

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

November 17, 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.: 2022-789 **Application for: POW-MIA Parkway 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 Conditions**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 27, 2022.
2. The original written description dated July 26, 2022.
3. The original site plan dated July 13, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: **None**

Planning Department conditions:

1. The development shall be subject to the Transportation Planning Division memorandum dated November 7, 2022 or as otherwise approved by the Planning and Development Department.

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

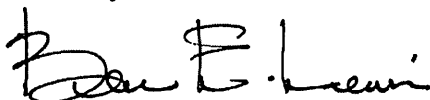
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Absent
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
David Hacker	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 2022-789 TO****PLANNED UNIT DEVELOPMENT****NOVEMBER 17, 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 2022-789 to Planned Unit Development.

Location: Northside of POW-MIA Memorial Parkway between Cecil Commerce Center Parkway and Tea Crates Place

Real Estate Number(s): 001985-0100, 001985-0150, 001985-0200, 001985-0300, 001985-0400, 001985-0500, 001985-0600, 001985-0700, 001985-0800, 001985-0900, 001985-1000, 001985-1100, 001985-1200, 001985-1300, 001985-1400, 001985-1500, 001985-1600, 001985-1700, 001985-1800, 001985-1900, 001985-2000, 001985-2100, 001985-2200, 001985-2300, 001985-2400, 001985-2500, 001985-2600, 001985-2700, 001987-0210, 001993-1000, 001994-0000, 001931-0009, 001940-0000, 001889-0000, 002018-0000

Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Paul M. Harden Esq.
1431 Riverplace Boulevard, Suite 901
Jacksonville Florida 32207

Owner: William E. Boyd
Boyd Timbers, Inc. / Boyco, Inc.
4355 Roma Boulevard
Jacksonville Florida 32210

Staff Recommendation:

APPROVE WITH CONDITION

GENERAL INFORMATION

Application for Planned Unit Development 2022-789 seeks to rezone approximately 200 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow a maximum of 220 residential townhomes, 130 40 foot wide single family lots and 40 50 foot wide single family lots.

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. According to the Category Description in the FLUE, LDR is intended to provide for low density residential development. The maximum gross density in the Suburban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units/acre and the minimum lot size shall be ½ acre when centralized water and sewer are not available; the maximum gross density shall be 4 units/acre and the minimum lot size a ¼ of an acre if either one of central water or sewer services are not available. The density of the proposed PUD for townhomes and single family lots will be 1.95 units/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:

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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

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.

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

(1) Consistency with the 2030 Comprehensive Plan

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

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for townhomes and 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 written description includes setbacks and other development standards that are consistent with standards in the zoning code for single family developments.
- The use of topography, physical environment and other natural features: The site plan shows approximately 117 acres of wetlands will be preserved as conservation.
- The variety and design of dwelling types: The PUD is proposing two different lot sizes and townhomes on the property. This will provide a variety of housing types for a range of incomes and situations.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single family dwellings
South	LDR	PUD (16-395)	Single family subdivisions
		RR-Acre	Single family dwellings
East	LDR	PUD (06-140)	Single family subdivisions
West	MU	PUD (97-1064)	Cecil Commerce Center

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category with both townhomes and single family lots. The PUD is appropriate at this location because it will provide alternative forms of housing for the developing Cecil Commerce Center and surrounding area.

- The availability and location of utility services and public facilities and services: The proposed project will be serviced by JEA for water and sewer.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has the following comments.
 - A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). Due to the proximity of the interchange with State Road 23, representatives from FDOT should also be included in the methodology meeting.
 - Sidewalks internal to the subdivision shall meet the requirements given in the City of Jacksonville Code of Ordinances Section 654.133 (e) and (f).
 - The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

The Duval County School District indicates the proposed development will generate 54 students to Chaffee Trial ES, Baldwin MS and Baldwin HS. Baldwin MS and Baldwin HS are over capacity at this time.

- Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: Approximately 117 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard, A, AE, and AO flood zones. 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.

(7) Usable open spaces plazas, recreation areas.

Although the active recreation areas are not shown on the site plan, the project will be developed with the required amount of open space and recreation area.

(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 identified approximately 117 acres of category III wetlands on-site. The wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones, yet has an indirect impact on the City's waterways. The conceptual PUD site plan places the majority of wetlands into a Wetland Preservation Area for conservation.

(9) Listed species regulations

The Environmental Assessment Report, dated April 2022 was prepared by the Peacock Consulting Group, LLC. No endangered or threatened species or habitats were observed. An American Bald Eagle nest was observed on the northern portion of the property.

The American bald eagle (*Haliaeetus leucocephalus*) is no longer listed as an endangered or threatened species by either FWS or FWC. However, the bald eagle is still protected pursuant to the Gold and Bald Eagle Protection Act and the Migratory Bird Treaty Act. Pursuant to federal and state regulations, there must be a primary protection zone and a secondary protection zone around an active bald eagle nest tree. Each protection zone is 330 feet in width, unless there are extenuating circumstances such as nests that occur within existing developments. If the primary protection zone currently comprises all undeveloped land, then FWS and FWC will not want new development to occur within that zone unless a Take Permit is first obtained. Development can occur within the secondary protection zone during the non-nesting season without the need for any monitoring. If development is proposed within the secondary protection zone during the nesting season, then a monitoring program must be implemented.

Monitoring during construction is done by a trained wildlife biologist and is divided into two phases: Phase 1 is from October 1 through December 31 and Phase 2 is from January 1 through May 15. During monitoring a biologist watches the nest with a spotting scope to determine if there are any adverse reactions of the eagles due to noise from construction.

(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 with one exception. The written description indicates a 5 foot sidewalk on at least one side of the roadway except where usage is expected to be minimal or in areas to reduce wetland impacts. **The City's Traffic Engineer recommends the sidewalk deviation is denied.**

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on November 8, 2022, the required Notice of Public Hearing sign was posted.



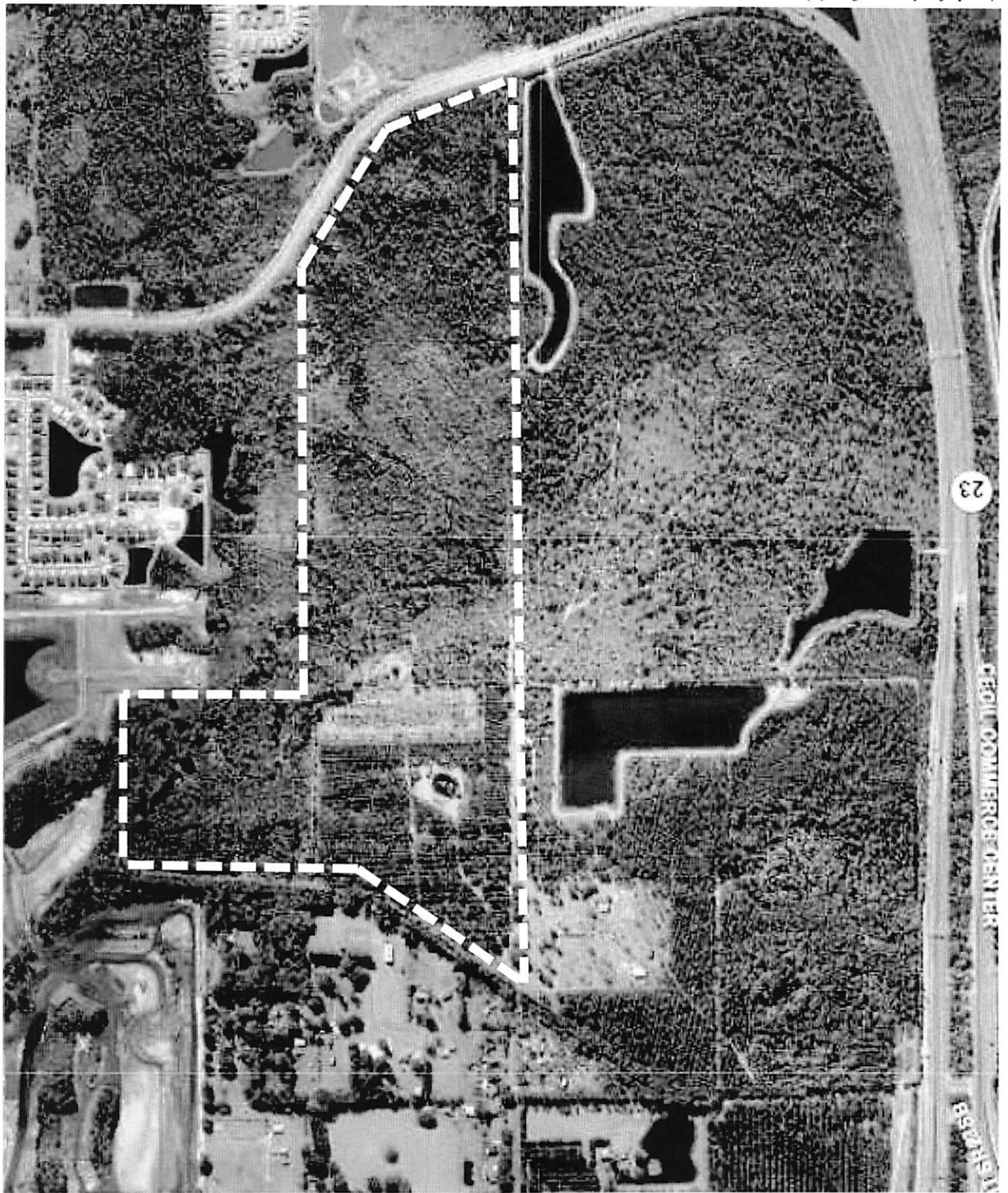
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-789** be **APPROVED with the following exhibits:**

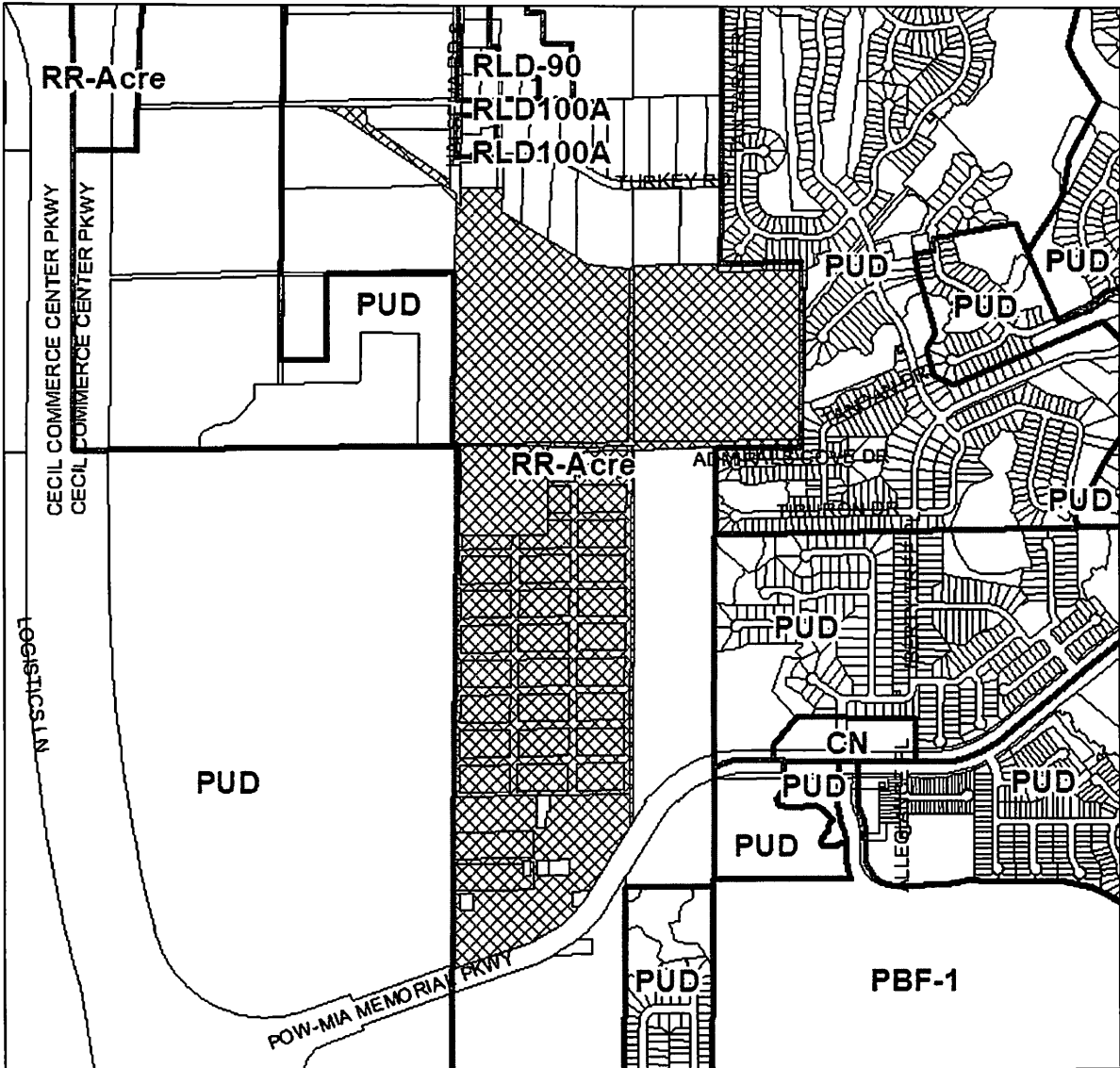
1. The original legal description dated April 27, 2022.
2. The original written description dated July 26, 2022.
3. The original site plan dated July 13, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-789** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The development shall be subject to the Transportation Planning Division memorandum dated November 7, 2022 or as otherwise approved by the Planning and Development Department.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 400 800 1,600 Feet</p> <p>COUNCIL DISTRICT: 12</p>
<p>ORDINANCE NUMBER ORD-2022-0789</p>	<p>TRACKING NUMBER T-2022-4414</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

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

MEMORANDUM

DATE: November 7, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: POW-MIA Pkwy PUD 2022-0789

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

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). Due to the proximity of the interchange with State Road 23, representatives from FDOT should also be included in the methodology meeting.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- Sidewalks internal to the subdivision shall meet the requirements given in the City of Jacksonville Code of Ordinances Section 654.133 (e) and (f). A sidewalk deviation for pedestrian access is denied.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0789 **Staff Sign-Off/Date** BEL / 08/17/2022

Filing Date 10/12/2022 **Number of Signs to Post** 9

Hearing Dates:

1st City Council 11/22/2022 **Planning Commission** 11/17/2022

Land Use & Zoning 12/06/2022 **2nd City Council** N/A

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4414

Application Status PENDING

Date Started 07/21/2022

Date Submitted 07/21/2022

General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

Company Name

LAW OFFICE OF PAUL M. HARDEN

Mailing Address

1431 RIVERPLACE BLVD, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043965731		PAUL@HARDENLAWOFFICE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
BOYD	WILLIAM	E

Company/Trust Name

Mailing Address

4355 ROMA BLVD

City	State	Zip Code
JACKSONVILLE	FL	32210

Phone	Fax	Email

Last Name	First Name	Middle Name
BOYD	WILLIAM	E

Company/Trust Name

BOYD TIMBER, INC.

Mailing Address

4355 ROMA BLVD

City	State	Zip Code
JACKSONVILLE	FL	32210

Phone	Fax	Email

Last Name	First Name	Middle Name
BOYD	WILLIAM	E
Company/Trust Name		
BOYCO, INC.		
Mailing Address		
4355 ROMA BLVD		
City	State	Zip Code
JACKSONVILLE	FL	32210
Phone	Fax	Email

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	001985 0100	12	4	RR-ACRE	PUD
Map	001985 0150	12	4	RR-ACRE	PUD
Map	001985 0200	12	4	RR-ACRE	PUD
Map	001985 0300	12	4	RR-ACRE	PUD
Map	001985 0400	12	4	RR-ACRE	PUD
Map	001985 0500	12	4	RR-ACRE	PUD
Map	001985 0600	12	4	RR-ACRE	PUD
Map	001985 0700	12	4	RR-ACRE	PUD
Map	001985 0800	12	4	RR-ACRE	PUD
Map	001985 0900	12	4	RR-ACRE	PUD
Map	001985 1000	12	4	RR-ACRE	PUD
Map	001985 1100	12	4	RR-ACRE	PUD
Map	001985 1200	12	4	RR-ACRE	PUD
Map	001985 1300	12	4	RR-ACRE	PUD
Map	001985 1400	12	4	RR-ACRE	PUD
Map	001985 1500	12	4	RR-ACRE	PUD
Map	001985 1600	12	4	RR-ACRE	PUD
Map	001985 1700	12	4	RR-ACRE	PUD
Map	001985 1800	12	4	RR-ACRE	PUD
Map	001985 1900	12	4	RR-ACRE	PUD
Map	001985 2000	12	4	RR-ACRE	PUD
Map	001985 2100	12	4	RR-ACRE	PUD
Map	001985 2200	12	4	RR-ACRE	PUD
Map	001985 2300	12	4	RR-ACRE	PUD
Map	001985 2400	12	4	RR-ACRE	PUD
Map	001985 2500	12	4	RR-ACRE	PUD
Map	001985 2600	12	4	RR-ACRE	PUD

Map	001987 0210	12	4	RR-ACRE	PUD
Map	001993 1000	12	4	RR-ACRE	PUD
Map	001994 0000	12	4	RR-ACRE	PUD
Map	001931 0009	12	4	RR-ACRE	PUD
Map	001940 0000	12	4	RR-ACRE	PUD
Map	001889 0000	12	4	RR-ACRE	PUD
Map	002018 0000	12	4	RR-ACRE	PUD
Map	001985 2700	12	4	RR-ACRE	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 200.00

Development Number

Proposed PUD Name POW-MIA MEMORIAL PARKWAY PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

SOUTH OF I-10, EAST OF CECIL COMMERCE CENTER PKWY

House #	Street Name, Type and Direction	Zip Code
0	53RD ST W	32221

Between Streets

CECIL COMMERCE CENTER PKWY and CHAFFEE RD S

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 | |
| 200.00 Acres @ \$10.00 /acre: | \$2,000.00 |
| 3) Plus Notification Costs Per Addressee | |
| 51 Notifications @ \$7.00 /each: | \$357.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$4,626.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

April 20, 2022

A tract of land lying in Sections 25, 26, and 35, Township 2 South, Range 24 East, Duval County, Florida, also being a portion of the plat of Jacksonville Terrace, as recorded in Plat Book 10, Page 47 through 48 of the current Public Records of Duval County, Florida and being more particularly described as follows:

All of Blocks 2 through 4, 8 through 13, 20 through 25, 32 through 37, 44 through 49, 96 through 98, 111, and 114, and that portion of Blocks 112, 113, 127, 128, and 130 together with all vacated right of ways, per Resolution 2013-782-A, as recorded in Official Records Book 16773, Page 44 of said current Public Records, lying North of Pow-Mia Memorial Parkway (a 200 foot right of way, as now established; as described in Official Records Book 17628, Page 1209 of said current Public Records)

Less and except those lands as described in Official Records Book 13884, Page 118; Official Records Book 17886, Page 1565; Official Records Book 11111, Page 1111; and Official Records Book 16303, Page 1669 of said current Public Records.

TOGETHER WITH:

A tract of land lying in Section 25, Township 2 South Range 24 East Duval County, Florida. Being Tracts 9 through 12, Block 3, as shown on plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the current Public Records of Duval County, Florida. Also being the same property as described in Official Records Book 5667, Page 1925.

TOGETHER WITH:

A tract of land lying in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 2 South, Range 24 East, Duval County, Florida.

Being Tracts 3 through 4, as shown on the plat of Jacksonville Farms, as recorded in Plat Book 3, Page 41 of the current Public Records of Duval County, Florida.

TOGETHER WITH:

A tract of land lying in Section 26, Township 2 South Range 24 East Duval County, Florida. Being a part of Tracts 5 through 8, as shown on the plat of Jacksonville Farms, as recorded in Plat Book 3, Page 41 of the current Public Records of Duval County, Florida, lying in the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 26, and a part of Tracts 1 through 8 of said plat of Jacksonville Farms, lying in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 26.

Less and except those lands as described in Official Records Book 15340, Page 1912; Official Records Book 12190, Page 1285; Official Records Book 19773, Page 750; Official Records Book 16494, Page 1743; Official Records Book 11485, Page 326; and those lands at RE#001941-0090 (unable to ascertain ownership due to confidentiality) of said current Public Records.

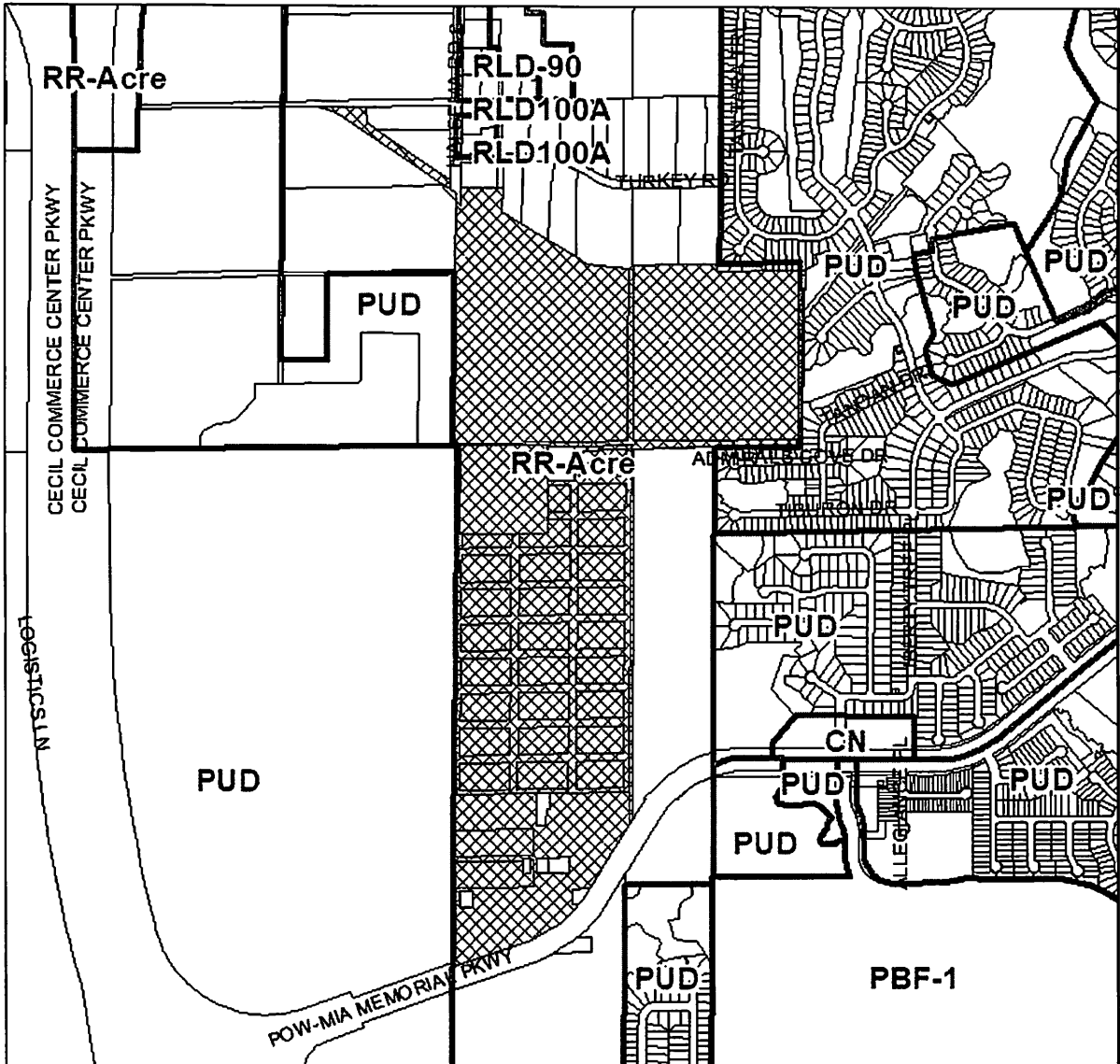
TOGETHER WITH:

A tract of land lying in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 2 South, Range 24 East, Duval County, Florida.

Being a part of Tracts 1 through 4 and Tract 8, as shown on the plat of Jacksonville Farms, as recorded in Plat Book 4, page 2 of the current Public Records of Duval County, Florida.

Less and except those lands as described in Official Records Book 16746, Page 159; Official Records Book 18395, Page 1314; Official Records Book 18408, Page 1001; Official Records Book 18691, Page 74 of said current Public Records.

All of the above said lands containing 200 acres more or less.

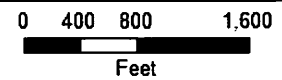
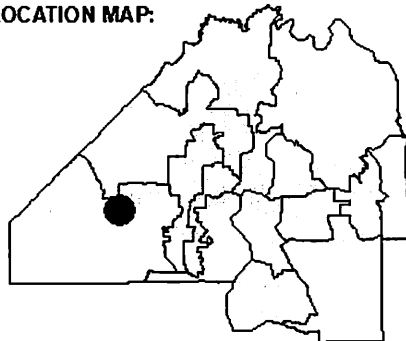


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2022-4414

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

POW-MIA Memorial Parkway PUD July 26, 2022

RE Numbers / Addresses			
001985-0100 / 0 53 rd St	001985-0150 / 0 52 nd St	001985-0200 / 0 53 rd St	001985-0300 / 0 53 rd St
001985-0400 / 0 55 th St	001985-0500 / 0 55 th St	001985-0600 / 0 54 th St	001985-0700 / 0 55 th St
001985-0800 / 0 55 th St	001985-0900 / 0 55 th St	001985-1000 / 0 56 th St	001985-1100 / 0 56 th St
001985-1200 / 0 56 th St	001985-1300 / 0 57 th St	001985-1400 / 0 57 th St	001985-1500 / 0 57 th St
001985-1600 / 0 58 th St	001985-1700 / 0 58 th St	001985-1800 / 0 58 th St	001985-1900 / 0 59 th St
001985-2000 / 0 59 th St	001985-2100 / 0 59 th St	001985-2200 / 0 60 th St	001985-2300 / 0 60 th St
001985-2400 / 0 60 th St	001985-2500 / 0 61 st St	001985-2600 / 0 61 st St	001985-2700 / 0 61 st St
001987-0210 / 0 POW MIA Memorial Pkwy	001993-1000 / 0 63 rd St	001994-0000 / 0 64 th St	001931-0009 / 1054 Halsema Rd S
001940-0000 / 0 Halsema Rd S	001889-0000 / 0 Colon Ave	002018-0000 / 0 Halsema Rd S	

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 200.00 acres of property from RR-Acre to PUD. The parcels are located south of I-10 and east of Cecil Commerce Center Parkway.

The subject property is currently owned by William E. Boyd, Boyd Timber, Inc., and Boyco, 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/RR-Acre. Surrounding uses include: LDR/RR-Acre to the north (single family); LDR/PUD to the east (single family); LDR/PUD to the south across POW-MIA Memorial Parkway (vacant land and single-family); and LDR/PUD to the west (vacant land). The site will be developed as a low-density single-family use (as per the attached site plan).

Project Name: POW-MIA Memorial Parkway PUD

Project Architect/Planner: ETM

Project Engineer: ETM

Project Developer: Dream Finders Homes

II. QUANTITATIVE DATA

Total Acreage: 200.00

Total number of dwelling units: up to 390

Total amount of non-residential floor area: N/A

Total amount of recreation area: Single Family Residential = 1 acre per 100 lots
Multi-Family Dwellings = 150 s.f. per d.u.

Total amount of open space: 1.63 acres

Total amount of public/private rights of way: 11.72 acres

Total amount of land coverage of all residential buildings and structures:

Single family 50% Townhomes 70%

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

Up to three phase construction. The construction schedule should commence 6/30/23 and end 6/30/29.

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family dwellings
2. Townhomes
3. Housing for the elderly
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
5. Golf courses meeting the performance standards and development criteria set forth in Part 4.
6. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
7. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements:

A.1. 50' Single Family Dwellings (up to 40 dwelling units):

- (1) Minimum lot width – 50 feet
- (2) Minimum lot area – 5,000 square feet
- (3) Maximum lot coverage – 50%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

A.2. 40' Single Family Dwellings (up to 130 dwelling units):

- (1) Minimum lot width – 40 feet
- (2) Minimum lot area – 4,000 square feet
- (3) Maximum lot coverage – 50%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

A.3. Townhomes and rowhouses (up to 220 dwelling units):

The requirements of section 656.414 of the Zoning Code shall apply to townhomes developed

on the Property, except that the side yard set back for townhomes developed as paired villas shall be five (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.
- (2) *Vehicular Access.*

Vehicular access to the Property shall be by way of POW-MIA Memorial Parkway, 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.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan. The site shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.

C. Signs.

One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height is permitted at each entrance to the site. Signs may be internally or externally illuminated. Directional signs not exceeding a maximum of four (4) square feet in area. Other signs shall be meet the requirements of Part 13 of the Zoning Code.

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 use allows for transition between the agricultural and residential uses surrounding the site.

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: POW-MIA Memorial Parkway PUD

Land Use Table

Total gross acreage	200.0 acres	100%
Single family	TBD	
Total number of dwelling units	up to 170	
Multiple family	TBD	
Total number of dwelling units	up to 220	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space – single family	1 acre per 100 lots	
Active recreation and/or open space – multi-family	150 s.f per d.u.	
Passive open space	1.63 acres	
Public and private right-of-way	11.72 acres	
Maximum coverage of buildings and structures	Single family	50%
	Multiple family	70%



Availability Letter

Andrew Kenyon

4/13/2022

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST AUGUSTINE ROAD
Jacksonville, Florida 32258

Project Name: Boyd Property Residential

Availability #: 2022-1376

Attn: Andrew Kenyon

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

Point of Connection:

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

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity:

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

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

Sincerely,

Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2022-1376

Request Received On: 4/1/2022

Availability Response: 4/13/2022

Prepared by: Susan West

Expiration Date: 04/12/2024

Project Information

Name: Boyd Property Residential

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 70000

Parcel Number: 001985 0150, 002018 0000, 001940 0000

Location:

Description: Development of approx 280 SFR

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 24 inch water main along POW-MIA Memorial Pkwy at Tea Crates Place

Connection Point #2: Proposed 24 inch water main along POW-MIA Memorial Pkwy (JEA CIP 101-10, estimated completion August 2023)

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

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 16 inch force main along POW MIA Memorial Pkwy at the Waterworks St intersection

Connection Point #2: Existing 8 inch force main on Chaffee Rd S; Existing 8 inch force main on Sam Caruso Way

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal. Connections to proposed POCs are contingent upon inspection and acceptance of the proposed mains by JEA. JEA must approve construction and accept the proposed mains prior to acceptance of this project.

Subsequent steps you need to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.