

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

October 21, 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.: 2021-638 **Application for: Eastside Community Church 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 July 1, 2021
2. The original written description dated August 5, 2021
3. The original site plan dated March 23, 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 three speakers in opposition and their concerns were increased traffic and traffic u-turns. The Commissioners felt the project was appropriate, but had concern about the height of the buildings adjacent to single family.

Planning Commission Vote: 7-0

David Hacker, Chair Aye

Alex Moldovan, Vice Chair Aye

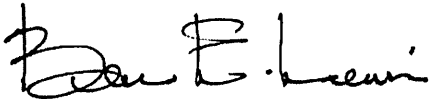
Ian Brown, Secretary Aye

Planning Commission Report
Page 2

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 2021-0638 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 7, 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 **2021-0638** to Planned Unit Development.

Location: 13301 Beach Boulevard
Between Kernan Boulevard and Hodges Boulevard

Real Estate Numbers: 167067-0010

Current Zoning Districts: Planned Unit Development (PUD) 2002-0791-E

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Blvd, Suite 901
Jacksonville, FL 32207

Owner: Timothy Lusk
Eastside Community Church Inc.
13301 Beach Blvd
Jacksonville, FL 32246

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0638** seeks to rezone approximately 15.01± acres of land from Planned Unit Development (PUD) Ord. #2002-0791-E to Planned Unit Development (PUD). The rezoning to a new PUD is being sought to permit the development of multi-family

residential housing not to exceed 240 units. A portion of the subject property is already developed and operating as Eastside Community Church.

The current PUD, 2002-0791-E, was approved for construction of compatible professional/business offices, a church, school, library and related facilities. The proposed PUD allows for a mix of uses needed for housing in the vicinity. The PUD also allows the north portion of the property to be utilized in manner more efficient than the usual application of the zoning code.

PUD Ord. 2002-0791-E was approved with the following conditions:

- a. The development shall be subject to the review and approval of the Department of Public Works, Traffic Engineering Division, pursuant to memorandum dated September 11, 2002, attached hereto as Exhibit B-1 and incorporated herein by this reference, and the Transportation Planning Division memorandum dated September 3, 2002, as attached hereto as Exhibit B-2 and incorporated herein by this reference, and the Florida Department of Transportation memorandum dated August 28, 2002, attached hereto as Exhibit B-3 and incorporated herein by this reference, or as otherwise approved by the Traffic Engineering Division, Florida Department of Transportation and the Planning and Development Department.
- b. All signage shall be non-illuminated or indirectly illuminated by a light source that is not a component of the sign, or as otherwise approved by the Planning and Development Department.

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

- a. Traffic & Engineering has issued new comments and therefore staff does not recommend forwarding this condition.
- b. Proposed signage within the new Written Description states that all signage shall be non-illuminated or externally illuminated only and therefore staff does not recommend forwarding this condition.

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 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5590-21C (Ordinance 2021-0637) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Residential Professional Institutional (RPI). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5590-21C be approved.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. 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. RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged. The maximum gross density in the Urban Area is 30 units/acre; except that for sites abutting LDR or Rural Residential the maximum density shall be 20 units/acre. Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The proposed PUD site plan and written description are consistent with the required density limitations and development characteristics of the proposed RPI land use category.

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 Urban 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.

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for the Craig Municipal Airport. Zoning will limit development to a maximum height of less than 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Flood Zones

Approximately 0.5 of an acre of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard 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 0.2 PCT Annual Chance Flood Hazard flood zone is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. 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): Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5590-21C (Ordinance 2021-0637) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Residential Professional Institutional (RPI). The Planning and Development Department finds that the proposed PUD is in/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. 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.

(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: The site shall comply with the requirements of the Zoning Code for recreation and open space.

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: Pedestrian access shall be provided by sidewalks installed on one side of the entry road and will connect to the existing sidewalks on Beach Boulevard. Sidewalks will be in accordance with 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 Beach Boulevard. Comments from Transportation include:

Beach Boulevard from Kernan Boulevard to Hodges Boulevard is the directly accessed functionally classified roadway in the vicinity. Beach Boulevard is a 3 lane divided arterial in this vicinity and is currently operating at 81.81 % of capacity. This Beach Boulevard segment has a maximum daily capacity of 59,900 vpd and a 20 19 daily traffic volume of 49,005 vpd. Access to the site via Beach Boulevard (SR 90) must be subject to FDOT access management requirements.

This development is for 240 units of ITE Code 221 Midrise Multifamily which will generate 1,306 daily vehicle trips.

The use and variety of building setback lines, separations, and buffering: The proposed 240 unit multi-family dwellings will be developed according to the standards of RMD-D for density and setbacks except for Rear and Side setbacks will be reduced from 20 feet to 15 feet.

(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 site is located on the north side of Beach Boulevard, a major arterial roadway, between Kernan Boulevard and Hodges Boulevard. Currently, the site is mostly undeveloped with a church use fronting Beach Boulevard on one portion of the site. A mix of residential and non-residential uses front the north and south side of Beach Boulevard in this immediate area. A public library abuts the site to the west with a service garage just west of the library. Surrounding the site further west, north and east are single-family residential subdivisions. Directly south across Beach Boulevard is a mix of single-family and multi-family residential uses. The site has access to full urban services.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD: 2012-0370	Single Family Dwellings
South	RPI	PUD: 2001-1061	Single Family Dwellings
East	LDR	PUD: 2012-0370	Townhomes
West	RPI	PUD 2002-0791	Public Library

(6) Intensity of Development

The proposed development is consistent with the proposed RPI functional land use category and will allow for the development of a maximum of 240 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 September 15, 2021, JEA has no objection to proposed PUD. There is an existing 20 inch water main along Beach Blvd. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Vehicular access to the Property shall be by way of Beach Boulevard.

School Capacity:

Based on the Development Standards for impact assessment, the 15.01± 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 2021-0638**

Development Potential: 240 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	8,312	85%	40	94%	521	1,607
Middle	5	2,343	83%	17	88%	35	493
High	5	7,615	98%	22	98%	4	17

Total New Students	79		
--------------------	----	--	--

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 (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Kernan Trail ES #231	5	40	663	174	99%	102%
Kernan MS #279	5	17	1,151	747	105%	97%
Atlantic CoastHS #268	5	22	2,443	1,415	95%	97%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 240 dwelling units – 2021-0638
- Same as Above (SAA)

(7) Usable open spaces plazas, recreation areas.

The site shall comply with the requirements of the Zoning Code for recreation and open space.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 5.6 Acres

General Location(s): In the northern portion of the site.

Quality/Functional Value: The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City’s waterways.

Soil Types/ Characteristics: (22) The Evergreen series and Wesconnett series are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. Generally the high water table is at or above the surface for very long periods.

(32) Leon fine sand – consists of nearly level, poorly drained and very poorly drained, sandy soils. These soils formed in thick beds of marine sand. They are in flatwoods and tidal marshes. The soils are slowly permeable to moderately rapidly permeable. In areas in flatwoods, the high water table generally is at a depth of 6 to 18 inches. In tidal areas, the high water table generally is at or near the surface and the areas are flooded twice daily by fluctuating tides for very brief periods.

(35) Lynn Haven fine sand – consists of nearly level and gently sloping, very poorly drained, sandy soils. These soils formed in thick beds of sandy marine sediments. They are on flats and in seep areas on side slopes. The soils are moderately permeable and moderately rapidly permeable. Generally, the high water table is at or near the surface.

Wetland Category:

Category III

Consistency of
Permitted Uses:

All uses subject to CCME Policy 4.1.6

Environmental Resource
Permit (ERP):

Not provided by the applicant

Wetlands Impact:

The companion PUD site plan shows areas where development may impact the wetlands on site. All local, state and federal requirements must be followed before moving forward with development that may impact wetlands.

Associated Impacts:

None

Relevant Policies:

CCME Policies 4.1.3 and 4.1.6

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.

(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 parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.4 parking spaces per unit for the multi-family dwelling site.

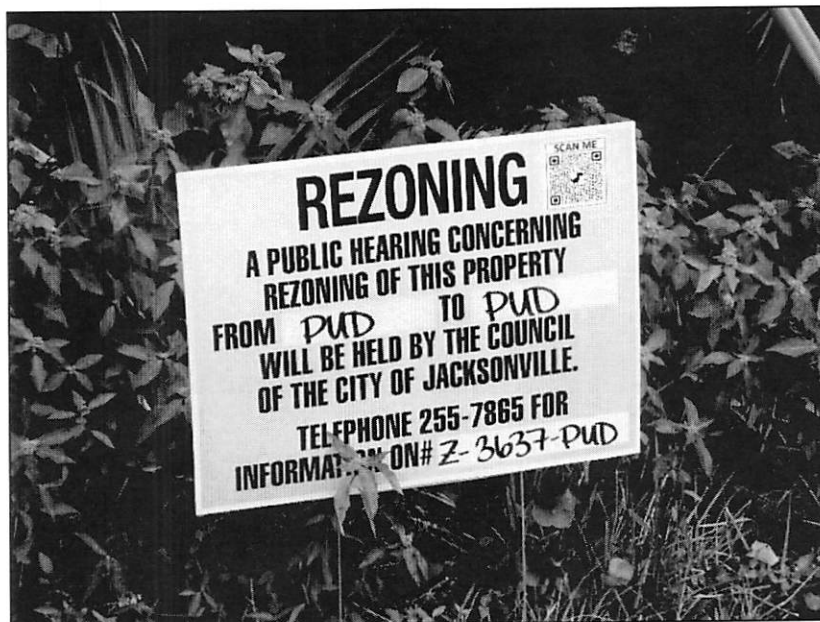
(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed on one side of the entry road and will connect to the existing sidewalks on Beach Boulevard. Sidewalks will be in accordance with 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 **September 14, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.

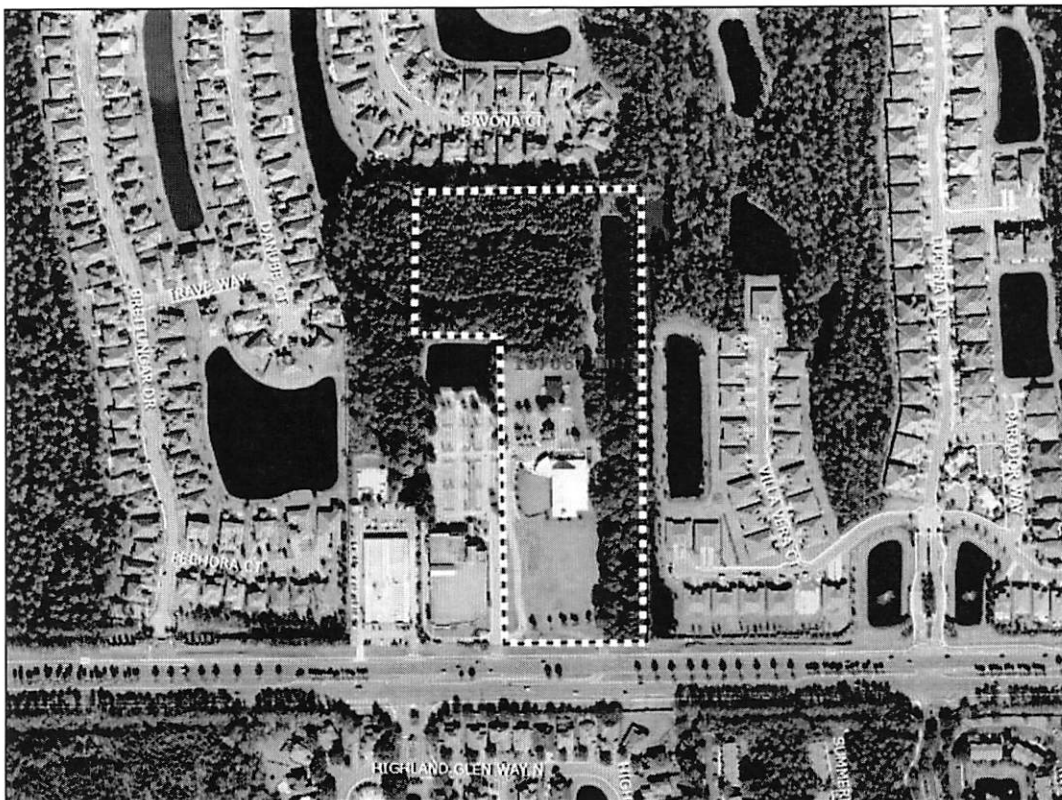


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0638** be **APPROVED** with the following exhibits:

1. The original legal description dated July 1, 2021
2. The original written description dated August 5, 2021
3. The original site plan dated March 23, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0638** be **APPROVED**



Aerial View

Source: JaxGIS



Proposed Entrance to Multi-Family

Source: Planning & Development Dept.

Date: September 14, 2021



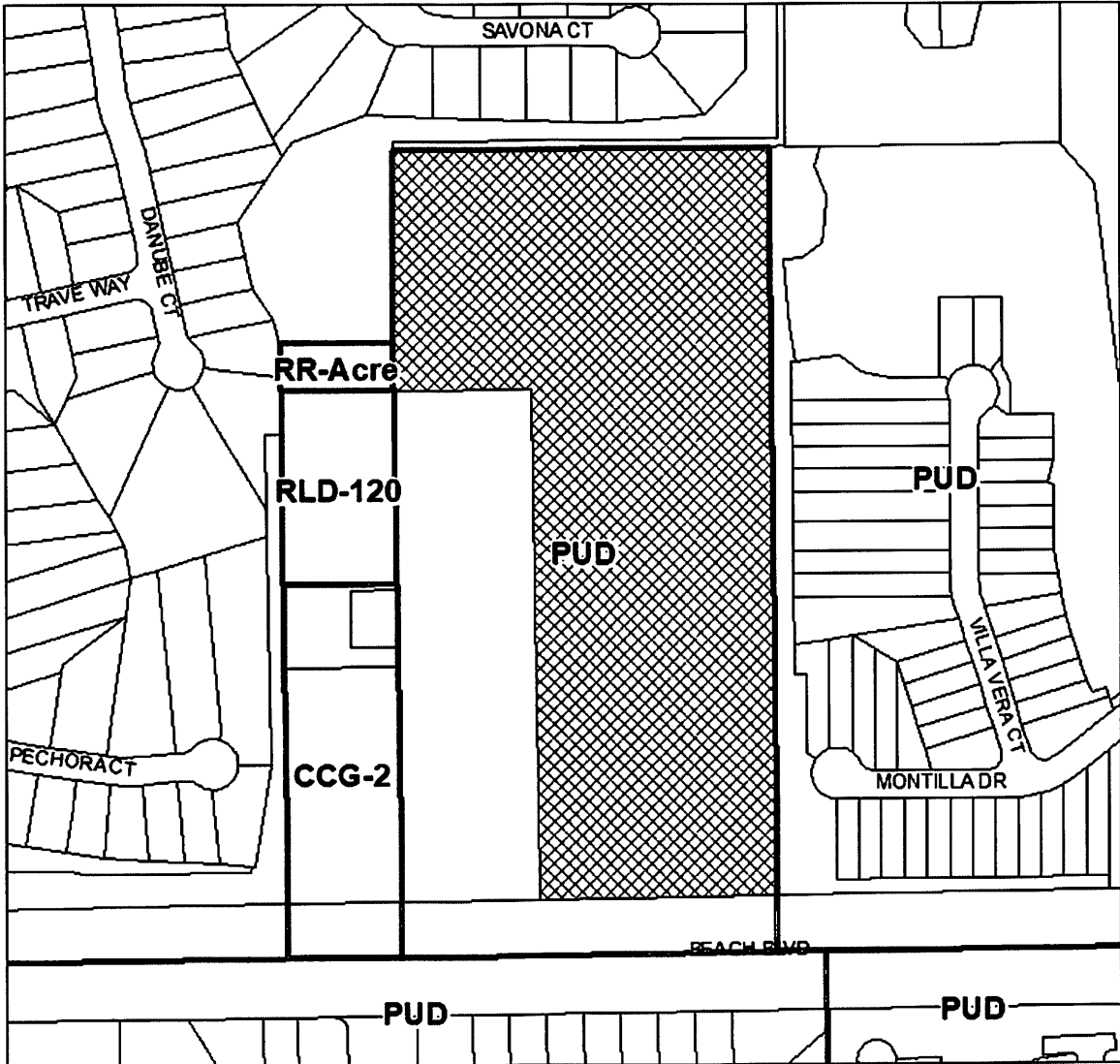
View of Subject Property

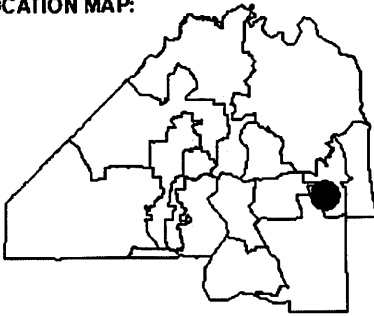

Source: JAXGIS Maps



View of Property to the West

*Source: Planning & Development Dept.
Date: September 14, 2021*



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER ORD-2021-0638</p>	<p>TRACKING NUMBER T-2021-3637</p>	<p>COUNCIL DISTRICT: 3</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0638 **Staff Sign-Off/Date** ELA / 08/30/2021
Filing Date 09/14/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 10/12/2021 **Planning Commission** 10/07/2021
Land Use & Zoning 10/19/2021 **2nd City Council** 10/26/2021
Neighborhood Association WEST BEACHES COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3637 **Application Status** FILED COMPLETE
Date Started 07/01/2021 **Date Submitted** 07/01/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name LUSK **First Name** TIMOTHY **Middle Name**
Company/Trust Name
 EASTSIDE COMMUNITY CHURCH INC
Mailing Address
 13301 BEACH BLVD
City JACKSONVILLE **State** FL **Zip Code** 32246
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2002-791

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167067 0010	3	2	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 #

5590

Total Land Area (Nearest 1/100th of an Acre) 15.01

Development Number

Proposed PUD Name EASTSIDE COMMUNITY CHURCH PUD

Justification For Rezoning Application

TO CONFORM WITH SURROUNDING LAND USES. TO PROVIDE FOR RESIDENTIAL ON THE BACK OF THE PROPERTY. TO ALLOW FOR A MIX OF RESIDENTIAL USES IN THE AREA.

Location Of Property

General Location

NORTH SIDE OF BEACH BLVD, BETWEEN KERNAN BLVD AND HODGES BLVD

House #	Street Name, Type and Direction	Zip Code
13301	BEACH BLVD	32246

Between Streets

KERNAN BLVD and HODGES BLVD

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

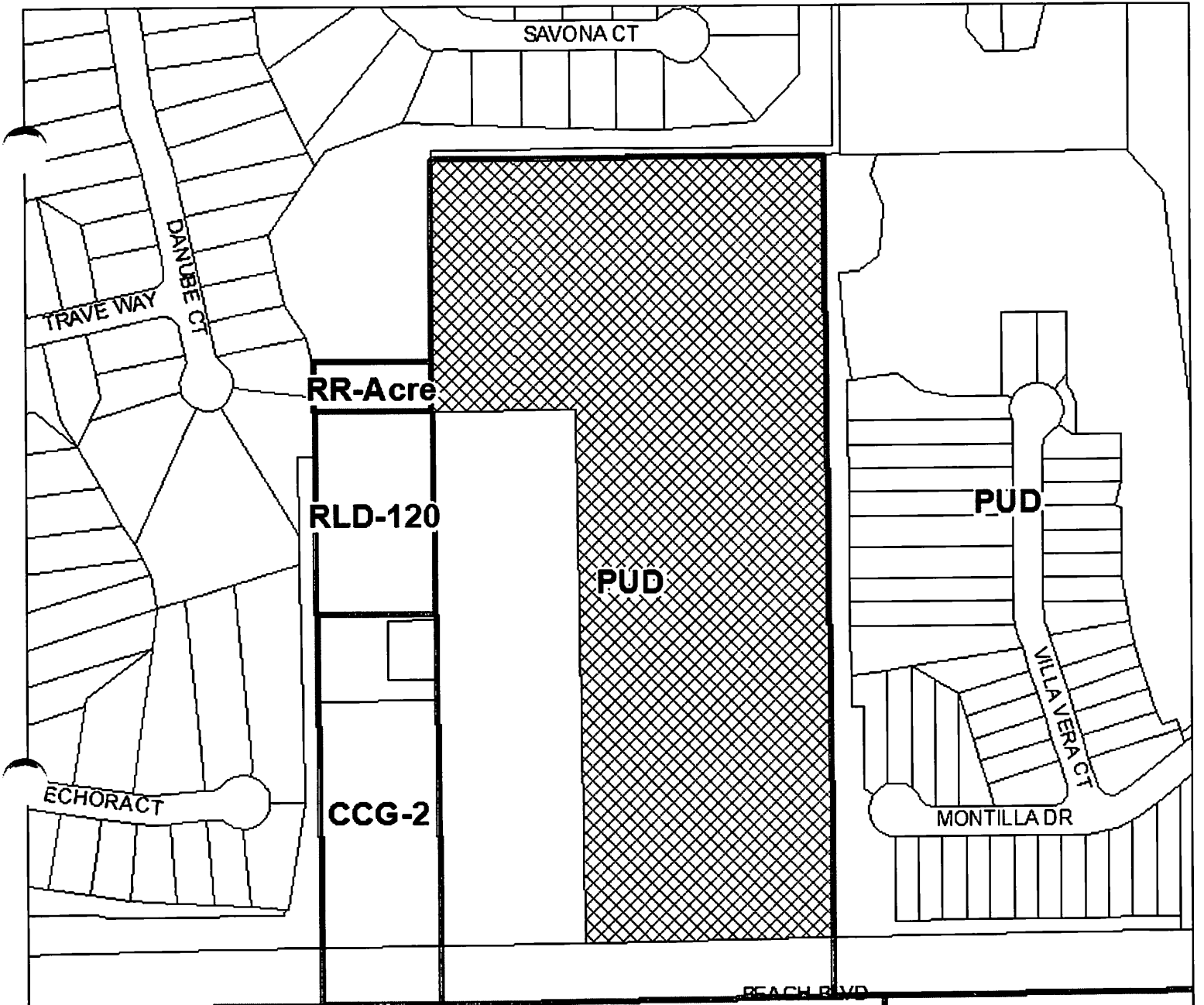
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
 - 15.01 Acres @ \$10.00 /acre:** \$160.00
- 3) Plus Notification Costs Per Addressee**
 - 79 Notifications @ \$7.00 /each:** \$553.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,982.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

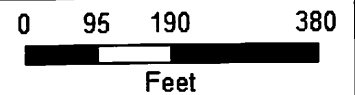
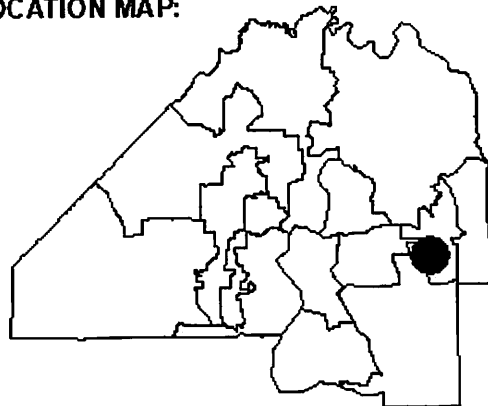


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2021-3637

**EXHIBIT 2
PAGE 1 OF 1**

ORDINANCE

Legal Description – 7/1/2021

That certain piece, parcel or tract of land situate, lying and being in the County of Duval and State of Florida, known and described as:

That certain tract or parcel of land, being a portion of Section Thirty-four (34), Township Two (2) South, Range Twenty-eight (28) East, Duval County, Florida, being more particularly described as: Commencing at the southwest corner of Golden Glades, Unit #3-A, according to plat recorded in Plat Book 22, page 60, of the current public records of said County; thence south eight-nine (89) degrees eighteen (18) minutes twenty (20) seconds west along the northerly right-of-way line of Beach Boulevard (a two hundred (200) foot right-of-way) a distance of nineteen hundred ninety-two and one tenth (1992.1) feet to a State Road Department right-of-way monument for the point of beginning; thence continuing along said Beach Boulevard south eight-nine (89) degrees eighteen (18) minutes twenty (20) seconds west six hundred sixty (660) feet; thence north no (0) degrees forty-one (41) minutes forty (40) seconds west at right angles to said Beach Boulevard thirteen hundred twenty (1320) feet; thence north eight-nine (89) degrees eighteen (18) minutes twenty (20) seconds east parallel with the northerly right-of-way line of said Beach Boulevard, Six Hundred Sixty (660) feet; thence south no (0) degrees forty-one (41) minutes forth (40) seconds east, thirteen hundred twenty (1320) feet to the point of beginning.

LESS and EXCEPTING from the above the following described lands:

Part of Section 34, Township 2 South, Range 28 East, Duval County, Florida, more particularly described as follows:
Commence at the southwest corner of GOLDEN GLADES UNIT NO. 3-A, as recorded in Plat Book 22, page 60 of the current public records of Duval County, Florida; thence South 89° 18' 20" West 2410.1 feet, along the North line of Beach Boulevard (a 200.0 foot right-of-way), to the point of beginning; thence continue South 89 ° 18' 20" West, 242. 0 feet, along the North line of said Beach Boulevard; thence North 00° 41' 40" West, 900.0 feet; thence North 89° 18' 20" East, 242.0 feet; thence South 00° 41' 40" East, 900.0 feet, to the POINT OF BEGINNING.

WRITTEN DESCRIPTION

EAST SIDE COMMUNITY CHURCH PUD RE# 167067-0010

August 5, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 15.01 acres of property from PUD to PUD. The parcel is located on the North side of Beach Boulevard, between Kernan Boulevard and Hodges Boulevard.

The subject property is currently owned by Eastside Community Church, Inc., and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of LDR and PUD, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the LDR portion to RPI. Surrounding uses include: LDR/PUD to the north (single family dwellings); RPI/PUD and CGC/CCG-2 to the west (Office and Commercial); and RPI/PUD and CGC/PUD to the south (single and multi-family). The frontage of the site will remain as the current church use, while the north portion of the site will be developed as medium-density residential, per the attached site plan.

Project Name: Eastside Community Church PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 15.01 acres

Total number of dwelling units: not to exceed 240

Total amount of non-residential floor area: Not to exceed 107,000 square feet

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: 162,327 square feet

Total amount of land coverage of all residential buildings and structures: 80,00 s.f.

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

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings
2. Housing for the elderly
3. Assisted living facilities
4. Home occupations meeting the performance standards and development criteria set forth in Part 4
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
6. Day care centers meeting the performance standards and development criteria set forth in Part 4
7. Nursing homes
8. Churches, including a rectory, sanctuary, administrative offices, and similar and related uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
9. Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
10. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The maximum number of children attending the school shall not exceed 560.
11. Commercial Neighborhood Retail Sales and Service or Professional Office.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A.1. Lot Requirements (Churches, Sanctuaries, Schools only):

- (a) Minimum lot area: 6,000 square feet

- (b) Minimum Lot Width: 60 feet
- (b) Maximum lot coverage: 50 percent
- (c) Minimum front yard: 20 feet
- (d) Minimum side yard: 10 feet
- (e) Minimum rear yard: 10 feet
- (f) Maximum height of structures: 75 feet; provided, however, that height limitations here contained do not apply to spires, steeples, crosses, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.
- (g) Maximum Square Footage of Structures at ground level:
 - (i) Sanctuary: 22,000 square feet and 1,200 seats
 - (ii) Fellowship Hall: 25,000 square feet
 - (iii) School/Gym: 60,000 square feet

A.2. Lot Requirements (Multiple-family dwellings only):

- (a) Minimum lot area: 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 20 units per acre
- (b) Maximum lot coverage: 50 percent
- (c) Minimum front yard: 20 feet
- (d) Minimum side yard: 15 feet
- (e) Minimum rear yard: 15 feet
- (f) Maximum height of structures: 52.5 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.4 parking spaces per unit for the multi-family dwelling site.
- (2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Beach Boulevard, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed on one side of the entry road and will connect to the existing sidewalks on Beach Boulevard. Sidewalks will be in accordance with the 2030 comprehensive plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced non-illuminated or externally illuminated signs, not to exceed twenty-four (24) square feet in area, and not to exceed 8 feet in height, which shall be a monument sign. Two locations will be allowed for this sign and one may be located at the entry to the church/library on the north side of the property and the Residential complex on the south side of the property.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development

Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. STATEMENTS

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

The proposed PUD allows for a mix of uses needed for housing in the vicinity. The PUD also allows the north portion of the property to be utilized in manner more efficient than the usual application of the zoning code.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;

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

C. Allows for alternate use to meet market demand for housing

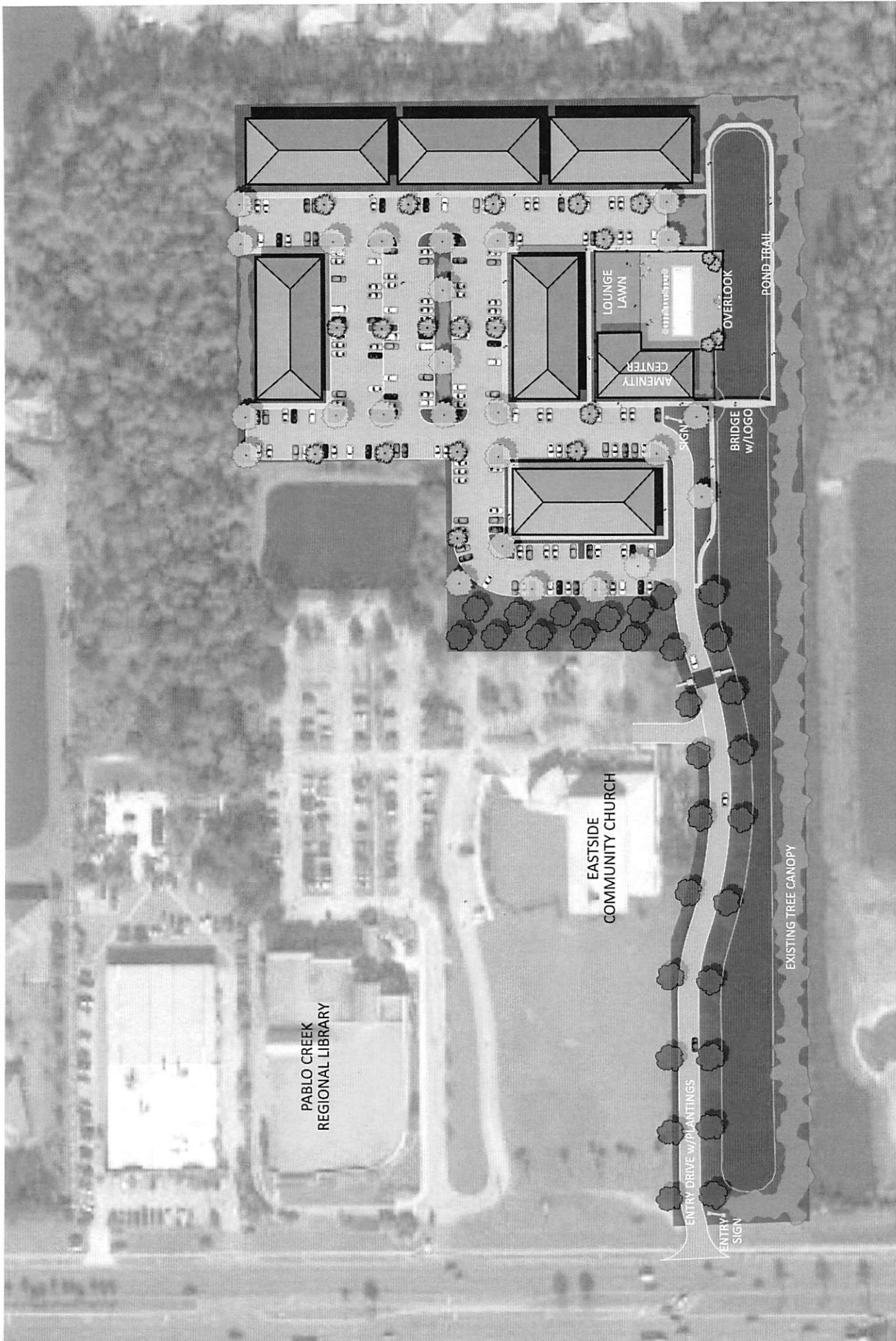


EXHIBIT F

PUD Name

Eastside Community Church PUD

Land Use Table

Total gross acreage	15.01	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	8	Acres	53.3 %
Total number of dwelling units	240	D.U.	
Commercial	7.01	Acres	46.7 %
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.	%