

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.: 2022-392**

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**

Planning Commission Recommendation: **Approve**

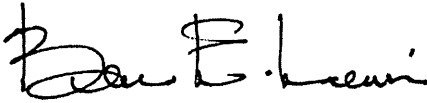
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

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,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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

AD-22-42 (2022-0392)

LOCATION: 953 New Berlin Road

REAL ESTATE NUMBER(S): 106953-0105, 106665-0000

DEVIATION SOUGHT:

1. Reduce Minimum number of off-street parking spaces from 436 to 376.
2. Decrease minimum number of loading spaces from 7 required to 0.

PRESENT ZONING: CCG-1/CN/PUD

CURRENT LAND USE: CGC

PLANNING DISTRICT: 6

COUNCIL DISTRICT: 7

SIGNS POSTED: 4

OWNER:

Chets Creek Starratt, LLC
Chets Creek Northside, LLC
4302 Buck Point Road
Jacksonville, FL 32210

AGENT:

Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and
Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

STANDARDS, CRITERIA AND FINDINGS

<p>1. Is this situation unique or similar to other properties in the neighborhood?</p>	<p>Recommendation: The subject property is requesting a deviation to reduce the required off-street parking spaces from 436 spaces to 376 spaces for the use of multi-family residential development. The vacant parcel is approximately 14.22± acres and proposes to develop the property with a 216 unit multi-family development, in which all 216 units will be 2 bedroom. Under Part 6 [Sec.656.604 (a) (2)] of the Zoning Code for Multi-family dwellings the requirement is two spaces for two bedroom dwellings plus one space for owner or operator and one space for each two employees resulting in the development needing 436 off-street parking spaces. Additionally, Part 6 requires one loading space for each multiple dwelling building at least 20 dwelling units but not over 50 dwelling units. The submitted site plan shows seven buildings with twenty-four units to thirty-six units each. This situation is similar to multi-family developments and the excessive number of parking spaces required in the code of the use.</p> <p>According to the submitted Parking Demand Analysis dated April 26, 2022 by Jack Hulsberg of</p>
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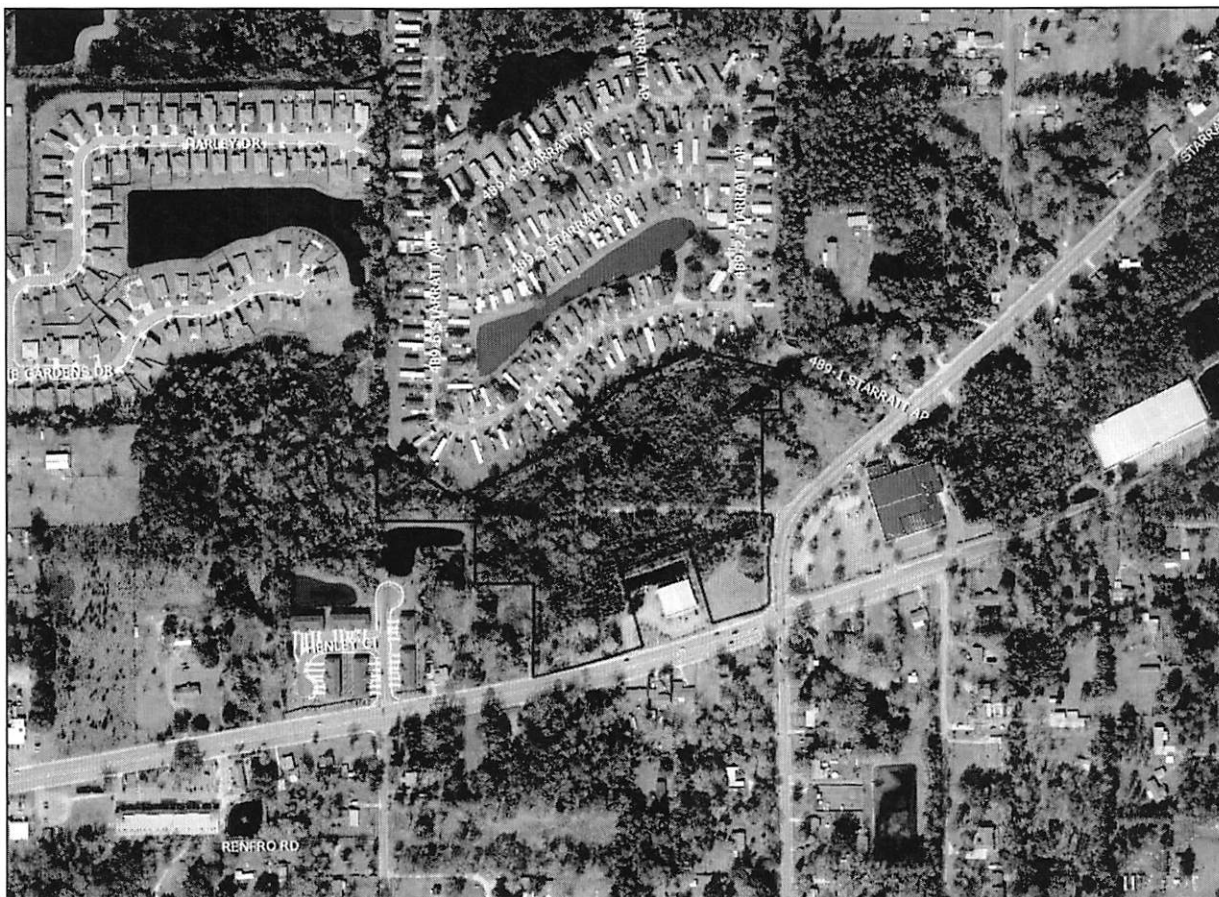
	<p>Kimley-Horn and Associates, Inc. The Institute of Transportation Engineer's (ITE's) showing the peak parking demand is 0.75 spaces per bedroom which would equate to 324 spaces. The Applicant proposes to provide 376 parking spaces on site, which exceeds the ITE average peak parking demand by 16 percent and matches the ITE 85th percentile peak parking demand for the applicable land use. The development will provide a total of 376 spaces resulting in a ratio of 1.6 spaces per bedroom.</p> <p>There is a companion rezoning application Ord. #2022-0391 seeking to rezone approximately 14.22± acres from Commercial Community General-1 (CCG-1)/ Commercial Neighborhood (CN)/ Planned Unit Development (PUD) to Commercial Residential Office (CRO) in order to develop the property with 216 multi-family dwelling units. There is a companion Land Use Amendment, 2022-0390 (L-5683-22C). The proposed LUA is for Community General Commercial (CGC) to Residential Professional Institutional (RPI).</p> <p><u>Findings:</u></p>
<p>2. There are practical and economic difficulties in carrying out the strict letter of the regulation in that...</p>	<p><u>Recommendation:</u> Yes. There are practical and economic difficulties in carrying out the strict letter of the regulations due to the size of the lot and the site constraints of existing wetlands on the property. The property has a unique polygonal shape wrapped around non-uniform boundaries on all sides. The property additionally is "U" shaped around parcel 913 NEW BERLIN RD (RE: 106653 0500) operated by Family Dollar retail store and an existing retention pond. This parcel limits the placement of parking and loading spaces around residential units in the most efficient design. As previously mentioned there are existing wetlands and floodplains along the northern portion of the property further limiting the site.</p> <p><u>Findings:</u></p>
<p>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but</p>	<p><u>Recommendation:</u> Yes. The request is not based exclusively upon a desire to reduce the cost of</p>

<p>would accomplish a result that is in the public interest.</p>	<p>developing the site, but would accomplish a result that is in the public interest. The property is currently vacant and results exclusively from the existing site constraints on the shape and the existing wetlands.</p> <p><u>Findings:</u></p>
<p>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</p>	<p><u>Recommendation:</u> Yes. Staff does not find that the proposed deviation for parking will substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation. Adequate buffers and setbacks will be provided around the property and the neighboring properties.</p> <p><u>Findings:</u></p>
<p>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</p>	<p><u>Recommendation:</u> Yes. The proposed deviation will not be detrimental to the public health, safety, or welfare, or result in additional public expense, the creation of nuisances, or conflict with any other applicable law but will provide for more housing options for the area.</p> <p><u>Findings:</u></p>
<p>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</p>	<p><u>Recommendation:</u> Yes. The proposed deviation is in harmony with the spirit and intent of the Zoning Code. The intent of the code is to protect the health, safety, and welfare of the public, including property owners. It is the opinion of staff that approval of the request for deviation is consistent with those goals.</p> <p><u>Findings:</u></p>
<p>7. The City landscape architect (has/has not) recommended the proposed deviation.</p>	<p><u>Recommendation:</u> N/A</p> <p><u>Findings:</u></p>
<p>8. The existing violation was not created by the applicant with intent to violate the Zoning Code.</p>	<p><u>Recommendation:</u> There are currently no existing Zoning Code violations associated with the subject property.</p> <p><u>Findings:</u></p>

PLANNER RECOMMENDATION: APPROVE
DATE OF REPORT: June 23, 2022



The Required Notice of Public Hearing Signs Were Posted
Source: Planning and Development Department, COJ (Date: June 9, 2022)



Aerial View
Source: JaxGIS



View of Subject Property

Source: JaxGIS Maps



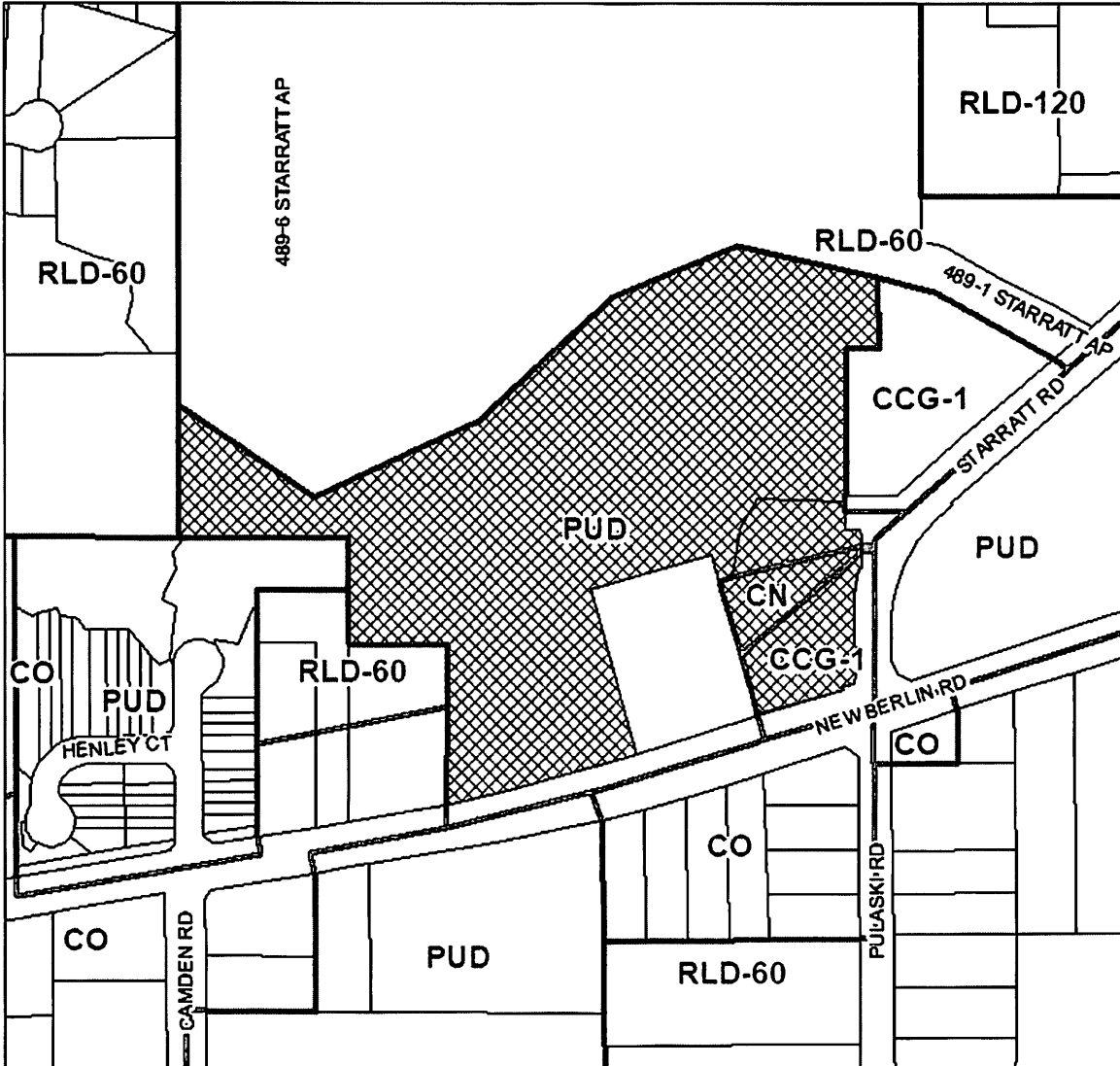
View of Property to the South

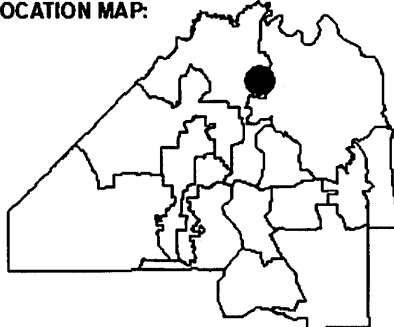

Source: Planning and Development Department, COJ (Date: June 9, 2022)



View of Entrance to Residential Subdivision to the North

Source: Planning and Development Department, COJ (Date: June 9, 2022)



<p>REQUEST SOUGHT:</p> <p>REDUCE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM 436 TO 376</p> <p>DECREASE MINIMUM NUMBER OF LOADING SPACES FROM 7 REQUIRED TO 0 LOADING SPACES.</p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p>
<p>ORDINANCE NUMBER ORD-2022-0392</p>	<p>TRACKING NUMBER T-2022-4127</p>	<p>COUNCIL DISTRICT: 7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Administrative Deviation

Planning and Development Department Info

Application # 2022-0392 (AD-22-42) Staff Sign-Off/Date ELA / 05/04/2022
 Filing Date 05/24/2022 Number of Signs to Post 4
 Current Land Use Category CGC
 Deviation Sought REDUCE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM 436 TO 376. DECREASE MINIMUM NUMBER OF LOADING SPACES FROM 7 REQUIRED TO 0.
 Applicable Section of Ordinance Code N/A
 Notice of Violation(s) N/A
 Hearing Date 06/23/2022 PC: 06/23/2022 CC: 06/23/2022 LUZ: 07/19/2022
 Neighborhood Association M & M DAIRY INC, THE EDEN GROUP INC.
 Overlay N/A

Application Info

Tracking # 4127 Application Status FILED COMPLETE
 Date Started 02/28/2022 Date Submitted 03/25/2022

General Information On Applicant

Last Name	First Name	Middle Name
TRIMMER	CYNDY	
Company Name		
DRIVER, MCAFFEE, HAWTHORNE AND DIEBENOW, PLLC		
Mailing Address		
1 INDEPENDENT DRIVE, SUITE 1200		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9048070185	904	CKT@DRIVERMCAFFEE.COM

General Information On Owner(s)

Last Name	First Name	Middle Name
N/A	N/A	
Company/Trust Name		
CHETS CREEK NORTHSIDE, LLC		
Mailing Address		
4420 HODGES BOULEVARD		
City	State	Zip Code
JACKSONVILLE	FL	32224
Phone	Fax	Email

Last Name	First Name	Middle Name
N/A	N/A	
Company/Trust Name		
CHETS CREEK STARRATT, LLC		
Mailing Address		
4420 HODGES BOULEVARD		
City	State	Zip Code
JACKSONVILLE	FL	32224
Phone	Fax	Email

Property Information

Previous Zoning Application Filed?
 If Yes, State Application No(s)
 2006-0687

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 106953 0105	7	6	PUD
Map 106665 0000	7	6	CCG-1,CN,PUD

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

Total Land Area (Nearest 1/100th of an Acre) 14.22

In Whose Name Will The Deviation Be Granted
HILLPOINTE, LLC

Is transferability requested? Yes No
If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location
NORTH OF NEW BERLIN ROAD AND WEST OF STARRATT ROAD

House #	Street Name, Type and Direction	Zip Code
953	NEW BERLIN RD	32218

Between Streets
NEW BERLIN ROAD and STARRATT ROAD

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

Reduce required minimum lot area from _____ to _____ square feet.

Increase maximum lot coverage from _____ % to _____ %.

Increase maximum height of structure from _____ to _____ feet.

Reduce required yard(s) _____

Reduce minimum number of off-street parking spaces from 436 to 376 .

Increase the maximum number of off-street parking spaces from _____ to _____ .

Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to _____ feet.

Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to _____ feet.

Decrease minimum number of loading spaces from 7 required to 0 loading spaces.

Reduce the dumpster setback from the required 5 feet along:

North to _____ feet;

East to _____ feet;

South to _____ feet;

West to _____ feet.

Decrease the minimum number of bicycle parking spaces from _____ required to _____ spaces.

Reduce the minimum width of drive from _____ feet required to _____ feet.

Reduce vehicle use area interior landscape from _____ square feet to _____ square feet.

Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to _____ feet.

Reduce the number of terminal island trees from _____ terminal islands required to _____ terminal islands.

Reduce the landscape buffer between vehicle use area along _____
Enter Street Name _____ from 10 feet per linear feet of _____

frontage and 5 feet minimum width required to feet per linear feet of frontage and feet minimum width.

Reduce the number of shrubs along Enter Street Name from required to shrubs.

Reduce the number of trees along Enter Street Name from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from 5 feet minimum width required along:

- North boundary to feet;
East boundary to feet;
South boundary to feet;
West boundary to feet.

Reduce the number of trees along:

- North property boundary from required to trees;
East property boundary from required to trees;
South property boundary from required to trees;
West property boundary from required to trees.

Increase the maximum width of the driveway access from Enter Street Name from 24 36 48 feet required to feet.

Decrease the minimum width of the driveway access from Enter Street Name from 24 36 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from 24 feet required along:

- North to feet;
East to feet;
South to feet;
West to feet.

Decrease the minimum width of the driveway access to adjoining property from 24 feet required along:

- North to feet;
East to feet;
South to feet;
West to feet.

Reduce the uncomplimentary land use buffer width from 10 feet wide required along:

- North property boundary to feet wide;
East property boundary to feet wide;
South property boundary to feet wide;
West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

- North property boundary from required to trees;
East property boundary from required to trees;
South property boundary from required to trees;
West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from 6 feet tall and 85 % opaque required along:

- North property boundary to feet tall and %;
East property boundary to feet tall and %;
South property boundary to feet tall and %;
West property boundary to feet tall and %.

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

APPLICANT PROPOSES TO DEVELOP A MULTIFAMILY PROJECT ON APPROXIMATELY 14.22 ACRES LOCATED AT 935 AND 0 NEW BERLIN ROAD (RE#S 106665 0000; 106953 0105) (THE "PROPERTY") AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION FILED HEREWITH. APPLICANT HAS FILED A COMPANION LAND USE AMENDMENT TO RPI (#5683) AND REZONING APPLICATION TO CRO (#4127). APPLICANT SEEKS TO DEVELOP A MULTIFAMILY RESIDENTIAL PROJECT WITH TWO HUNDRED SIXTEEN (216) TWO (2) BEDROOM UNITS AND SIX (6) EMPLOYEES. ACCORDINGLY, UNDER PART 6 OF THE ZONING CODE, THERE IS A PARKING DEMAND OF FOUR HUNDRED THIRTY-SIX (436) SPACES [216 2-BEDROOM UNITS + 1 FOR OWNER + 3 SPACES FOR 6 TOTAL EMPLOYEES]. SEVEN (7) MULTIFAMILY BUILDINGS ARE CONTEMPLATED IN EITHER TWENTY-FOUR (24) OR THIRTY-SIX (36) UNIT DESIGNS. AS A RESULT, THE PROPERTY'S LOADING SPACE DEMAND UNDER PART 6 IS SEVEN (7) LOADING SPACES. DUE TO THE UNIQUE SHAPE OF THE PROPERTY AND ACTUAL MARKET DEMAND FOR PARKING AND LOADING, APPLICANT REQUESTS AN ADMINISTRATIVE DEVIATION TO REDUCE OFF-STREET PARKING FROM FOUR HUNDRED THIRTY-SIX (436) TO THREE HUNDRED FORTY-FIVE (345) SPACES, WHICH CORRESPONDS TO A RATIO OF 1.6 SPACES PER UNIT. LIKEWISE, APPLICANT REQUESTS AN ADMINISTRATIVE DEVIATION TO REDUCE THE OFF-STREET LOADING SPACES FROM SEVEN (7) TO ZERO (0). THE NEED FOR THE PROPOSED DEVIATION ARISES OUT OF THE PHYSICAL SURROUNDINGS, SHAPE, OR CONDITIONS LIMITED TO THE SUBJECT PROPERTY ALONE. THE PROPERTY FEATURES A UNIQUE, POLYGONAL SHAPE WRAPPED BY NON-UNIFORM BOUNDARIES ON PRACTICALLY ALL SIDES. THE FRONT OF THE PROPERTY IS SHAPED IN AN UPSIDE DOWN "U", WITH A FAMILY DOLLAR RETAIL STORE AND RETENTION POND OCCUPYING THE AREA BETWEEN THE ROAD FRONTAGES. THE FAMILY DOLLAR PARCEL EXTENDS ROUGHLY HALFWAY INTO THE CENTER OF THE PROPERTY, LIMITING THE PLACEMENT OF PARKING AND LOADING SPACES AND RESIDENTIAL UNITS IN THE MOST EFFICIENT DESIGN. FURTHER, WETLANDS AND FLOOD PLAINS EXIST ON THE NORTHERN PORTION OF THE PROPERTY FURTHER LIMITING DEVELOPMENT.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

YES. THERE ARE PRACTICAL AND ECONOMIC DIFFICULTIES COMPLYING WITH THE STRICT LETTER OF THE ZONING CODE AS APPLIED TO THE PROJECT. AS STATED, THE PROPERTY HAS A LITANY OF PHYSICAL ABNORMALITIES THAT PRECLUDE ORDINARY MULTIFAMILY SITE DESIGN. TO ADD PARKING ALONG THE NORTHERN PORTION OF THE PROPERTY WOULD REQUIRE MITIGATION TO WETLANDS AND TREES AND WOULD HAVE DIFFICULTY WITH FLOOD PLAINS. APPLICANT HAS UTILIZED BEST EFFORTS IN STRIKING A BALANCE BETWEEN PRESERVING WETLANDS AND PROVIDING SUFFICIENT LANDSCAPING, PARKING AND UNITS WITHIN THE GIVEN SITE CONSTRAINTS. PRIORITY IN DEVELOPMENT OF THE

SITE HAS BEEN GIVEN TO PRESERVING WETLANDS AND SATISFYING SETBACK, LANDSCAPE AND BUFFER REQUIREMENTS.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

YES. THE REQUEST FOR ADMINISTRATIVE DEVIATION IS NOT BASED EXCLUSIVELY UPON A DESIRE TO REDUCE THE COST OF DEVELOPING THE SITE. THE REQUEST IS EXCLUSIVELY BASED ON THE LIMITING POLYGONAL SHAPE OF THE PROPERTY AND APPLICANT'S INTENT TO BALANCE THE NEED TO PROVIDE SUFFICIENT LANDSCAPING, BUFFERS, SETBACKS, PARKING, LOADING AND UNITS WHILE ALSO PRESERVING TREES AND WETLANDS.

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

YES. THE PROPOSED DEVIATION WILL NOT DIMINISH PROPERTY VALUES, ALTER THE ESSENTIAL CHARACTER OF THE SURROUNDING AREA, OR SUBSTANTIALLY INTERFERE WITH OR INJURE THE RIGHTS OF OTHERS WHOSE PROPERTY WOULD BE AFFECTED BY THE DEVIATION. THE PROJECT WILL ENHANCE THE AREA BY REPLACING UNDEVELOPED PROPERTY WITH MODERN MULTIFAMILY RESIDENCES. A MINIMUM TEN (10) FOOT LANDSCAPE BUFFER AND TWENTY (20) FOOT SETBACKS EXIST AROUND THE ENTIRE PROPERTY TO ENSURE CONSISTENCY AND COMPATIBILITY WITH THE SURROUNDING AREA. A SUBSTANTIAL PORTION OF THE PROPERTY ALONG THE NORTHERN BOUNDARY WILL REMAIN UNDISTURBED, ENSURING A SMOOTH TRANSITION BETWEEN THE PROPERTY AND THE SINGLE-FAMILY RESIDENTIAL SUBDIVISION TO THE NORTH.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

YES. THE PROPOSED USE WILL NOT AFFECT PUBLIC HEALTH, SAFETY OR WELFARE OR RESULT IN ADDITIONAL PUBLIC EXPENSE, CREATION OF NUISANCE OR CONFLICT ANY OTHER APPLICABLE LAW. THE REQUESTED DEVIATION WILL ASSIST IN MEETING THE NEED FOR MORE HOUSING OPTIONS IN THE AREA AND IN PROTECTING TREES AND WETLANDS.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

APPLICANT DOES NOT SEEK A PROPOSED DEVIATION RELATING TO MINIMUM REQUIRED LANDSCAPING.

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

YES. THE EFFECT OF THE PROPOSED DEVIATION IS IN HARMONY WITH THE SPIRIT AND INTENT OF THE ZONING CODE. DUE TO THE UNIQUE SHAPE OF THE PROPERTY, APPLICANT HAS HAD TO BALANCE MEETING THE ZONING CODE PROVISIONS FOR SETBACKS, LANDSCAPING, PARKING AND LOADING WHILE PROVIDING SUFFICIENT DENSITY TO MAKE THE PROJECT ECONOMICALLY VIABLE. APPLICANT HAS PROVIDED AS MUCH PARKING AS NEEDED TO MEET THE ANTICIPATED PARKING DEMAND FOR THE RESIDENTIAL COMPLEX WHILE MEETING THE CODE REQUIREMENTS REGARDING LANDSCAPING AND SETBACKS. IF GRANTED, THE ADMINISTRATIVE DEVIATION WILL ENSURE THAT TREES AND WETLANDS WILL BE PROTECTED WHILE SUFFICIENT PARKING IS STILL PROVIDED.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

(ii) The length of time the violation has existed without receiving a citation; and

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

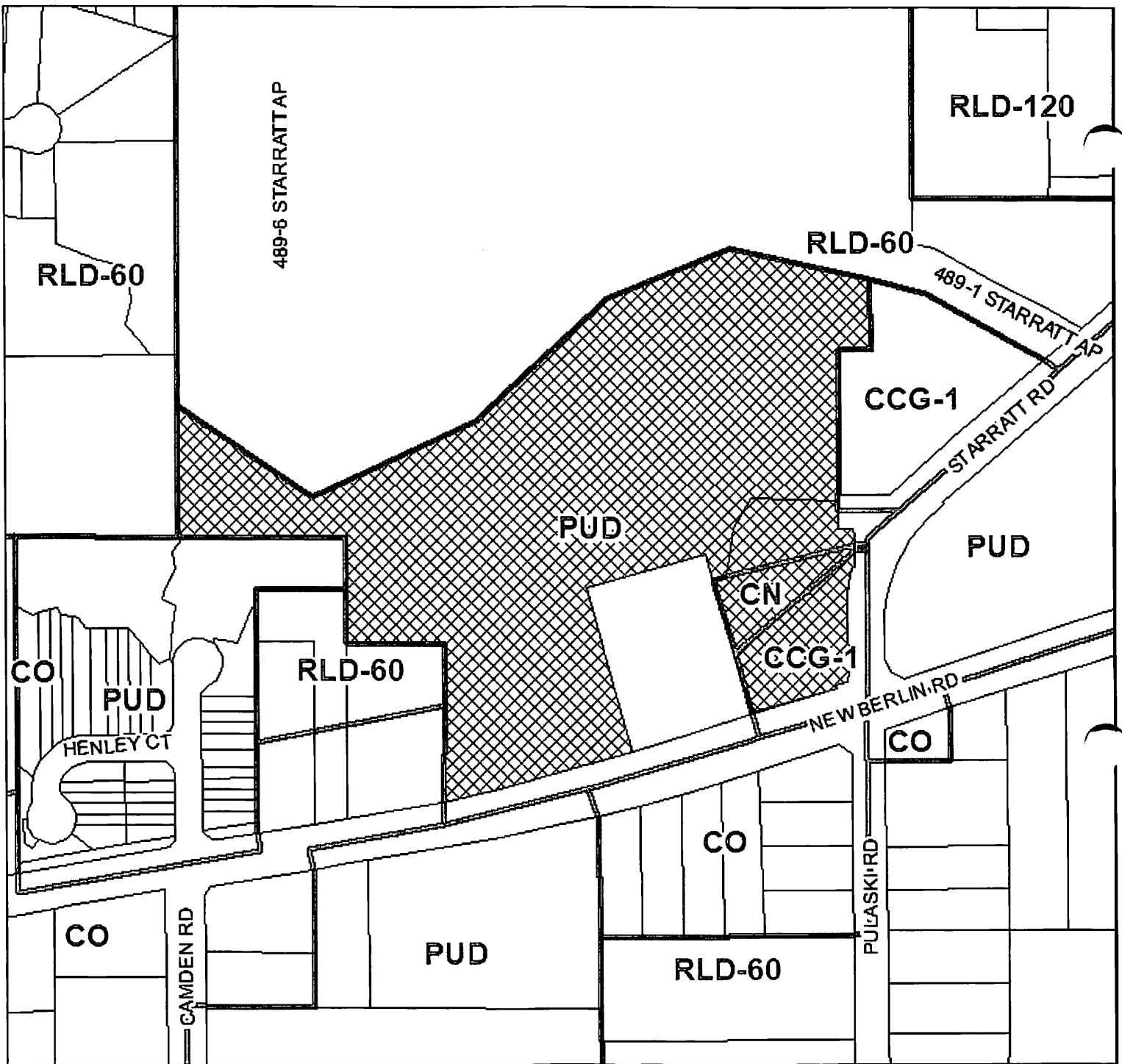
Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	
27 Notifications @ \$7.00/each:	\$189.00
3) Total Application Cost:	\$966.00

*** Applications filed to correct existing zoning violations are subject to a double fee.**

**** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

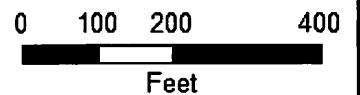
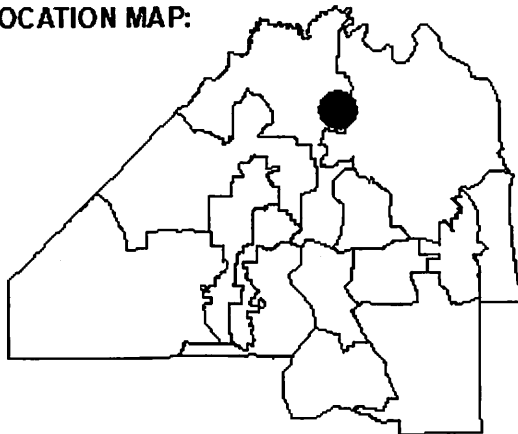


REQUEST SOUGHT:

REDUCE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM 436 TO 345

DECREASE MINIMUM NUMBER OF LOADING SPACES FROM 7 REQUIRED TO 0 LOADING SPACES.

LOCATION MAP:



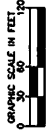
COUNCIL DISTRICT:

7

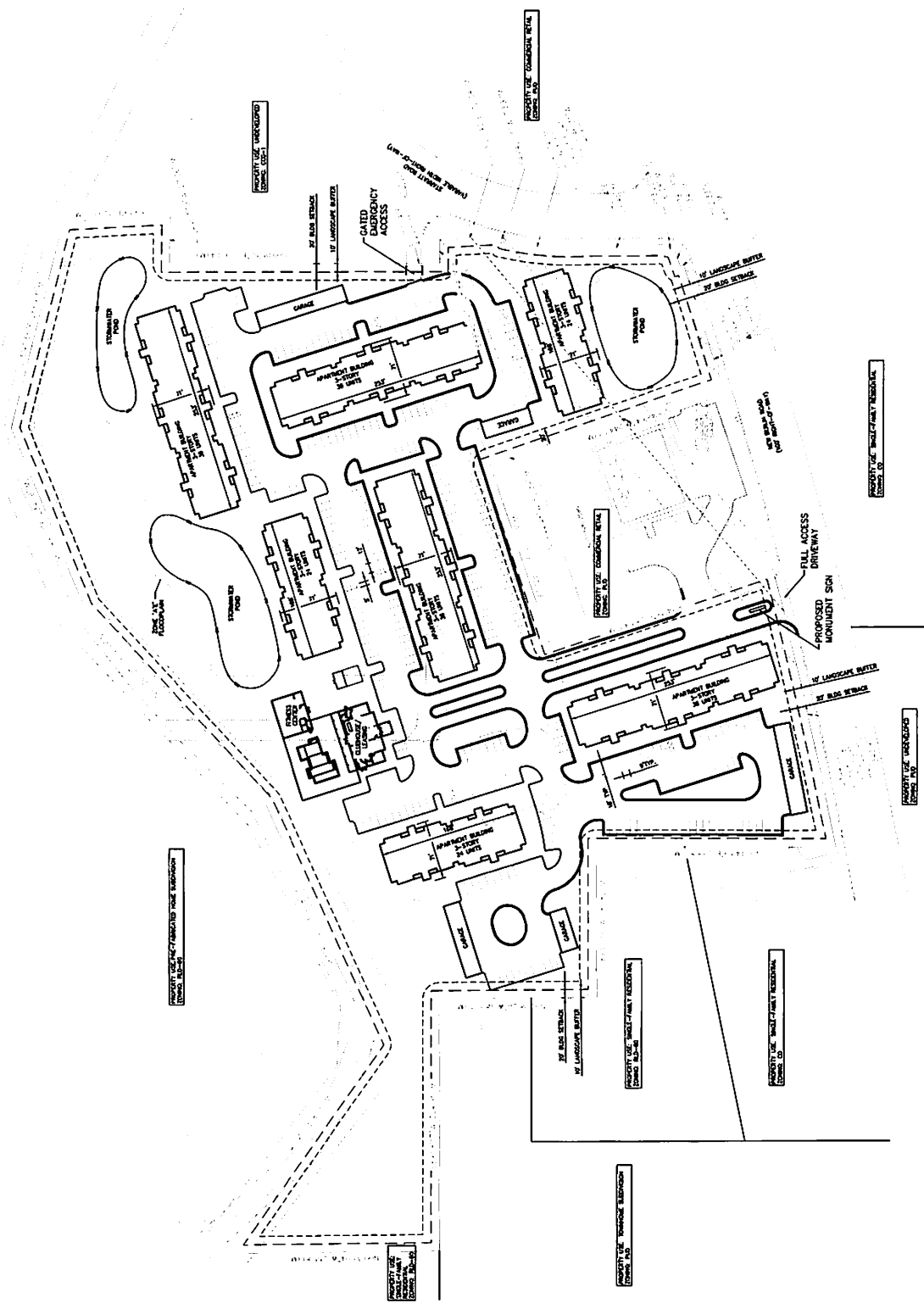
TRACKING NUMBER

T-2022-4127

**EXHIBIT 2
PAGE 1 OF 1**



RE NUMBER	106953-0105 & 106665-0000
SITE AREA	\$14.2 AC
DEVELOPMENT SUMMARY: APARTMENT UNITS	216 (ALL 2-BEDROOM)
DEVELOPMENT CRITERIA: BUILDING COVERAGE	\$2.3 AC
POND COVERAGE	\$0.8 AC
MAX BUILDING HEIGHT	45'
ACTIVE RECREATION (40) PROVIDED AIR	- 32,000 SF - 32,000 SF
PARKING	
SPACES PROPOSED	376 (1.74/UNIT)
STANDARD SPACES	207
COMPACT SPACES	112 (50% MAX)
CARTRAY SPACES	43



Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
12740 OAK BAY PARKWAY, AC21, SUITE 2150
JACKSONVILLE, FLORIDA 32256
PHONE: 384-878-3900
WWW.KIMLEY-HORN.COM REGISTRATION NO. 12000

NEW BERLIN APARTMENTS

APRIL 21, 2022

JACKSONVILLE, FL



April 26, 2022

Cyndy K. Trimmer
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

RE: *Parking Demand Analysis*
New Berlin Apartments
Jacksonville, Florida

Dear Ms. Trimmer:

Hillpointe, LLC (Applicant) is currently working on the development of an apartment community on the northwest corner of the New Berlin Road / Starratt Road / Pulaski Road intersection in Jacksonville, Florida. A site plan is attached. The proposed development includes 216 apartment units. All units are proposed as two-bedroom units in three-story buildings. Per the City of Jacksonville Code of Ordinances Section 656.604, the minimum parking supply for the proposed development is 2.0 parking spaces per dwelling unit, or a total of 432 parking spaces. Kimley-Horn has prepared a parking demand analysis for the proposed development to demonstrate that the proposed parking supply is anticipated to be sufficient.

The Institute of Transportation Engineer's (ITE's) publication entitled *Parking Generation Manual, 5th Edition* was reviewed to estimate the parking demand for the land use proposed. The proposed apartment community falls under ITE land use 221: Multifamily Housing (Mid-Rise). Based on data provided by ITE, for land use 221, the average peak parking demand is 0.75 parked vehicles per bedroom, which would equate to 324 parked vehicles. The 85th percentile peak parking demand is 0.87 parked vehicles per bedroom, which would equate to 376 parked vehicles. A graphic illustrating the ITE parking data for land use 221 is attached.

The Applicant proposes to provide 376 parking spaces on site, which exceeds the ITE average peak parking demand by 16 percent and matches the ITE 85th percentile peak parking demand for the applicable land use. Please accept this parking demand analysis to allow for a lower parking supply than allowed by code.

Please contact me at (904) 828-3900 or jack.hulsberg@kimley-horn.com should you have any questions.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Jack Hulsberg, P.E.
Transportation Engineer

Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Bedrooms
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban (no nearby rail transit)
Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
 Number of Studies: 35
 Avg. Num. of Bedrooms: 294

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.41 - 1.00	0.65 / 0.87	0.70 - 0.80	0.15 (20%)

Data Plot and Equation

