

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

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.: 2022-20 **Application for: Still the One PUD**

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

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated November 17, 2021.
2. The **revised** written description dated **January 27, 2022**.
3. The original site plan dated June 10, 2021.

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

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

Planning Commission Commentary: There were two speakers who after reviewing the revised written description, had no objections to the PUD. There was little discussion among the Commissioners.

Planning Commission Vote: 6-0

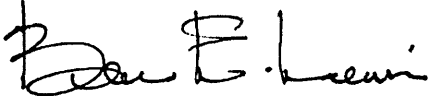
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent

Planning Commission Report
Page 2

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 2022-20 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 2022-20 to Planned Unit Development.

Location: 10249 Hood Court between Hood Road and Shad Road

Real Estate Number(s): 149200-0000

Current Zoning District(s): Planned Unit Development (PUD 2016-392)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Alberta Hipps
The Hipps Group
1650 Margaret Street, #323
Jacksonville Florida 32204

Owner: John Prince
Still the One, LLC
12649 Briarstead Lane
Jacksonville Florida 32258

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-20 seeks to rezone approximately 2.77 acres of land from PUD to PUD. The rezoning to PUD is being sought to add commercial retail and service establishments. The current PUD consists of three parcels and the subject property is considered "Parcel 1", which allows single family dwellings, and offices. Commercial Neighborhood type of uses are allowed on "Parcel 3" which is the eastern quadrant of Hood Road and Shad Road. The proposed PUD is moving the Commercial Neighborhood uses to Parcel 1.

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 Low Density Residential (LDR) 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. This category includes residential developments in a density range of up to seven dwelling units per acre when full urban services are available. Generally, single family dwellings will be the predominant land use in this category. CN Zoning Districts are compatible as a secondary zoning, the proposed PUD would meet the secondary requirements for Commercial Development within the LDR land use, as the site is located at the intersection of two collector roadways. 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 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

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.

(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.

(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 lands for commercial, office and service establishments. 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 property will comply with Part 12 Landscaping Regulation.
- Traffic and pedestrian circulation patterns: The PUD will utilize one access point along Hood Road. There will also be an access point on Hood Court and Old Hood Way.
- The use and variety of building setback lines, separations, and buffering: As noted in the written description, there are proposed setbacks on the front and rear of the property of twenty (20) feet. Additionally, the applicant is proposing buffers and screening between several of the minor roads that are adjacent to the proposed PUD, as well as all residential property.

(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 PUD has provided specific buffers restrictions along Hood Court and Old Hood Way where the PUD is adjacent to single family dwellings. The enhanced screening and landscaping is expected to negate any adverse impacts for the proposed uses.
- The type, number and location of surrounding external uses: The proposed development is located in an area with single family dwellings on large lots and planned residential subdivisions. Commercial development at this location will serve the surrounding community by creating an accessible, local neighborhood commercial node at the intersection of Hood Road and Shad 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	Undeveloped
South	LDR	RLD-80	Single family dwellings
East	LDR	PUD (16-392) RMD-B	Undeveloped Undeveloped
West	LDR	RR-Acre	Single family dwellings

- 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 written description indicates that architectural elevations will be provided to the Planning Department for review and approval. This will ensure the buildings are similar in mass and scale to the adjacent residential dwellings.

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category with low intensity commercial retail and service establishments. The PUD is appropriate at this location because it will provide low intensity commercial uses to serve the surrounding community by creating an accessible, local neighborhood commercial node at the intersection of Hood Road and Shad Road.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed development is located in a predominately rural area with single family dwellings on large lots and planned residential subdivisions. Commercial development at this location will

serve the surrounding community by creating an accessible, local neighborhood commercial node at the intersection of Hood Road and Shad Road.

- The availability and location of utility services and public facilities and services: The site will be served by city sewer and water, as noted in the JEA service availability letter.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required for commercial use.

(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.

(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.

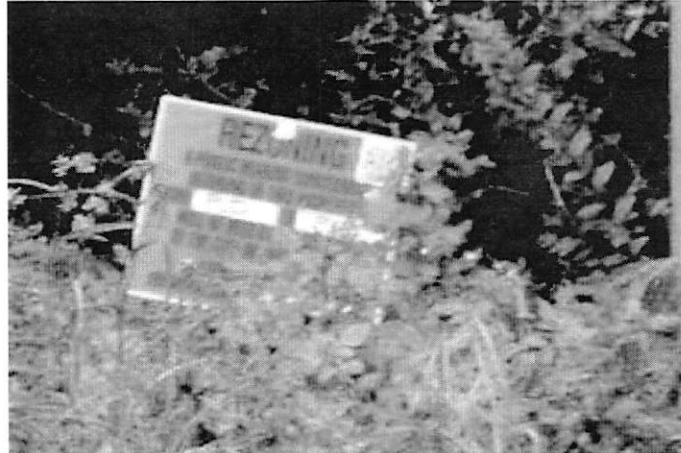
The site will be developed in accordance with Part 6 of the Zoning Code.

(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 **2022-20** be **APPROVED with the following exhibits:**

1. The original legal description dated November 17, 2021.
2. The original written description dated December 13, 2021.
3. The original site plan dated June 10, 2021.



Aerial view of subject property



View of subject property



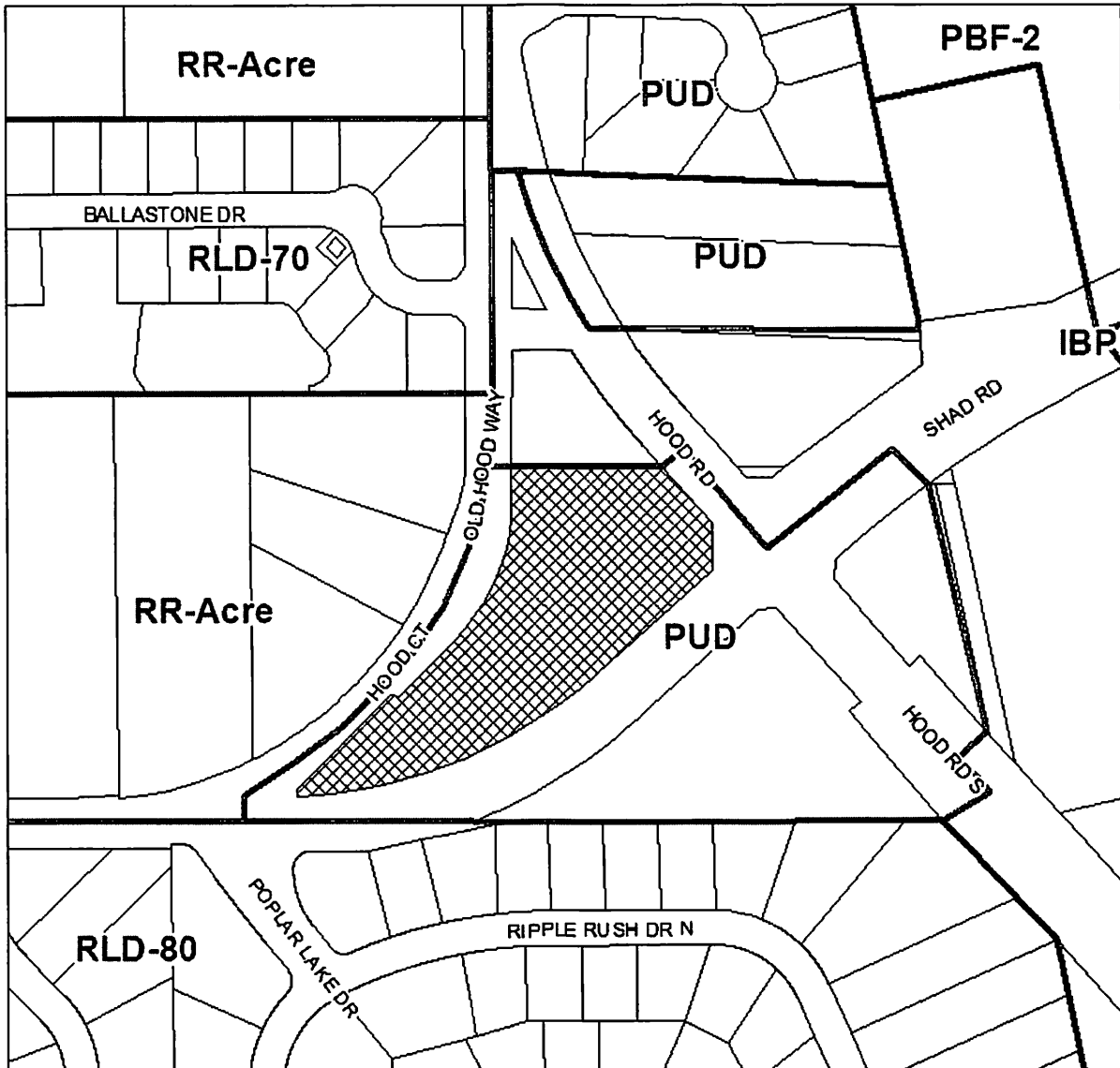
View of subject property

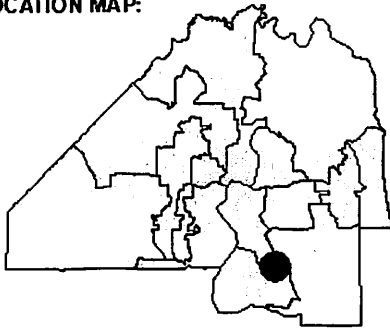
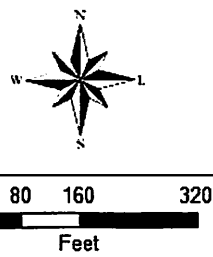


Adjacent single family dwellings



Adjacent single family dwellings



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>6</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0020</p>	<p>TRACKING NUMBER</p> <p>T-2021-3887</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0020 **Staff Sign-Off/Date** BEL / 12/22/2021
Filing Date 01/06/2022 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 02/08/2022 **Planning Commission** 02/03/2022
Land Use & Zoning 02/15/2022 **2nd City Council** N/A
Neighborhood Association BENTON LAKES HOA, GREATER HOOD ROAD COMMUNITY ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3887 **Application Status** PENDING
Date Started 11/09/2021 **Date Submitted** 11/17/2021

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 PRINCE **First Name** JOHN **Middle Name**
Company/Trust Name
STILL THE ONE LLC
Mailing Address
12649 BRIARMEAD LANE
City JAX **State** FL **Zip Code** 32258
Phone 9042241112 **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2016-392

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 149200 0000	6	3	PUD	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)** 2.77**Development Number****Proposed PUD Name** STILL THE ONE**Justification For Rezoning Application**

THE PUD TO PUD APPLICATION IS BEING SUBMITTED TO ANNEX THIS PARCEL FROM THE PREVIOUS LARGER PUD AND REMOVE SINGLE FAMILY USES AND ADD OTHER PERMITTED USES.

Location Of Property**General Location**

HOOD ROAD AT OLD HOOD WAY

House #	Street Name, Type and Direction	Zip Code
10249	HOOD CT	32257

Between StreetsPOLAR LAKE DRIVE **and** HOOD ROAD**Required Attachments For Formal, Complete application**

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

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

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

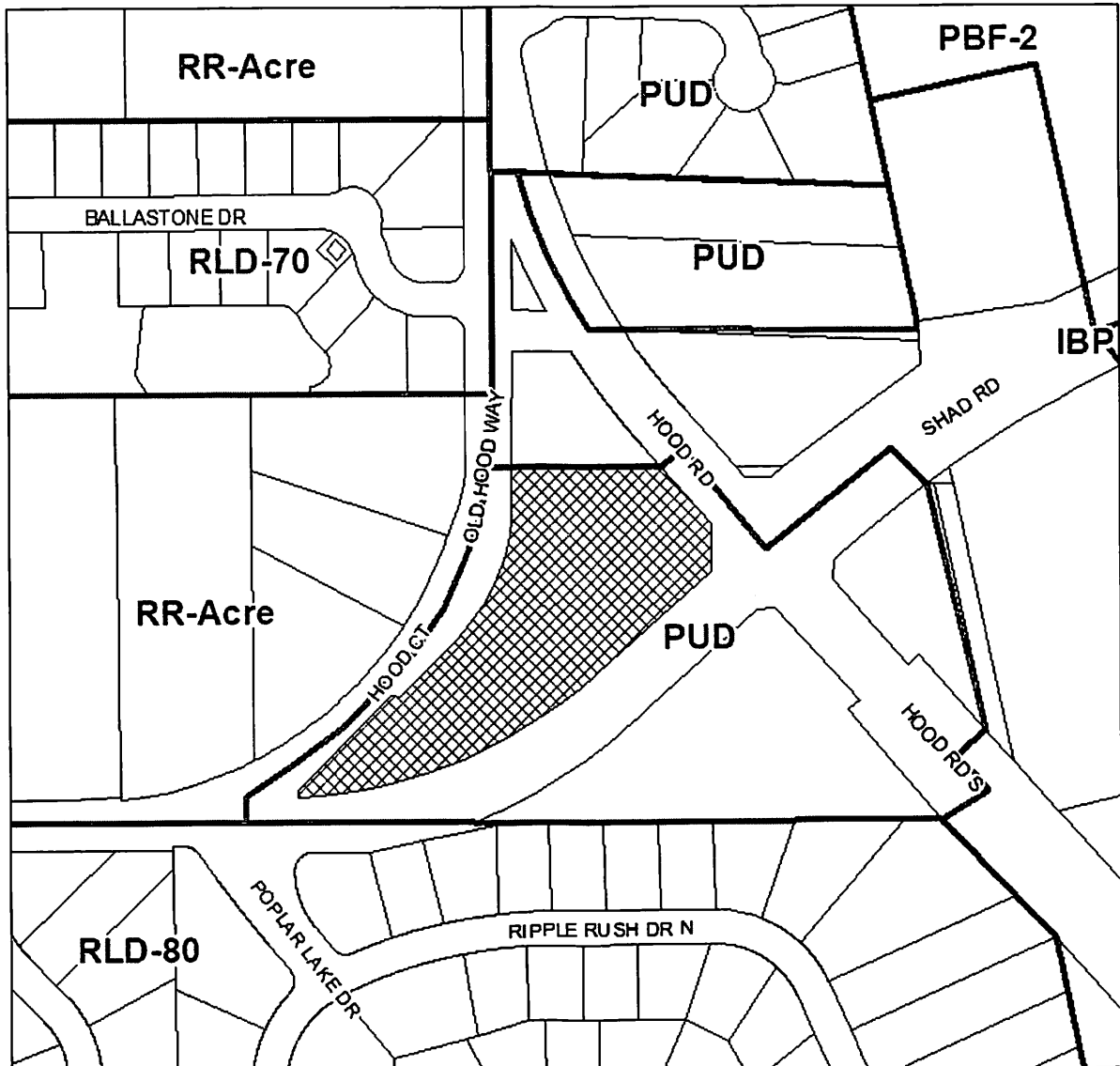
1) Rezoning Application's General Base Fee:	\$2,269.00
2) Plus Cost Per Acre or Portion Thereof	
2.77 Acres @ \$10.00 /acre:	\$30.00
3) Plus Notification Costs Per Addressee	
38 Notifications @ \$7.00 /each:	\$266.00
4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):	\$2,565.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1
LEGAL DESCRIPTION

November 17, 2021

A part of Lots 1, 2 and 3, Sunbeam Pines as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Beginning COMMENCE at the intersection of the Easterly right of way line of Hood Road, as established by Deed Book 1628 Page 18 of the current County Records of said County, with the Northerly line of said Lot 3; thence South 88 ° 02' 16" East, along said Northerly line, a distance of 219.95 feet to the proposed Southwesterly right of way line of Losco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation Case No. 91-14035 CA; thence South 41°28'04" East, along said right of way line, a distance of 100.92 feet; thence South 03°31'56" West 70.71 feet; thence along the proposed Northwesterly right of way line of Shad Road, as described in said Parcel 101, the following, two courses: South 48° 31 '56" West, a distance of 226.55 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 710.00 feet; thence Southwesterly along the arc of said curve, being subtended by a chord bearing of South 68 ° 00'04" West and a chord distance of 473.28 feet to a Point on said curve, said point being the Southeasterly comer of Parcel 144 of aforementioned Condemnation case- thence North 03° 30'45"- West along the Easterly line of said Parcel 144, a distance of 10.47 feet to the aforementioned Easterly right of way line of Hood Road, thence North 45°06"38" East, along said right of way line, a distance of 192.48 feet to the Northerly line of said Lot 1, said line also being the Southerly line of right of way line of Hood Road as described in said Deed Book 1628 Page 18, thence South 88 ° 02'16" East, along said line a distance of 13.71 feet; thence along the Easterly right of way line of Hood Road as described in said Deed Book, the following three courses-North 45° 06'38" East, a distance of 116.10 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 280.51 feet thence Northwesterly along the arc of said curve and along said right of way line, being subtended by a chord bearing of North 22 ° 34'20" East and a chord distance of 215.03 feet to the Point of Tangency of said curve, thence North 00° 02'06" East, a distance of 53.91 feet to the POINT OF BEGINNING.

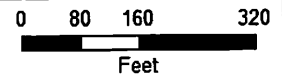
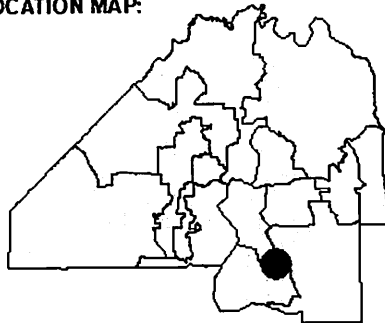


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



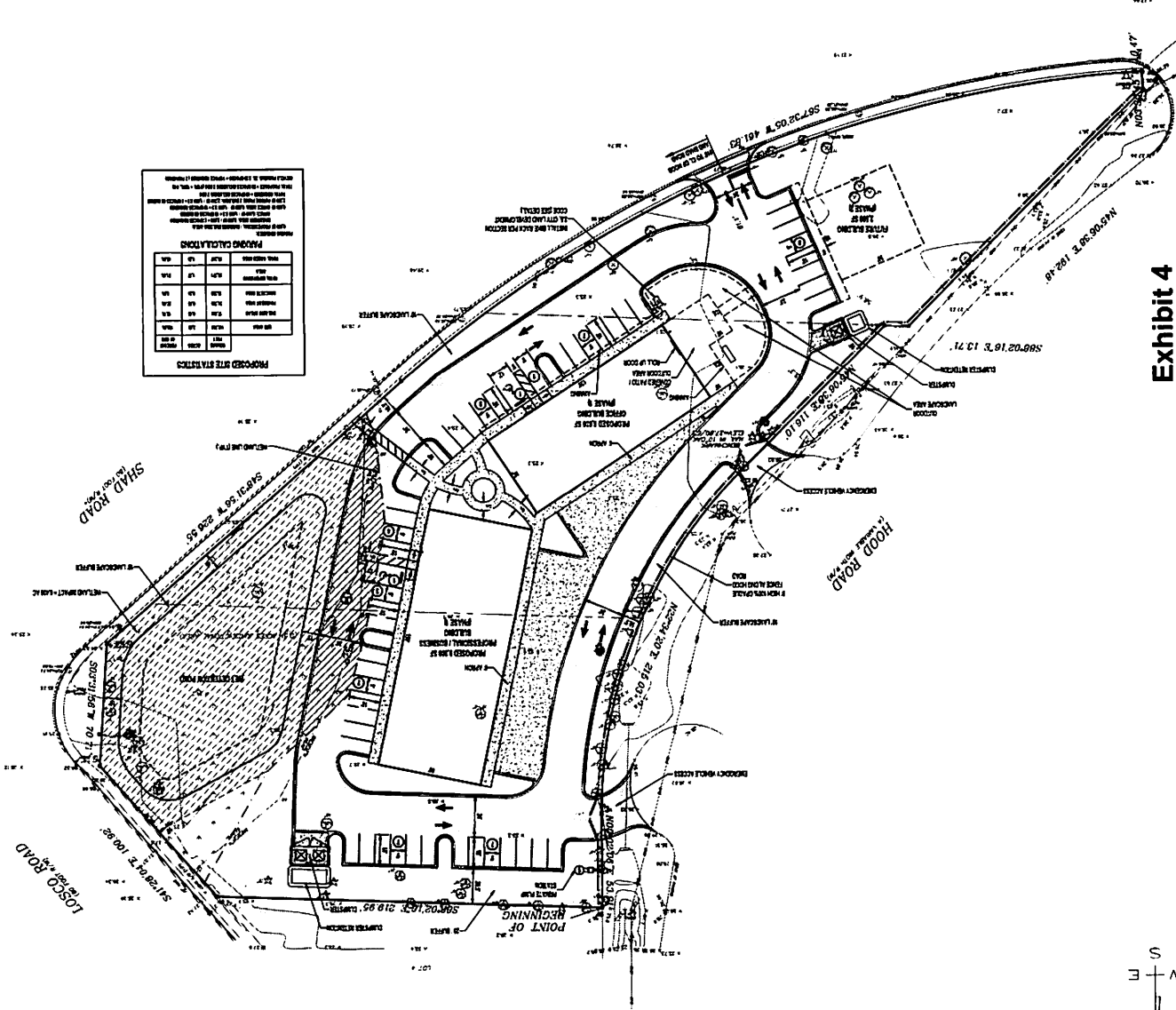
COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2021-3887

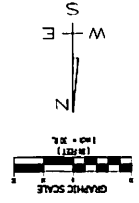
**EXHIBIT 2
PAGE 1 OF 1**



PROPOSED SITE STATISTICS

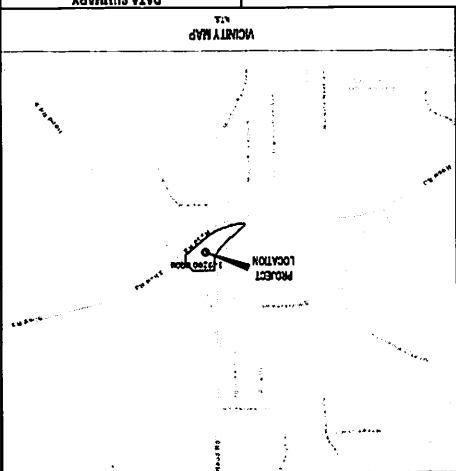
These statistics are based on the proposed site plan and are subject to change if the plan is modified. The statistics are based on the following assumptions: 1. The site is a flat, level area. 2. The site is not subject to any special zoning or other restrictions. 3. The site is not subject to any special environmental or other restrictions.

Category	Value
Total Area	100,000 sq. ft.
Building Area	50,000 sq. ft.
Parking Area	20,000 sq. ft.
Landscaping Area	10,000 sq. ft.
Other Area	20,000 sq. ft.



DATA SUMMARY

PROJECT NAME	5 SMOOTH STONES
PROJECT ADDRESS	HOOD ROAD AND SHAD ROAD JACKSONVILLE, FL
CLIENT	WESTMORELAND CONSTRUCTION, LLC
DESIGNER	WILLIAM E. (ED) TOLLY III, INC.
DATE	06-10-21
SCALE	AS SHOWN
DRAWN BY	WES
CHECKED BY	WET
DATE	21-10-10



WESTMORELAND CONSTRUCTION, LLC
 Commercial & Industrial
 10000 W. 10th Avenue, Suite 200
 Jacksonville, FL 32217
 Phone: (904) 242-0075
 Fax: (904) 242-0076

WILLIAM E. (ED) TOLLY III, INC.
 Consulting Civil Engineer
 10000 W. 10th Avenue, Suite 200
 Jacksonville, FL 32217
 Phone: (904) 242-0075
 Fax: (904) 242-0076
 Certificate of Authorization # 4576

5 SMOOTH STONES
 HOOD ROAD AND SHAD ROAD | JACKSONVILLE, FL
 PUD VERIFICATION PLAN

PUD 1
 21-10-10
 WET
 WES
 AS SHOWN
 06-10-21

NOT RELEASED FOR CONSTRUCTION

Land Use Table

1. Gross acreage: 2.77 +/-
2. Number of dwelling units by each type:
Current : 0

Proposed: 0
3. Land use by acreage:

Commercial 2.77+/-
4. Active recreation: n/a
5. Passive open space (ponds, conservation, wetlands): 1.29 acres
6. Public or private right-of-way: n/a
7. Land coverage of buildings/structures: 52%
8. Total square footage of non-residential buildings: 17,500