

# 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

December 9, 2021

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.: 2021-813**                      **Application for: Skinner / 9A PUD**

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

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

Planning and Development Department Recommendation:     **Approve with Condition**

Planning Commission Recommendation:                             **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated October 19, 2021
2. The original written description dated October 25, 2021
3. The original site plan dated October 8, 2021

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

1. The development shall be subject to the Transportation Memorandum 2021-0813 dated 11/22/2021 or as otherwise approved by Planning & Development Department.

**Planning Department conditions:**

1. The development shall be subject to the Transportation Memorandum 2021-0813 dated 11/22/2021 or as otherwise approved by Planning & Development Department.

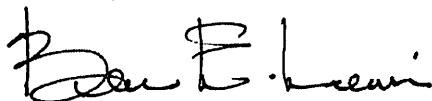
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

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

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2021-0813 TO**

**PLANNED UNIT DEVELOPMENT**

**DECEMBER 9, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0813 to Planned Unit Development.

***Location:*** 0 Baymeadows Road  
Between I-295 and R.G. Skinner Parkway

***Real Estate Numbers:*** 167746-0260

***Current Zoning Districts:*** Planned Unit Development (PUD) 2002-0928-E

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

***Current Land Use Category:*** Mixed Use (MU), pursuant to FLUE Policy 4.3.7

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

***Applicant/Agent:*** T.R. Hainline, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Blvd, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Pinnacle Rental Community, LLC  
8711-11 Perimeter Park Blvd  
Jacksonville, FL 32216

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-0813 seeks to rezone approximately 8.78± acres of land from Planned Unit Development (PUD) Ord. #2002-0928-E to Planned Unit Development (PUD). The rezoning to a new PUD is being sought to permit the development of 474 multi-family residential units.

The current PUD, 2002-0928-E, was approved for mixed use development of commercial, office, institutional, recreation and residential uses with a maximum of 2,251 residential uses and 1,209,007 square feet of non-residential uses.

**PUD Ord. 2002-0928-E was approved with the following conditions:**

- a. The location and number of access points, other than those access points previously approved for Baymeadows Road East Construction (City Development Number 4555.8), shall be subject to the review and approval of the Traffic Engineering Division and the Planning and Development Department.
- b. Full median breaks on Baymeadows Road East shall be as previously approved for Baymeadows Road East Construction (City Development Number 4555.8).
- c. Any full median breaks on other public roads shall have a minimum separation of 800 feet from the closest median break, unless otherwise agreed to be the Traffic Engineering Division and the Planning and Development Department.
- d. Sidewalks shall be provided as required pursuant to the 2010 Comprehensive Plan.

**The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

- Staff does not recommend forwarding previous PUD 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.

**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 Planning and Development Department finds that the subject property is located in the Mixed Use (MU), pursuant to FLUE Policy 4.3.7 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. The PUD site is located within the MU land use category pursuant to FLUE Policy 4.3.7 and within the boundaries of Sector C-2 of the Route 9A, J. Turner Butler Boulevard and Baymeadows Road Transportation Management Area (TMA). The TMA is a Multi-Use Area with development entitlements addressed within FLUE Policy 4.3.7.

Zoning application Ordinance 2021-813 has a companion text amendment to FLUE Policy 4.3.7, Ordinance 2021-812, that revises FLUE Policy 4.3.7 to add the HDR land use category to the allowed mix of uses in the Multi-Use Area. Additionally, the revised policy increases the total number of dwelling units permitted in the TMA, limits the total number of units in the HDR land use category, and limits the HDR land use category to areas located west of the Baymeadows Road Extension.

The proposed revisions to FLUE Policy 4.3.7 pursuant to Ordinance 2021-812 are shown in strike-through/ underline below:

**FLUE Policy 4.3.7**

The Route 9A, J. Turner Butler Boulevard and Baymeadows Road Transportation Management Area, (Sector C-2) which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Residential-Professional-institutional (RPI), Community/General Commercial (CGC), Conservation (CSV), and Public Buildings and Facilities (PBF), consistent with 1) the Multi-Use Land Use Category, 2) the trip generation levels in Route 9A, J. Turner Butler Boulevard and Baymeadows Road Transportation Management Area, and 3) associated development agreements approved on April 8, 1999, so long as such development agreements remain in effect. In no event shall development on this acreage (Sector C-2), as defined by legal descriptions and shown on the land use maps associated with Amendment 2002A-010, exceed ~~2,254~~ 2,865 residential units and 1,209,007 sq. ft. of nonresidential use. Development under the HDR land use shall not exceed 526 of the allotted residential units. Land uses west of Baymeadows Road Extension may include Medium Density Residential (MDR), High Density Residential (HDR), Residential-Professional-Institutional, Community/General Commercial (CGC), and Public Buildings and Facilities (PBF) uses. Land uses east of Baymeadows Road Extension may include Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Conservation (CSV), and Public Buildings and Facilities (PBF) uses.

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. A description of the category is noted below.

***(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 served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

**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.*

**Recreation and Open Space Element**

**Policy 2.2.2**

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

**Policy 2.2.3**

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

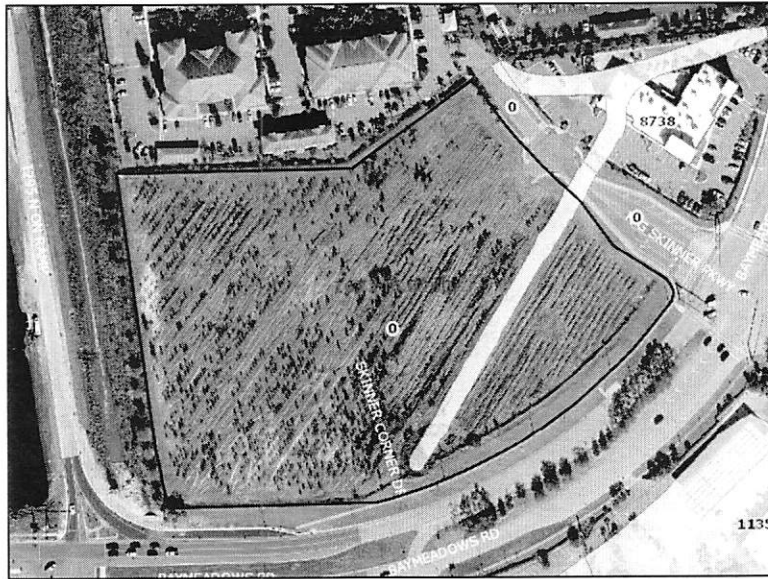
**Policy 2.2.5**

All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

**Flood Zones**

Approximately 0.33 of an acre of the subject site are located within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



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

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

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

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Mixed Use (MU), pursuant to FLUE Policy 4.3.7.

***(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. Currently, there is nothing in the Concurrency system regarding this proposed development and the agent/owner will need to submit a Mobility application & CRC application (attached) to the Concurrency Office.

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

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

This proposed Planned Unit Development intends to permit the development of up to 240 multi-family units. 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:** Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet per residential unit cumulatively throughout the PUD.

**The use of existing and proposed landscaping:** Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12 except that no uncomplimentary buffers shall be required between adjacent multi-family uses.

**The treatment of pedestrian ways:** Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using RG Skinner Parkway. Comments from Traffic & Engineering/ Transportation Division Memo dated November 22, 2021 include:

- A traffic study shall be provided with the Civil Site Plan Review. The traffic study shall address all of the items discussed at the methodology meeting for this project that was held on 9/20/21.

The subject site is 8.78 acres and is accessible from Baymeadows Road East, functionally classified as an arterial facility. Baymeadows Road East is currently operating at 29.29% of capacity. This segment of Baymeadows Road East has a maximum daily capacity of 39,492 vehicles per day (vpd) and average daily traffic of 11,568 vpd.

This PUD is for a residential development. The applicant requests 474 units of ITE code 220 multifamily which would produce 3,195 vehicular trips.



**The use and variety of building setback lines, separations, and buffering:** The minimum setback from principal structure to property boundary will be twenty (20) feet with a maximum of sixty-five (65) feet in height.

***(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:** Subject property is located at the Northeast corner of I-295 and Baymeadows Road East with multi-family residential to the north and commercial uses to the east and south.

**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	MU	PUD: 2002-0928	Multi-Family Dwellings
South	CGC	PUD: 2001-1247	Gas Station/ Fast-Food Restaurant
East	MU	PUD: 2002-0928	Neighborhood Shopping Center
West	CGC	CCG-1	I-295

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

The proposed development is consistent with the proposed MU functional land use category and will allow for the development of a maximum of 526 multi-family development. The PUD is appropriate at this location because it is consistent with the surrounding residential uses.

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

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated November 18, 2021, Water, sewer, reclaimed and electric services to be consistent with JEA design standards, process and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. There is an existing 8 inch water and sewer main along RG Skinner Parkway.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** Access to the site is via R G Skinner Parkway. There is no direct access to a State facility. The Florida Department of Transportation has reviewed the proposed project and per memo dated November 18, 2021: The segments mentioned in Table 2 have sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on I-295.

**TABLE 2**

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	I-295	4601	Gate Pkwy to SR-152	D	13,620	10,246	C
Duval	I-295	601	SR-152 to SR-9B	D	13,620	11,035	C

**School Capacity:**

Based on the Development Standards for impact assessment, the 8.78± acre proposed PUD rezoning has a development potential of 240 multi-family dwellings. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis  
PUD 2021-0813**

**Development Potential: 474 Residential Units**

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 3&4
Elementary	5	8,220	84%	59	88%	816	2,214
Middle	5	2,257	80%	24	69%	127	948
High	5	7,617	98%	35	92%	310	398
<b>Total New Students</b>				<b>118</b>			

*Total Student Generation Yield: 0.333*

*Elementary: 0.167*

*Middle: 0.073*

*High: 0.093*

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

### **Public School Facilities Element**

#### **Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

#### **Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

#### **Objective 3.2**

##### **Adopted Level of Service (LOS) Standards**

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

#### **Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

#### **Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Twin Lakes Academy ES #251	4	59	1014	838	83%	92%
Twin Lakes Academy MS #253	4	24	1,014	838	83%	92%
Atlantic Coast HS #268	5	35	2,443	2,388	98%	95%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 474 dwelling units – 2021-0813
- Same as Above (SAA)

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

Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet per residential unit cumulatively throughout the PUD.

***(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.***

For apartment units, parking will be provided at a minimum of 1.75 parking spaces per dwelling unit. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings.

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

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

**Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.**

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 16, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



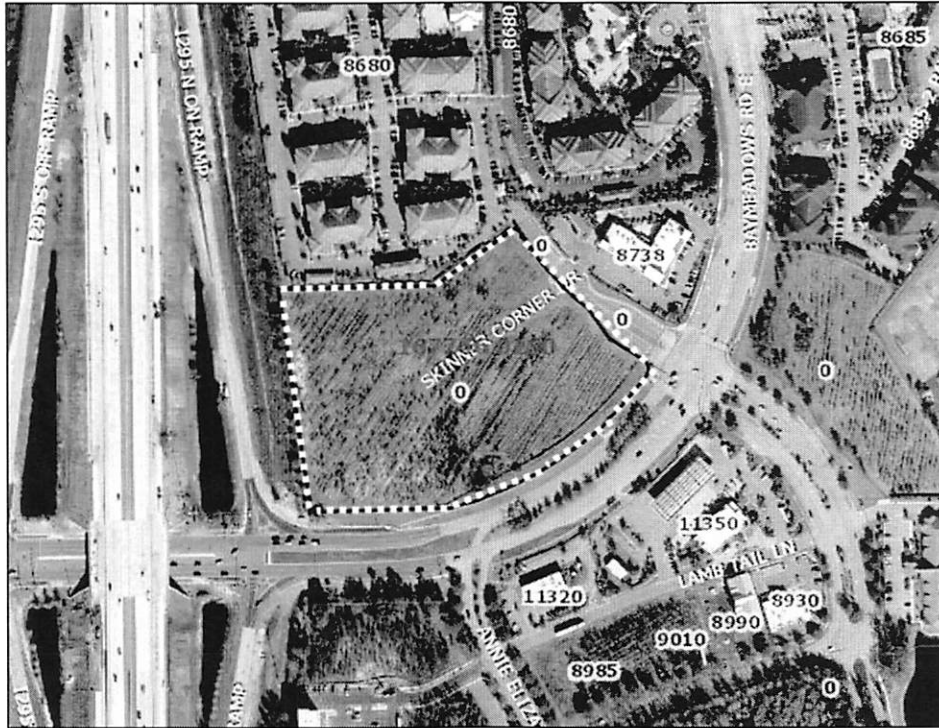
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0813** be **APPROVED with the following exhibits:**

1. The original legal description dated October 19, 2021
2. The original written description dated October 25, 2021
3. The original site plan dated October 8, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0813** be **APPROVED W/ CONDITION**

1. Per conditions set forth in Transportation Memorandum 2021-0813 dated 11/22/2021 or as otherwise approved by Planning & Development Department.



Aerial View

Source: JaxGIS



View of Subject Property

Source: JAXGIS Maps



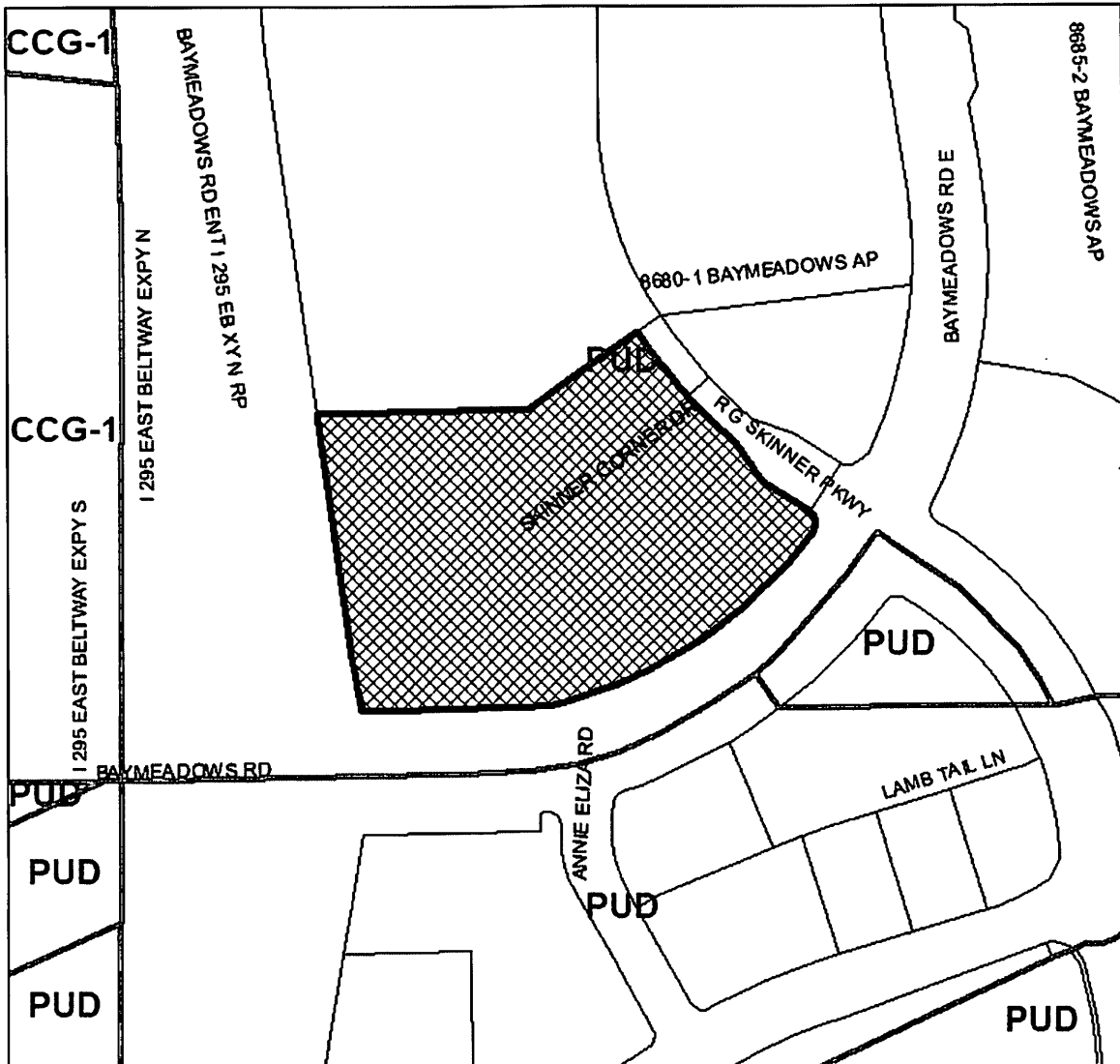
**View of Property to the North**

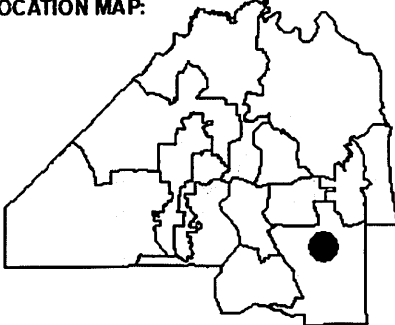
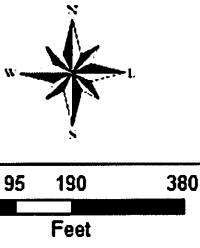
*Source: Planning & Development Dept.  
Date: November 16, 2021*



**View of Property to the East**

*Source: Planning & Development Dept.  
Date: November 16, 2021*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p><b>11</b></p>
<p><b>T-2021-3831</b></p>		<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>



### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2021-0813 **Staff Sign-Off/Date** ELA / 11/03/2021  
**Filing Date** 11/09/2021 **Number of Signs to Post** 7  
**Hearing Dates:**  
**1st City Council** 12/14/2021 **Planning Commission** 12/09/2021  
**Land Use & Zoning** 01/04/2022 **2nd City Council** N/A  
**Neighborhood Association** N/A  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 3831 **Application Status** FILED COMPLETE  
**Date Started** 10/08/2021 **Date Submitted** 10/08/2021

#### General Information On Applicant

**Last Name** HAINLINE **First Name** T.R. **Middle Name**  
**Company Name** ROGERS TOWERS, P.A.  
**Mailing Address** 1301 RIVERPLACE BOULEVARD, SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** SEE **First Name** BELOW **Middle Name**  
**Company/Trust Name** PINNACLE RENTAL COMMUNITY LLC  
**Mailing Address** 8711-11 PERIMETER PARK BLVD.  
**City** JACKSONVILLE **State** FL **Zip Code** 32216  
**Phone** **Fax** **Email**

#### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2002-0928

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167746 0260	11	3	PUD	PUD

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

**Existing Land Use Category**

MU

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre) 8.78****Development Number****Proposed PUD Name SKINNER/9A PUD****Justification For Rezoning Application**

PUD - SEE EXHIBIT "D"

**Location Of Property****General Location**

NORTHEAST QUADRANT OF THE INTERSECTION OF BAYMEADOWS RD. E. &amp; I-295

House #	Street Name, Type and Direction	Zip Code
0	BAYMEADOWS RD	32256

**Between Streets**

I-295 and R.G. SKINNER PARKWAY

**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**  
  - 8.78 Acres @ \$10.00 /acre:** \$90.00
- 3) Plus Notification Costs Per Addressee**  
  - 8 Notifications @ \$7.00 /each:** \$56.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,415.00

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

# Skinner/9A PUD

October 25, 2021

## I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 167746-0260
- B. Current Land Use Designation: MU
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: MU

## II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Pinnacle Rental Community LLC (the “Applicant”) proposes to rezone approximately 8.78 acres of property located in the northeast quadrant of the intersection of I-295 and Baymeadows Road East from Planned Unit Development, approved under Ordinance 2002-928-E, as modified (the “Existing PUD”), to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). This PUD zoning district is being sought to allow for the multifamily development of the Property, in addition to existing permitted uses, as more particularly set forth in Section IV below.

The Existing PUD allows for multifamily development on the Property, but contains certain limitations and restrictions that are inconsistent with the current multifamily development marketplace. In recognition of the foregoing, a land use amendment initiated by the City of Jacksonville will be adopted simultaneously with, and as a companion to, this PUD, which allows for High Density Residential (HDR) land use within the Multi Use Area (MU) land use applicable to the Property, with a maximum of 526 units (the “Companion Amendment”). This PUD will use a portion of the multifamily units approved by the Companion Amendment, and is consistent with the Companion Amendment and the 2030 Comprehensive Plan.

## III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, MU	PUD	Retail, Gas Station, Restaurant
East	MU	PUD	Restaurant, Multifamily
North	MU	PUD	Multifamily
West	CGC, MU	PUD, CCG-1	I-295

#### IV. PERMITTED USES

A. Permitted Uses and Structures: The permitted uses on the Property shall be as follows:

1. Apartments (rental or condominium ownership).
2. Townhomes/carriage homes (fee simple, condominium ownership, or rental), subject to the provisions of Part 4 of the Zoning Code.
3. Leasing/sales/management offices, models, and similar uses.
4. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
5. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
6. Mail center.
7. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.
8. Carwash (self) area for residents.
9. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
10. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
11. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
12. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
13. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Minimum lot requirements (width and area): The minimum lot width and area shall be as follows:

1. Width – None

2. Area – 735 square feet for each unit, not to exceed 55 units per acre.

**C. Minimum Yard Requirements:** The minimum yard requirements for the Property shall be as set forth below:

1. Front—None.
2. Side— None.
3. Rear— None.

**D. Minimum Setback of Principal Structures from Boundary of the Property.** Twenty (20) feet.

**E. Maximum Height:** The maximum height shall be sixty-five (65) feet; provided, however, that height may be unlimited where the minimum setback of principal structures from the boundary of the Property is increased on all sides by one (1) foot for each six (6) feet of building height in excess of sixty-five (65) feet. Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.

**F. Maximum Lot Coverage by All Buildings:** Fifty-five percent (55%).

**G. Maximum Multifamily Density on the Property:** The maximum multifamily density on the Property shall be fifty-five (55) units per acre.

**H. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access:** Access for the proposed multifamily development of the Property will be provided as shown on the Site Plan. All access points and interior circulation shall be subject to the review and approval of the City Traffic Engineer.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

**C. Recreational/Open Space**

Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet per residential unit cumulatively throughout the PUD.

**D. Landscaping**

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12, except as provided for in Section IV.H.2 above and except that no uncomplementary buffers shall be required between adjacent multifamily uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

**E. Signage**

Multifamily residential development on the Property shall be permitted two (2) externally illuminated monument signs with two sides each, which each shall not exceed fifteen (15) feet in height and one hundred fifty (150) square feet (each side), in the areas generally shown on the PUD Site Plan.

Wall and projecting signs are permitted on the faces of multifamily buildings oriented towards a public right of way. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the occupancy frontage or respective side of the building oriented toward such public right of way. These signs may be externally illuminated or non-illuminated. In the event that a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two occupancy frontages or sides of the building adjacent to such sign.

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and

project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

**F. Modifications**

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

**G. Parking and Loading Requirements for Vehicles and Bicycles**

For apartment units, parking will be provided at a minimum of 1.75 parking spaces per dwelling unit.

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks.

Except as set forth above, parking shall be provided in accordance with Part 6 of the Zoning Code.

**H. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.



**I. Impervious Surface**

The required impervious surface ratio applicable to multifamily development on the Property shall be the ratio required for a property zoned RHD-B (85%).

**J. Utilities**

The Property is served by JEA.

**K. Conceptual Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, 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. The building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on September 30, 2021.

**VII. JUSTIFICATION FOR THE PUD REZONING**

This PUD allows for multifamily development of the Property consistent with the HDR land use category added to the MU land use category applicable to the Property pursuant to the Companion Amendment.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The existing zoning district/Zoning Code applicable to the Property is the Existing PUD. This PUD differs from the Existing PUD by (i) increasing the maximum height for multifamily development on the Property, (ii) increasing the maximum lot coverage for multifamily development on the Property, (iii) increasing the maximum density for multifamily development on the Property, (iv) providing for multifamily access consistent with the PUD Site Plan, (v) providing for specific parking requirements for multifamily development of the Property and (vi) providing specific signage requirements for multifamily development of the Property. In total, the differences from the Existing PUD allow for multifamily development consistent with the HDR land use category added to the MU land use category applicable to the Property pursuant to the Companion Amendment.

**IX. PERMISSIBLE USES BY EXCEPTION**

The uses permitted by exception in the RHD-B Zoning District.

**X. NAMES OF DEVELOPMENT TEAM**

Developer/Owner: Pinnacle Rental Community LLC

Planner/Engineer: Abbey Civil Engineers, Inc.

Architect: Group 4 Design

**XI. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit “F.”**

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the MU land use category, as amended by the Companion Amendment.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System and the TMA.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan and the MU land use category applicable to the Property pursuant to the Companion Amendment.

**D. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

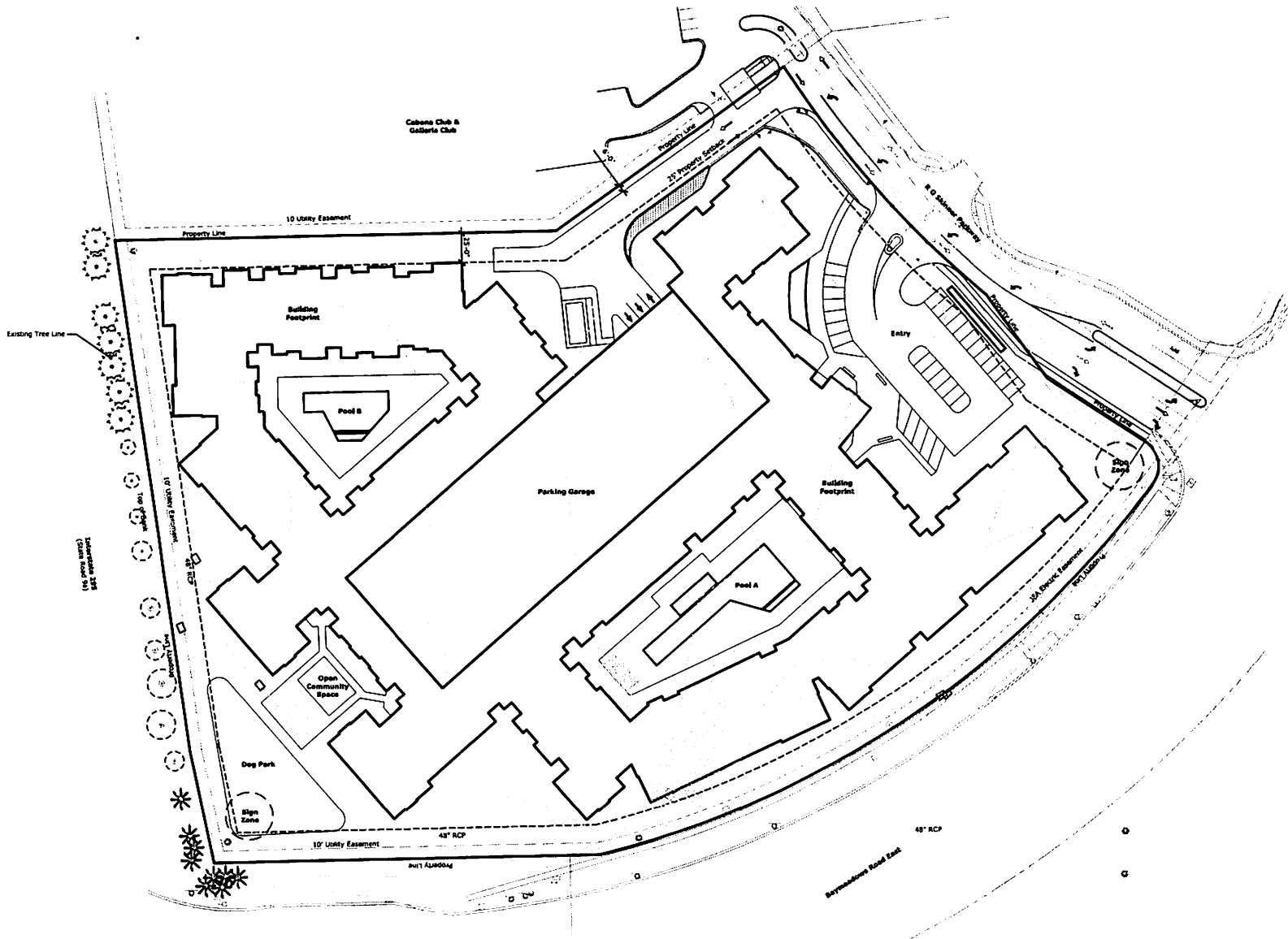
**E. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner/operator.

**F. Usable Open spaces, Plazas, Recreation Areas:** See above.

**G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**H. Parking Including Loading and Unloading Areas:** See above.

**I. Sidewalks, Trails, and Bikeways:** See above.



# Proposed Site Plan

Pinnacle (Jacksonville, Florida)  
 Fort Family Investments  
 LINCK Landscape Architecture  
 08 October 2021

EXHIBIT E



Exhibit F

Total gross acreage	8.78 ac	100%
Amount of each different land use by acreage		
Multi-Family	8.78 ac	100%
Maximum number of dwelling units	474	
Total amount of active recreation	1.63 ac	.
Maximum coverage of non-residential buildings and structures at ground level	N/A	

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).