

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

June 23, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-395 **Application for: Bertha Street PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 March 7, 2022.
2. The original written description dated May 3, 2022.
3. The original site plan dated March 5, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The subject property shall be subject to the Transportation Planning Division memorandum dated June 13, 2022 or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

1. The subject property shall be subject to the Transportation Planning Division memorandum dated June 13, 2022 or as otherwise approved by the Planning and Development Department.

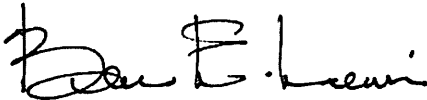
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

| | |
|---------------------------|-----|
| Planning Commission Vote: | 8-0 |
| David Hacker, Chair | Aye |
| Alex Moldovan, Vice Chair | Aye |
| Ian Brown, Secretary | Aye |
| Marshall Adkison | Aye |
| Daniel Blanchard | Aye |
| Jordan Elsbury | Aye |
| Joshua Garrison | Aye |
| Jason Porter | Aye |

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2022-395 TO****PLANNED UNIT DEVELOPMENT****JUNE 23, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-395 to Planned Unit Development.

Location: North side of Bertha Road between Biscayne Boulevard and terminus of Bertha Road

Real Estate Number(s): 044153-0000

Current Zoning District(s): Residential Low Density- (RLD-90)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Applicant/Agent: Reynolds Peterson
Alpha Southeast
2670 Roselle Street, Suite 8
Jacksonville Florida 32205

Owner: Ibrahim Hussein
BNH Development, LLC
1420 Bertha Street
Jacksonville Florida 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-395 seeks to rezone approximately 3.18 acres of land from Residential Low Density-90 (RLD-90) to PUD. The rezoning to PUD is being sought to subdivide the property into 17 single family lots. All lots will have frontage on Bertha Street, which is a public right of way. 15 lots will have a minimum lot area of 5,000 square feet, while two lots will be a minimum of 7,000 square feet. There is an existing single family dwelling in the

middle of the proposed subdivision. Each lot on either side of the existing dwelling will be 7,000 square feet in area.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD for 17 single family lots with a density of 5 lots per acre, below the maximum density of 7 lots per acre. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a maximum of 17 single family lots. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The development standards in the Written Description are expected to provide a streetscape that is consistent with similar developments in the area.
- The treatment of pedestrian ways: The development will be required to install sidewalks.
- Traffic and pedestrian circulation patterns: Each lot will have access to Bertha Street which is a public right of way.
- The use and variety of building setback lines, separations, and buffering: The Written Description includes setbacks and development standards which are consistent with single family standards in the Zoning Code.
- The variety and design of dwelling types: The written description does not provide any information on the architectural style of the proposed dwellings.

(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 PUD is for 17 single family dwellings with a minimum 50 foot lot width. To the north the PUD lot size is 80 feet wide, to the east, the lot width is 70 feet. Across Biscayne Boulevard the minimum lot width is 40 feet. Although the proposed PUD lot width is smaller, the width will not change the low density residential character of the area.
- 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 (89-583) | Single family subdivision |
| South | LDR | RR-Acre | Single family dwellings |
| East | LDR | PUD (99-05) | Single family subdivision |
| West | MDR | RMD-A | Single family dwellings |

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category for 17 single family dwellings. The PUD is appropriate at this location because it will be substantially similar to the existing single family dwelling in the area.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The existing residential density and intensity of use of surrounding lands: The PUD is for 17 single family dwellings with a minimum 50 foot lot width. To the north the PUD lot size is 80 feet wide, to the east, the lot width is 70 feet. Across Biscayne Boulevard the minimum lot width is 40 feet. Although the proposed PUD lot width is smaller, the width will not change the low density residential character of the area.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 23, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-395** be **APPROVED** with the following exhibits:

1. The original legal description dated March 7, 2022.
2. The original written description dated May 3, 2022.
3. The original site plan dated March 5, 2022.

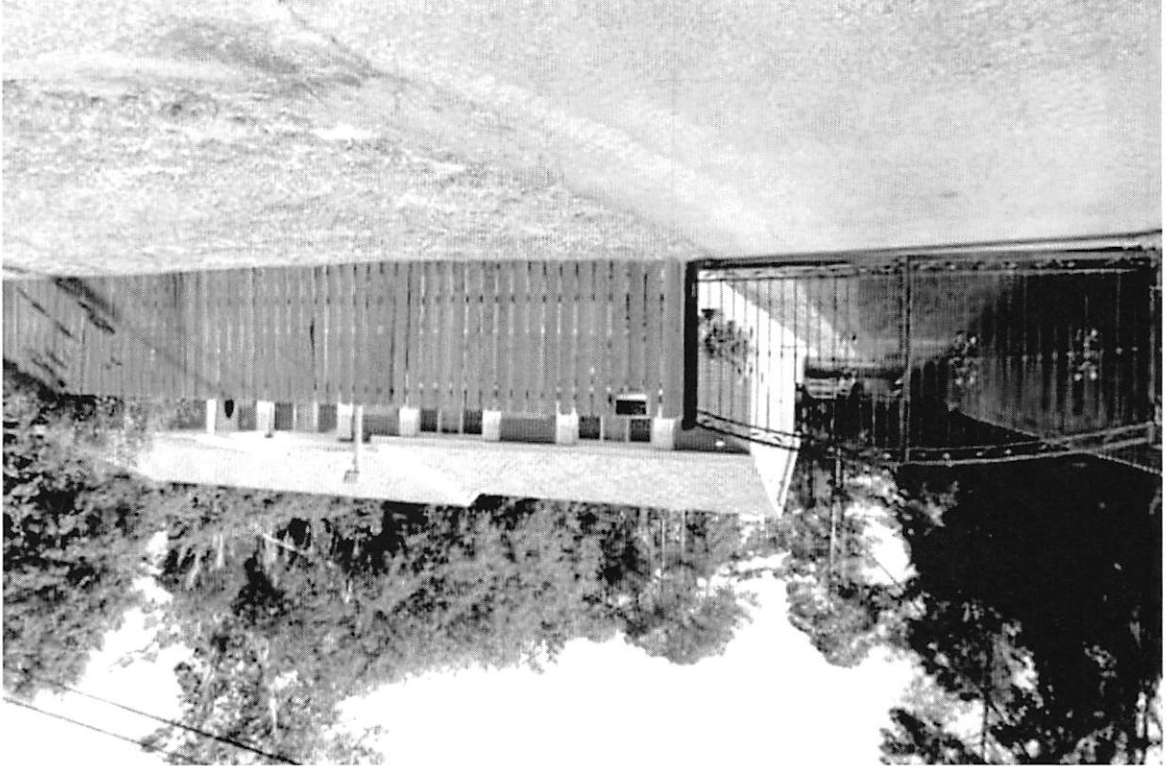
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-395** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. The subject property shall be subject to the Transportation Planning Division memorandum dated June 13, 2022 or as otherwise approved by the Planning and Development Department.

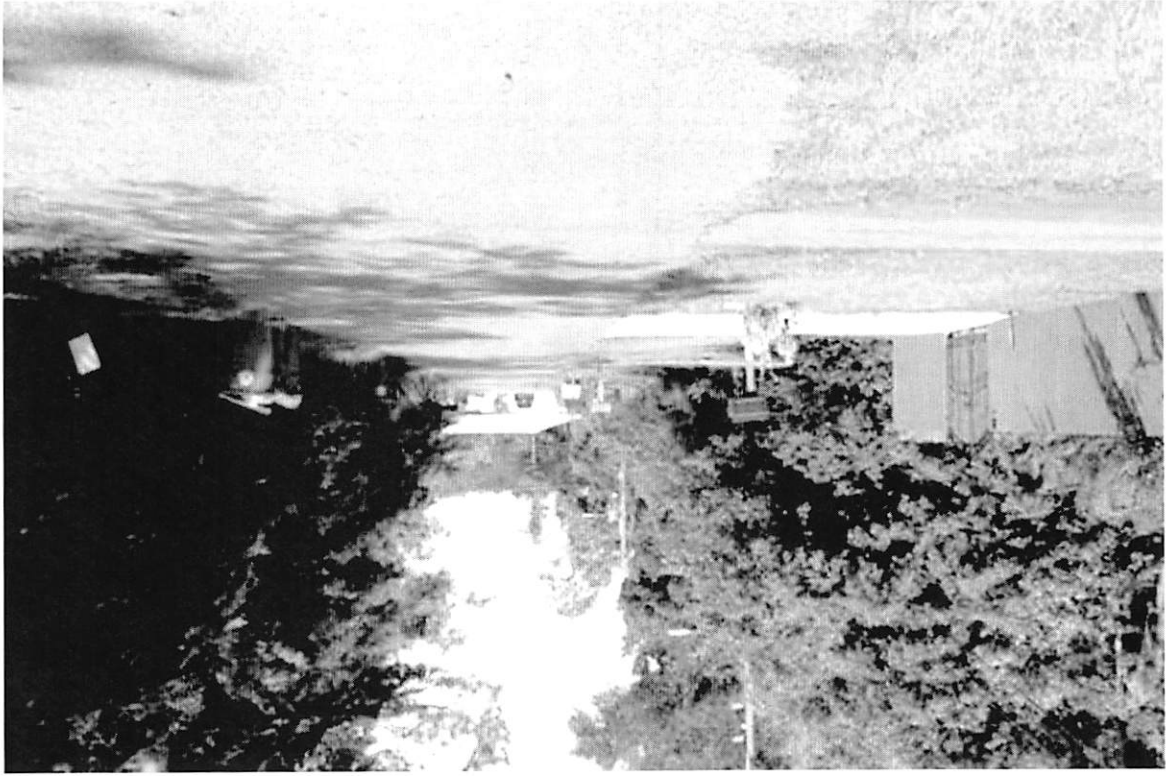


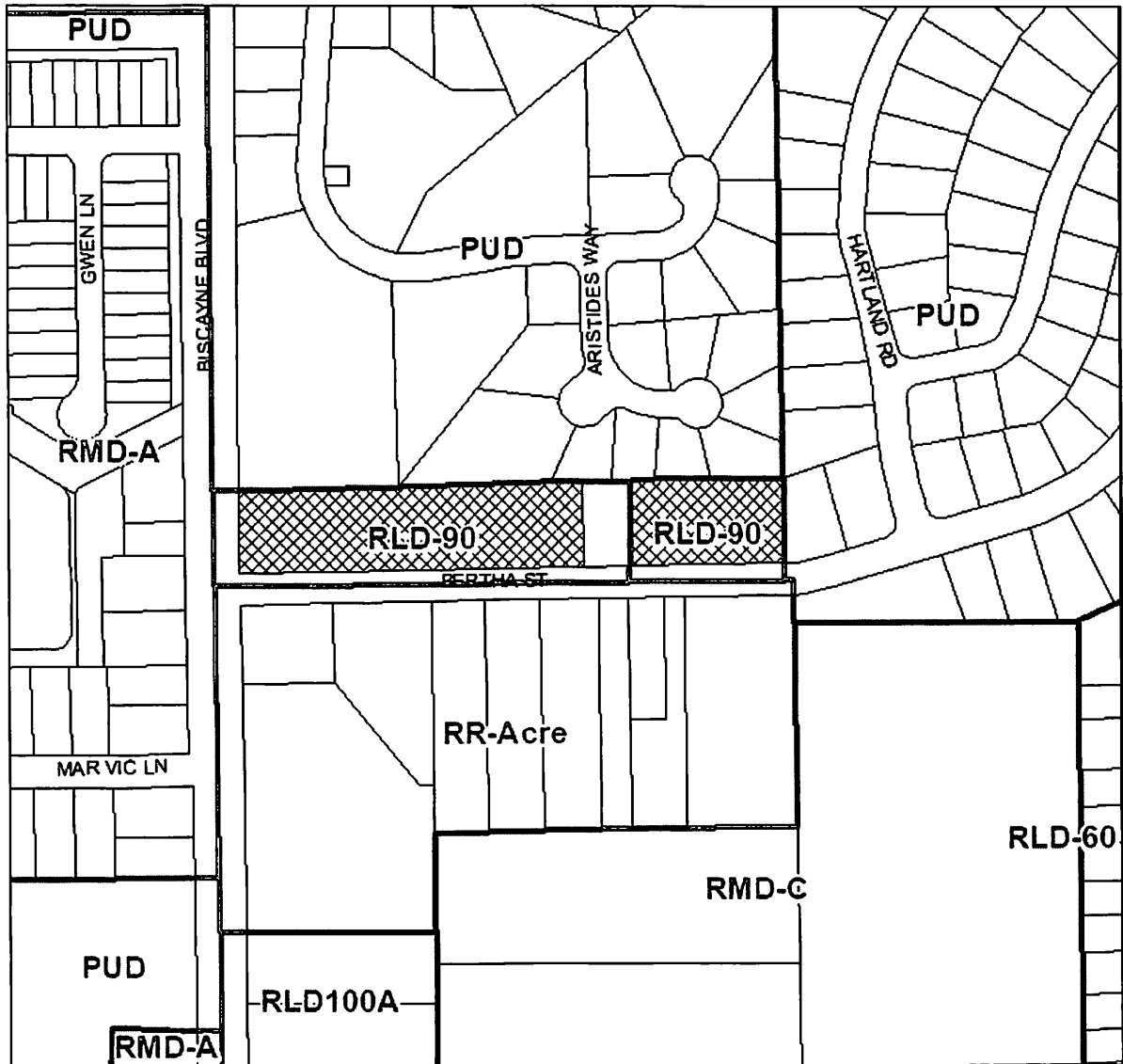
Aerial view of subject property.

Existing dwelling on Bertha Street



View along Bertha Street





| | | |
|--|---|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: RLD-90</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p> | <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: 7</p> |
| <p>ORDINANCE NUMBER ORD-2022-0395</p> | <p>TRACKING NUMBER T-2022-4135</p> | <p>EXHIBIT 2 PAGE 1 OF 1</p> |

Lenny Curry, Mayor

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ONE CITY. ONE
JACKSONVILLE.

TRANSPORTATION REVIEW

DATE: June 13, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0395

Background Information:

The subject site is approximately 3.18 acres and will be accessible from Bertha Street, a local facility, and Biscayne Boulevard, a collector facility. Biscayne Boulevard is currently operating at 59.60% of capacity. This segment of Biscayne Boulevard has a maximum daily capacity of 11,232 vehicles per day (vpd) and average daily traffic of 6,694 vpd.

Per the written description, the applicant proposes 17 single-family dwelling units (ITE Code 210), which could produce 160 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum 2022-0395 dated 06/13/2022.



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City of Jacksonville, Florida

Lenny Curry, Mayor

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Jacksonville, FL 32202
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MEMORANDUM

DATE: June 13, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0395

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- The new part of Bertha Street shall be built to city standards.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0395 **Staff Sign-Off/Date** BEL / 05/06/2022
Filing Date 05/11/2022 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 06/28/2022 **Planning Commission** 06/23/2022
Land Use & Zoning 07/19/2022 **2nd City Council** N/A
Neighborhood Association BISCAYNE DOWNS HOA, BLUE GRASS NORTHWOOD
NEIGHBORHOOD WATCH, COMMUNITY ASSOC. OF SANDY POINTE
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4135 **Application Status** PENDING
Date Started 03/03/2022 **Date Submitted** 03/07/2022

General Information On Applicant

Last Name PETERSON **First Name** REYNOLD **Middle Name** D
Company Name ALPHA SOUTHEAST
Mailing Address 2670 ROSELLE STREET, SUITE 8
City JACKSONVILLE **State** FL **Zip Code** 32205
Phone 9045514945 **Fax** **Email** RPETERSON@ALPHASOUTHEAST.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name HUSSEIN **First Name** IBRAHIM **Middle Name**
Company/Trust Name BNH DEVELOPMENT, LLC
Mailing Address 1420 BERTHA ST
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone 9048852926 **Fax** **Email** BMHDEVELOPMENT@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

| Map RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|-----------------|------------------|-------------------|-------------------------|--------------------|
| Map 044153 0000 | 7 | 6 | RLD-90 | PUD |

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 3.18

Development Number

Proposed PUD Name BERTHA STREET SUBDIVISION

Justification For Rezoning Application

Location Of Property

General Location

NORTHEAST CORNER OF BERTHA AND BISCYANE

| House # | Street Name, Type and Direction | Zip Code |
|----------------|--|-----------------|
| 0 | BERTHA ST | 32218 |

Between Streets

BISCAYNE BLVD and HARTLAND RD

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 | |
| 3.18 Acres @ \$10.00 /acre: | \$40.00 |
| 3) Plus Notification Costs Per Addressee | |
| 45 Notifications @ \$7.00 /each: | \$315.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,624.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

March 7, 2022

Parcels 1 and 2

That part of Government Lot One (1), Section Twenty-Five (25), Township One (1) South, Range Twenty-Five (25) East, lying East of King's Road, AND: That part of Fractional Section Thirty (30), Township One (1) South, Range Twenty-Six (26) East, lying West of the Western right-of-way of the Atlantic Coast Line Railway.

EXCEPTING therefrom those two parcels of land described in Deed Book 294, Page 291 and Deed Book 293, Page 386, current public records of Duval County, Florida.

LESS AND EXCEPT that part lying in Moncrief Road, a 100 ft public right of way as now platted.

BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

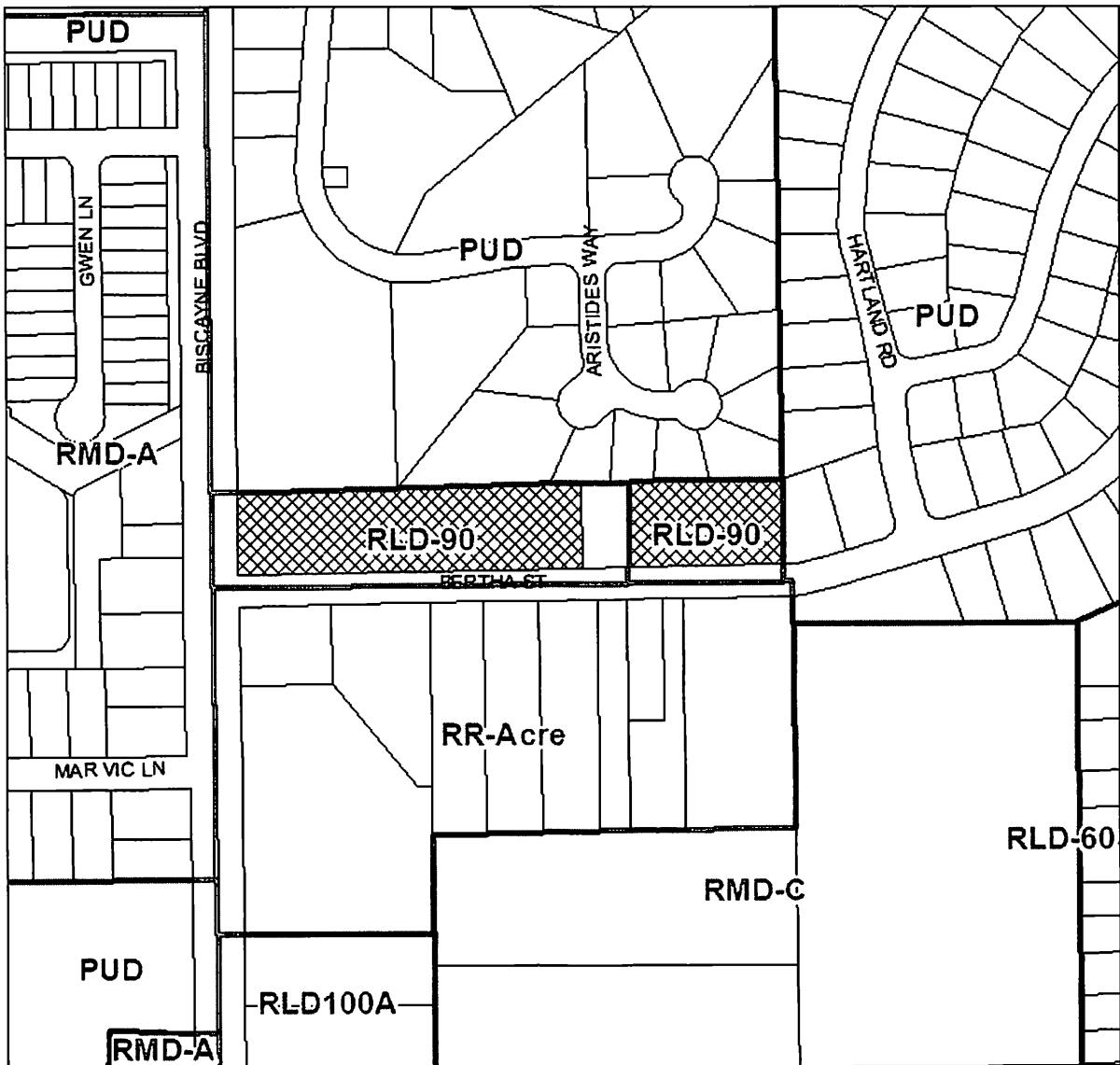
That part of Government Lot One (1), Section Twenty-five (25), Township One (1) South, Range Twenty-Five (25) East, lying East of King's Road, AND: That part of Fractional Section Thirty (30), Township One (1) South, Range Twenty-Six (26) East, lying West of the Western right-of-way of the Atlantic Coast Line Railway; LESS AND EXCEPT that certain 50' street described in Deed Book 294, page 291, and that certain 100' street described in Deed Book 293, Page 386, both of the current public records

Parcel 3

Lots 4, 5, 6 and 7, Block 2, PERMENTER POINT, according to the plat thereof recorded in Plat Book 9, page 22, of the current public records of Duval County, Florida.

Parcel 4

Tract 1, PERMENTER'S POINT NO. 2 as recorded in Plat Book 14, page 33, except that part in Deed Book 567, page 72, of the current public records of Duval County, Florida.



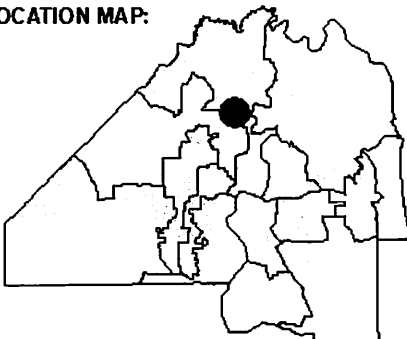
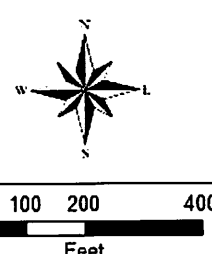
| | | |
|--|--|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: RLD-90</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2022-4135</p> |  <p>COUNCIL DISTRICT:</p> <p>7</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p> |
|--|--|---|

Exhibit 3

WRITTEN DESCRIPTION

BERTHA STREET SUBDIVISION

May 3, 2022

I. PROJECT DESCRIPTION

- A. 3.18 acres located on the NE corner of Bertha Street and Biscayne Blvd
- B. Project Architect/Planner: N/A
- C. Project Engineer: Alpha Southeast
- D. Project Owner / Developer: BNH Development LLC
- E. Current Land Use Category: LDR
- F. Current Zoning District: RLD-90
- G. Requested Zoning District: PUD
- H. Real Estate Number(s): 044153-0000

II. QUANTITATIVE DATA

| | | | | |
|--|------|---------|-----|---|
| Total Gross Acreage | 3.18 | acres | 100 | % |
| Amount of each different land use by acreage | | | | |
| Single family | 3.18 | acres | 100 | % |
| Total number of units | 17 | d.u. | | |
| Multiple Family | 0 | acres | 0 | % |
| Total number of units | 0 | d.u. | | |
| Commercial | 0 | acres | 0 | % |
| Industrial | 0 | acres | 0 | % |
| Other land use | 0 | acres | 0 | % |
| Total amount of non-residential floor area | 0 | sq. ft. | 0 | % |

| | | | | |
|--|----------------------------------|---------|----------------------------------|---|
| Active recreation and/or open space | <input type="text" value="0"/> | acres | <input type="text" value="0"/> | % |
| Passive open space, wetlands, ponds | <input type="text" value="0"/> | acres | <input type="text" value="0"/> | % |
| Public and private right-of-way | <input type="text" value="0"/> | acres | <input type="text" value="0"/> | % |
| Maximum coverage of non-residential buildings and structures | <input type="text" value="N/A"/> | sq. ft. | <input type="text" value="N/A"/> | % |

III. STATEMENTS

- A. How does the proposed PUD differ from 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.
- C. Justification for the rezoning.
- D. Phase schedule of construction (include initiation dates and completion dates): Single phase summer/fall 2022 initiation and summer 2023 completion

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Single-family dwellings.
- (2) Foster care homes.
- (3) Home occupation meeting the performance standards and development criteria set forth in Part 4.
- (4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

- (1) Home occupations meeting the performance standards and development criteria set

forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

D. Permitted Accessory Uses and Structures: Section 656.403

V. DESIGN GUIDELINES

A. Lot Requirements (Lots 1-11 and 14-17):

- (1) *Minimum lot area: 5,000 sq. ft.*
- (2) *Minimum lot width: 50 ft.*
- (3) *Maximum lot coverage: 50%*
- (4) *Minimum front yard: 20 ft.*
- (5) *Minimum side yard: 5 ft.*
- (6) *Minimum rear yard: 10 ft.*
- (7) *Maximum height of structures: 35 ft.*

B. Lot Requirements (Lots 12 and 13):

- (1) *Minimum lot area: 7,000 sq. ft.*
- (2) *Minimum lot width: 70 ft. (Lot 13); 70 ft. (Lot 12)*
- (3) *Maximum lot coverage: 50%*
- (4) *Minimum front yard: 20 ft.*
- (5) *Minimum side yard: 5 ft.*
- (6) *Minimum rear yard: 10 ft.*
- (7) *Maximum height of structures: 35 ft.*

C. 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.
- (2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Bertha Street, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

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

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville.”

E. Recreation and Open Space:

N/A

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.

