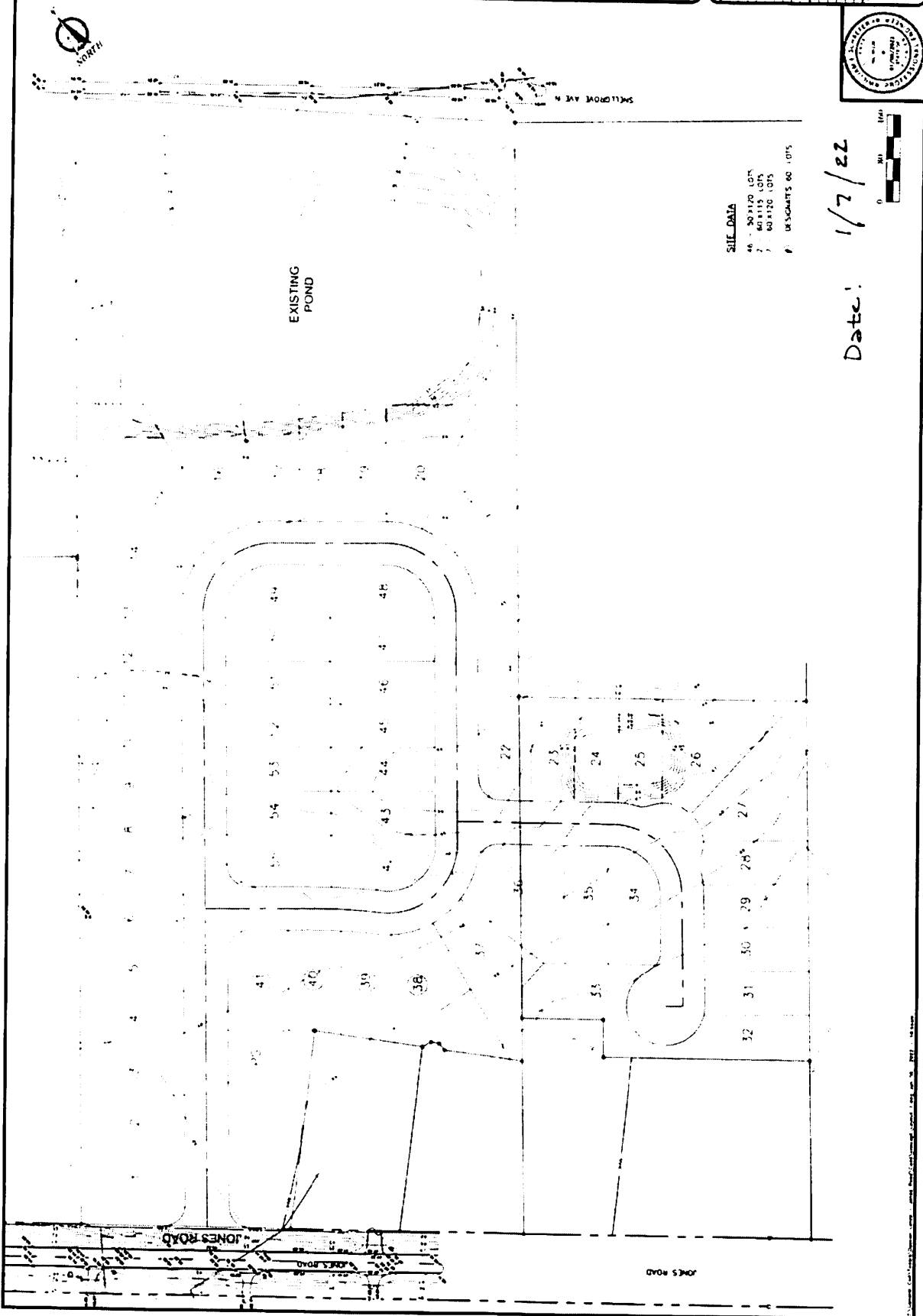
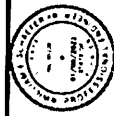
I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. **Sidewalks, Trails, and Bikeways.** The location of all sidewalks will be determined upon final design and will either be compliant with the City's Comprehensive Plan or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

DOMINION ENGINEERING GROUP, INC.
 PLANNERS AND ENGINEERS
 434 SOUTH BAY AND SOUTH WEST LANE SUITE 100
 TEL: 304.343.4444 FAX: 304.343.4444
 www.dominioneng.com

DEACON LAKES
 FOR
 TOWERS GROUP
 PRELIMINARY LAYOUT 5

DATE: 1/7/22
 SHEET NO. C2
 OF 42



SITE DATA
 46 - 50,110 LOTS
 7 - 40,115 LOTS
 7 - 60,120 LOTS
 7 - 60,120 LOTS

Date: 1/7/22



EXHIBIT F

PUD Name

Deacon Lakes PUD

Land Use Table

Total gross acreage	14.17 Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	100 %
Total number of dwelling units	55 D.U.	
Multiple family	Acres	%
Total number of dwelling units	D.U.	
Commercial	Acres	%
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	Acres	%
Public and private right-of-way	Acres	%
Maximum coverage of buildings and structures	Sq. Ft.	50 %



Availability Letter

Sam Crozier

12/2/2021

Dawg Trust Investors, LLC

161 Hampton Point Court, Suite 1

St Augustine, Florida 32092

Project Name: Deacons Lake

Availability #: 2021-5440

Attn: Sam Crozier

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

Point of Connection:

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

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity:

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

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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-5440

Request Received On: 11/11/2021

Availability Response: 12/2/2021

Prepared by: Susan West

Expiration Date: 12/02/2023

Project Information

Name: Deacons Lake

Address: 3131 JONES RD, JACKSONVILLE, FL 32220

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 23450

Parcel Number: 004562 0050, 004607 0020

Location: South of Intersection of Jones and Pritchard Rds just north of Fish Rd

Description: 67 Single Family Residential Lots -

Potable Water Connection

Water Treatment Grid: North Grid

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

Connection Point #2: Proposed 12 inch water main along Jones Rd at Red Bird Lane (LOA 2021-0710)

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

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 12 inch force main at the Jones Rd and Commonwealth Ave intersection

Connection Point #2: Proposed 6 inch force main along Jones Rd just north of Red Bird Lane (LOA 2021-0710)

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.**