

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 19, 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-660 **Application for: Equinox East PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan
and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated September 14, 2020.
2. The original written description dated October 8, 2020.
3. The **revised** site plan dated **October 8, 2020**

Recommended Planning Commission Conditions to the Ordinance: **None**

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

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

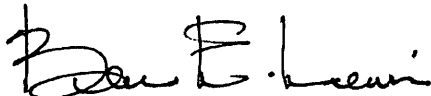
Planning Commission Vote: 6-0

Planning Commission Report
Page 2

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	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 2020-660 TO****PLANNED UNIT DEVELOPMENT****NOVEMBER 19, 2020**

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 **2020-660** to Planned Unit Development.

Location: Southwest Quadrant of J. Turner Butler Boulevard and
A.C. Skinner Parkway
Between J. Turner Butler Boulevard and Southbrook
Drive

Real Estate Number: 154377-1000

Current Zoning District: Residential Medium Density-D (RMD-D)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast, District 3

Applicant/Agent: Curtis Hart
8051 Tara Lane
Jacksonville, Florida 32216

Owners: Sarah Wicker
Forestar Group, Inc.
10700 Pecan Park Boulevard, Suite 150
Austin, Texas 78750

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2020-660** seeks to rezone approximately 20.59 acres of land from RMD-D to PUD. The rezoning to PUD is being sought for the purpose of developing a multi-family residential community with a maximum of 220 dwelling units. The development will include recreational facilities for the exclusive use of the residents and their

guests. The property is currently undeveloped.

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.

(1) 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 Medium Density Residential (MDR) 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 MDR functional land use category permits multi-family developments which townhomes, apartments and condominiums at a gross density of 20 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.

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

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, 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 as follows:

(1) Consistency with the 2030 Comprehensive Plan

Yes. 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): Community General Commercial (MDR).

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

FLUE 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.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster development, 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.

FLUE Policy 1.1.20 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl.

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency and Mobility 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 Management System Office (CMSO) prior to development approvals. The Fair Share number is # 29753. City Development number # 5797 has been reserved through Concurrency. It reserves 557 apartments, 112,000 enclosed square feet of office and 305,000 enclosed square feet of retail. The agent/owner will need to file for a companion CCAS / CRC application as the project moves forward.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development. 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 with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The Applicant proposes to provide open spaces and passive recreation areas that may include a pool, playground or play areas. A minimum of one-hundred fifty (150) square feet will be provided per unit.

The use of topography, physical environment and other natural features: The site plan indicates that approximately 6.9 acres of wetlands will be preserved. The site plan will also incorporate an existing lake in the layout of the development.

The use of existing and proposed landscaping: The project will be required to meet the minimal standards set forth in Section 656, Part 12.

The treatment of pedestrian ways: The project will be required to provide an internal and external pedestrian system that meets the requirements of the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns: According the submitted site plan showing multi-family residential, the property will be accessed through one shared primary driveway from A.C. Skinner Parkway. Internal traffic circulation consists of walks along the driveways lined with parking.

The variety and design of dwelling types: According to the site plan, there are a total of 28 residential buildings proposed along with a clubhouse.

(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 proposed development is located in an area largely surrounded by large tracts of undeveloped land located along a major roadway, A.C. Skinner Parkway. The areas directly adjacent to Southside Boulevard south of

the J.T.B Boulevard Expressway are characterized predominantly by master planned apartment complexes, professional offices, business parks, and commercial office headquarters. Apartment or commercial development as proposed in the PUD is appropriate and consistent with the emerging character of the surrounding 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(s)
North	CGC	CO	Undeveloped
East	RPI	CRO	Multi-family
South	BP	IBP	Undeveloped
West	MDR	RMD-D	Multi-family

(6) Intensity of Development

The PUD is appropriate at this location with specific reference to the following:

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: In the current configuration, the site will consist of several apartment building “types” of varying but similar footprint size.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: Each residential building will be setback a minimum of 22 feet from the property periphery boundaries, and there will be no less than 15 feet between residential buildings meeting “end to end”, and not less than twenty five feet between residential buildings meeting “face to end”. The height of the buildings will be limited to sixty (60) feet.

The availability and location of utility services and public facilities and services: The site is served by city sewer and water.

(7) Usable open spaces plazas, recreation areas.

The project is required to provide 150 square feet of active recreation space per unit and may include walking paths, swimming pool, cabana/clubhouse, health/exercise facility, and similar uses.

(8) Impact on wetlands

Surveying of a 1995 Geographical Information Systems shape file did identify wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal

permitting requirements.

(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 is required to be developed with 2 parking spaces per unit plus one guest space for every 3 units.

(11) Sidewalks, trails, and bikeways

The project will contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on November 2, 2020, 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 **2020-660** be **APPROVED** with the following exhibits:

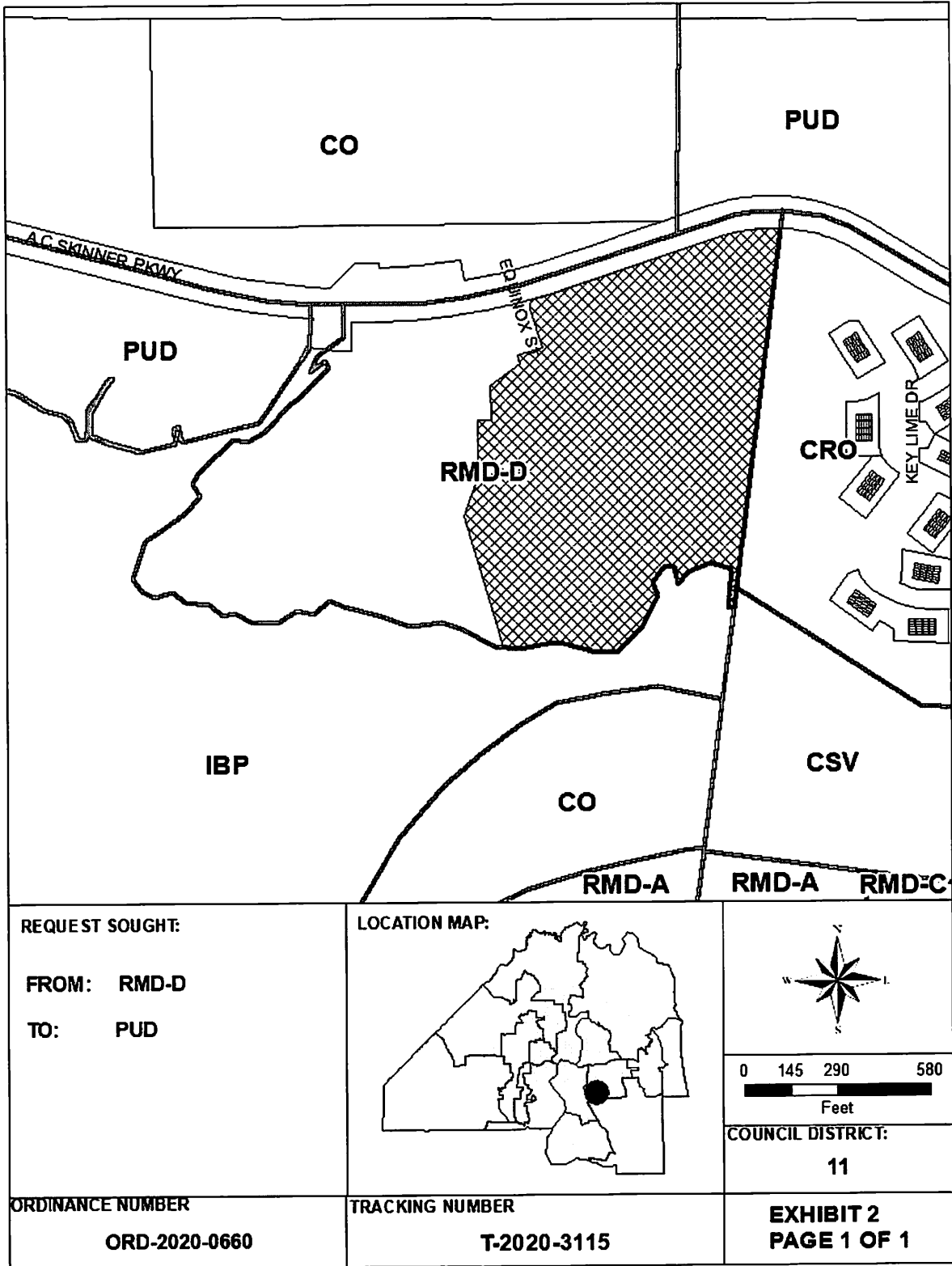
1. The original legal description dated September 14, 2020.
2. The original written description dated October 8, 2020.
3. The original site plan dated June 12, 2020.



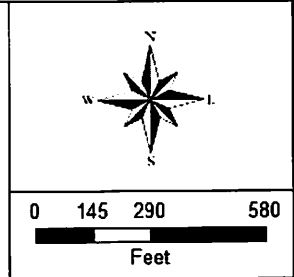
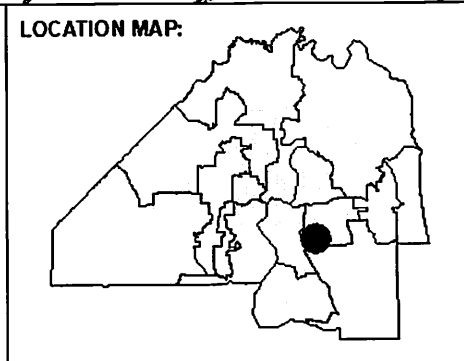
Aerial view of subject property.



View of subject site being cleared.



REQUEST SOUGHT:
FROM: RMD-D
TO: PUD



COUNCIL DISTRICT:
 11

ORDINANCE NUMBER
 ORD-2020-0660

TRACKING NUMBER
 T-2020-3115

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0660 Staff Sign-Off/Date BEL / 10/21/2020

Filing Date 10/21/2020 Number of Signs to Post 4

Hearing Dates:

1st City Council 11/24/2020 Planning Commission 11/19/2020

Land Use & Zoning 12/01/2020 2nd City Council N/A

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3115

Application Status PENDING

Date Started 09/08/2020

Date Submitted 09/14/2020

General Information On Applicant

Last Name HART	First Name CURTIS	Middle Name L
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Company Name
HART RESOURCES LLC

Mailing Address
8051 TARA LANE

City JACKSONVILLE	State FL	Zip Code 32216
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Phone 9049935008	Fax	Email CURTISHART@HARTRESOURCES.NET
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General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name WICKER	First Name SARAH	Middle Name
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Company/Trust Name
FORESTAR

Mailing Address
10700 PECAN PARK BLVD, SUITE 150

City AUSTIN	State TX	Zip Code 78750
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Phone 9044214699	Fax	Email
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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	154377 1000	11	3	RMD-D	PUD

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

Existing Land Use Category

MDR

Land Use Category Proposed? **If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 20.58**Development Number** 9889.0**Proposed PUD Name** EQUINOX EAST**Justification For Rezoning Application**

WE ORIGINALLY INTENDED TO DO APARTMENTS BUT DUE TO COVID THE MARKET HAS CHANGED AND WE WOULD LIKE TO DEVELOP TOWNHOMES AS IT BETTER FITS THIS MARKET.

Location Of Property**General Location**

SOUTH OF AC SKINNER PARKWAY

House #	Street Name, Type and Direction	Zip Code
0	A C SKINNER PKWY	32256

Between Streets

BELFORT ROAD and SOUTHSIDE BLVD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Exhibit C Binding Letter.

Exhibit D Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

Exhibit E Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F Land Use Table

Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

- Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
20.58 Acres @ \$10.00 /acre: \$210.00
- 3) Plus Notification Costs Per Addressee**
56 Notifications @ \$7.00 /each: \$392.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,871.00

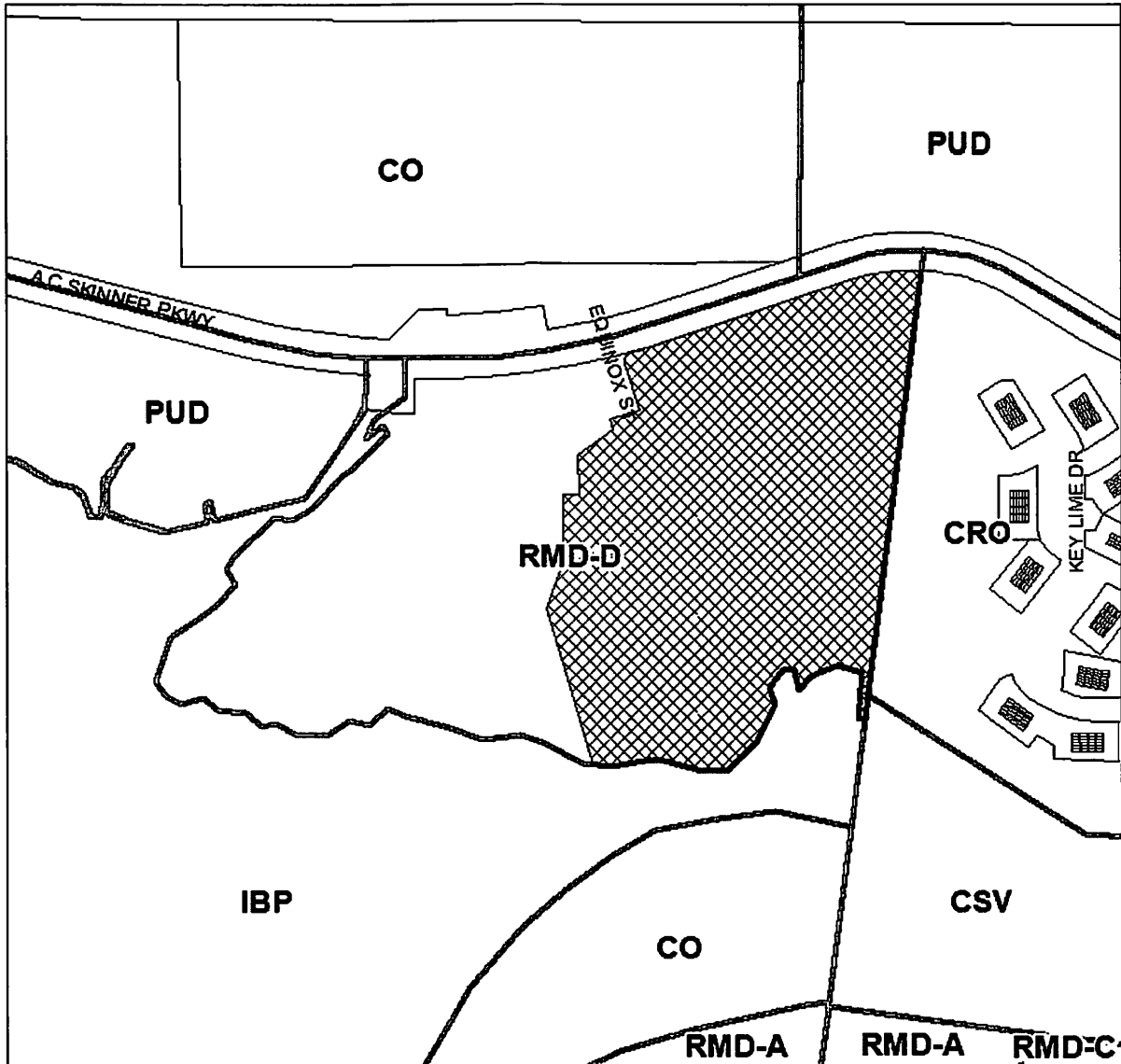
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION
September 14, 2020

Legal Description

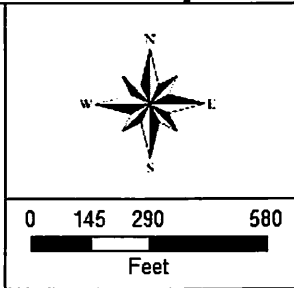
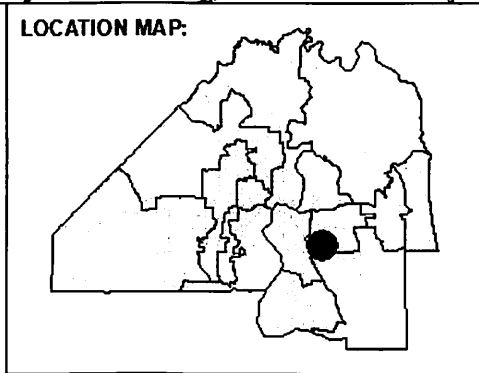
A PORTION OF LOT 64 A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "40", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, LYING EAST OF THE LINE OF DEMARCATION DESCRIBED IN DEED BOOK '709, PAGE 547, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BELFORT ROAD (A 100 FOOT RIGHT-OF-WAY), WITH THE CENTERLINE OF AC SKINNER PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 67°03'07" EAST, ALONG THE CENTERLINE OF SAID AC SKINNER PARKWAY, A DISTANCE OF 1051.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2291.83 FEET AND A CENTRAL ANGLE OF 30°24'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 1216.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°15'07" EAST, 1201.79 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'53" EAST, A DISTANCE OF 920.64 FEET; THENCE DEPARTING LAST SAID CENTERLINE, SOUTH 07°27'07" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID AC SKINNER PARKWAY; THENCE SOUTH 82°32'53" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 172.39 FEET; THENCE NORTH 89°05'59" EAST, A DISTANCE OF 199.47 FEET TO A NON-TANGENT POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3450.00 FEET AND A CENTRAL ANGLE OF 01°35'08"; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 95.47 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°41'26" EAST, 95.47 FEET) TO THE POINT OF BEGINNING; THENCE DEPARTING THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF AC SKINNER PARKWAY AND THENCE ALONG A JURISDICTIONAL WETLAND BOUNDARY, RUN THE FOLLOWING FIFTY-EIGHT (58) COURSES: (1) SOUTH 11°51'48" WEST, 82.80 FEET; (2) SOUTH 56°36'43" EAST, 52.72 FEET; (3) SOUTH 10°47'06" WEST, 45.08 FEET; (4) SOUTH 26°46'13" WEST, 40.23 FEET; (5) SOUTH 68°42'28" WEST, 37.79 FEET; (6) SOUTH 77°24'10" WEST, 58.58 FEET; (7) SOUTH 72°03'11" WEST, 37.77 FEET; (8) SOUTH 15°52'35" EAST, 68.74 FEET; (9) NORTH 83°24'33" EAST, 42.62 FEET; (10) SOUTH 46°33'54" EAST, 33.76 FEET; (11) SOUTH 56°52'30" EAST, 40.72 FEET; (12) NORTH 54°27'03" EAST, 28.69 FEET; (13) NORTH 02°39'51" WEST, 63.58 FEET; (14) SOUTH 67°39'06" EAST, 28.73 FEET; (15) SOUTH 43°56'41" EAST, 40.20 FEET; (16) SOUTH 31°16'35" EAST, 34.09 FEET; (17) SOUTH 40°26'33" EAST, 87.99 FEET; (18) SOUTH 37°48'46" EAST, 79.50 FEET; (19) SOUTH 61°04'16" EAST, 9.12 FEET; (20) SOUTH 27°47'35" EAST, 58.26 FEET; (21) NORTH 88°45'08" EAST, 59.52 FEET; (22) SOUTH 31°19'58" EAST, 31.24 FEET; (23) SOUTH 52°15'27" EAST, 64.74 FEET; (24) SOUTH 18°48'33" EAST, 53.03 FEET; (25) SOUTH 84°35'12" EAST, 115.33 FEET; (26) SOUTH 66°04'17" EAST, 97.96 FEET; (27) NORTH 76°56'06" EAST, 51.66 FEET; (28) NORTH 63°33'27" EAST, 102.87 FEET; (29) SOUTH 74°42'19" EAST, 101.67 FEET; (30) SOUTH 72°55'05" EAST, 72.84 FEET; (31) SOUTH 58°19'28" EAST, 35.01 FEET; (32) SOUTH 58°48'33" EAST, 66.95 FEET; (33) SOUTH 75°55'58" EAST, 64.58 FEET; (34) SOUTH 42°40'42" EAST, 30.70 FEET; (35) SOUTH 20°40'13" EAST 568.83 FEET; (36) SOUTH 89°29'31" EAST, 28.99 FEET; (37) NORTH 07°58'32" EAST, 52.09 FEET; (38) NORTH 00°31'13" EAST, 46.35 FEET; (39) NORTH 36°41'10" EAST, 38.32 FEET; (40) NORTH 32°54'01" EAST, 40.67 FEET; (41) NORTH 34°31'51" EAST, 25.21 FEET; (42) NORTH 66°40'40" EAST, 16.90 FEET; (43) SOUTH 34°17'57" WEST, 37.65 FEET; (44) SOUTH 30°24'54" WEST, 46.57 FEET; (45) SOUTH 27°59'42" WEST, 36.50 FEET; (46) SOUTH 01°40'19" WEST 43.43 FEET; (47) SOUTH 02°36'11" WEST, 35.41 FEET; (48) SOUTH 68°36'55" EAST, 56.25 FEET; (49) SOUTH 73°49'22" EAST, 102.73 FEET; (50) NORTH 75°10'00" EAST, 116.63 FEET; (51) NORTH 11°39'21" WEST, 44.61 FEET; (52) NORTH 59°43'29" EAST, 20.95 FEET; (53) SOUTH 10°19'38" EAST, 51.68 FEET; (54) NORTH 77°10'52" EAST, 144.87 FEET; (55) NORTH 76°15'14" EAST, 97.66 FEET; (56) NORTH 34°36'11" EAST, 111.46 FEET; (57) NORTH 31°04'04" EAST, 152.40 FEET; (58) NORTH 14°6'22" EAST, 100.47 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF AC SKINNER PARKWAY; SAID POINT BEING HERINAFTER KNOWN AS "REFERENCE POINT "A"; SAID POINT BEING ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2050.00 FEET AND A CENTRAL ANGLE OF 18°59'45"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 679.66 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°12'54" EAST, 676.55 FEET) TO THE POINT OF BEGINNING; THENCE DEPARTING LAST SAID RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 92°37'41"; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 40.47 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°24'11" WEST, 36.16 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 17°54'39" EAST, A DISTANCE OF 125.24 FEET; THENCE SOUTH 72°05'21" WEST, A DISTANCE OF 84.00 FEET; THENCE SOUTH 17°54'39" EAST, A DISTANCE OF 27.85 FEET; THENCE SOUTH 53°31'01" WEST, A DISTANCE OF 113.66 FEET; THENCE SOUTH 01°44'35" EAST, A DISTANCE OF 105.38 FEET; THENCE SOUTH 88°15'25" WEST, A DISTANCE OF 42.35 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 175.14 FEET; THENCE SOUTH 20°29'06" WEST, A DISTANCE OF 131.81 FEET; THENCE SOUTH 16°39'49" EAST, A DISTANCE OF 479.49 FEET TO A POINT ON A JURISDICTIONAL WETLAND LINE; THENCE THE FOLLOWING SEVENTEEN (17) COURSES: (1) SOUTH 84°28'00" EAST, 50.30 FEET; (2) NORTH 78°53'32" EAST, 87.73 FEET; (3) NORTH 83°50'20" EAST, 10.60 FEET; (4) SOUTH 86°34'51" EAST, 41.77 FEET; (5) SOUTH 75°01'34" EAST, 105.62 FEET; (6) SOUTH 89°47'15" EAST, 67.12 FEET; (7) NORTH 41°46'24" EAST, 112.26 FEET; (8) NORTH 26°48'58" EAST, 106.45 FEET; (9) NORTH 19°11'44" WEST, 44.72 FEET; (10) NORTH 38°16'47" EAST, 58.28 FEET; (11) NORTH 87°54'33" EAST, 30.56 FEET; (12) SOUTH 11°35'16" EAST, 55.28 FEET; (13) NORTH 39°38'51" EAST, 48.10 FEET; (14) NORTH 69°19'41" EAST, 75.91 FEET; (15) SOUTH 74°05'17" EAST, 68.23 FEET; (16) SOUTH 04°39'41" WEST, 120.81 FEET; (17) SOUTH 82°46'44" EAST, 18.65 FEET TO A POINT ON THE EAST LINE OF THE FRANCIS RICHARD GRANT, SECTION 56 AND ALSO BEING THE EAST LINE OF A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION, AFOREMENTIONED; THENCE NORTH 07°13'16" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1193.49 FEET TO A POINT ON THE SAID SOUTHERLY RIGHT OF WAY OF AC SKINNER PARKWAY; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 512.50 FEET AND A CENTRAL ANGLE OF 21°21'41"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 191.07 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°11'17" WEST, 189.97 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 71°30'27" WEST, 493.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2050.00 FEET AND A CENTRAL ANGLE OF 37°2'34"; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 114.83 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°06'44" WEST, 114.82 FEET) TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: RMD-D
TO: PUD



COUNCIL DISTRICT:
11

TRACKING NUMBER
T-2020-3115

EXHIBIT 2
PAGE 1 OF 1

Exhibit "D"

WRITTEN DESCRIPTION

Equinox East PUD

October 8, 2020

I. SUMMARY

- A. Current Land Use Designation: MDR
- B. Current Zoning District: RMD-D
- C. Requested Zoning District: PUD
- D. RE #: 154377-1000 (portion of)

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 20.59 acres of property from RMD-D to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit E (PUD-1) (the Site Plan). The proposed PUD rezoning permits the Property to be developed as a residential community of up to (220) two hundred and twenty Townhomes.

The subject property (Property) is currently owned by Forestar Group Inc. and is more particularly described in the legal description attached as Exhibit K. The Property is located between Belfort Road and Southside Boulevard on Exhibit K (the Property). The property is designated MDR in the Future Land Use Map in the City's Comprehensive Plan and is a vacant site. The gross density of 10.68 lots per acre for the townhomes and is substantially less than the maximum allowed under RMD-D use the property is currently zoned for.

A combination of fencing, buffering, and landscaping are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses shall include Townhomes

1. Up to two hundred twenty (220) Townhomes.
2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices small satellite dishes, and similar uses subject to performance standards set forth in Part 4 in the City of Jacksonville Zoning Code.
3. Home occupation meeting the performance standard set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures:

Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Minimum Lot and Building Requirements

Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

Minimum Lots Requirements For Townhomes

- (1) Minimum lot width. Fifteen (15) feet; for end units twenty-five (25) feet
- (2) Maximum Lot coverage by all buildings. Seventy Percent (70%)
- (3) Minimum setback requirements,
 - (a) **Front**-15 feet to the building façade; 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street
 - (b) **Side**-0 feet interior/10 feet on end units
 - (c) **Rear**-10 feet
- (4) Minimum Lot Area- 1,200 square feet
- (5) Maximum height of structure- 35 feet

D. Ingress, Egress and Circulation

(1) Parking Requirements. A minimum of (2) two parking spaces (440) shall be provided for each unit plus one additional parking space for every 3 units (74 spaces).

(2) Vehicular Access.

a. Vehicular access to the Property shall be by way of AC Skinner Parkway. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

(3) Pedestrian Access.

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

E. Signs

(1) The Applicant may construct up to two (2) permanent, single faced identity signs at entrance off AC Skinner Parkway and or (1) permanent, double faced sign in the median of the entry road to the development. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.

(2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

F. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

H. Recreation, Open Space and Lakes and Ponds

Unless otherwise approved by the Planning and Development Department, recreation open space will be provided in Sec. 656.420 of the zoning code.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan. provided that each Retention Area is subsequently completed so as to comply with the final engineering plans approved by the City of Jacksonville and the St. Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

I. Utilities

Water and sanitary sewer will be provided by JEA.

J. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, ACOE and all other local, state and federal requirements. The SJRWM wetlands on this site are not impacted and are excluded from this PUD.

IV. DEVELOPMENT PLAN APPROVAL

With the request for verification of substantial compliance with the 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.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use will be Medium Density Residential (MDR), which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from AC Skinner Parkway. All uses are townhomes and a clubhouse.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential and commercial development in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code. The open space will consist of 3.21 acres. Additionally, ponds total approximately 3.08 acres and provides additional open space.

- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction, with no SJRWM wetland impacts.
- H. Listed Species Regulations: A listed species study for the Property is not required since it is less than 50 acres in size.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: Consist of an existing 0.87 acre pond that will stay in place and an additional 2.21 acre pond to be constructed, for a total of 3.08 acres with (2) ponds on the Property and will be maintained by the Owners Associations.

VI. HOW THIS PUD DIFFERES FROM USUAL APPLICATIONS

The PUD differs from a usual application for rezoning as stated throughout this written description and restated here; There is a variety of lot sizes that differ from a straight zoning, no permissible uses by exception are allowed, location of vehicular access to property is stated, signage is specified, location of retention is noted on the Site Plan dated 06-12-20, and specificity is provided throughout this Planned Unit Development. Also, since this is a PUD, conditions can be added if necessary while going through the rezoning process.

GRAPHIC SCALE
1" = 100' H.S. P.L.
1" = 100' V.S. P.L.

- JACKSONVILLE TRANSPORTATION AUTHORITY
100 N WINTLE AVE
JACKSONVILLE, FLORIDA 32203
- DEVELOPER:
DUNN & ASSOCIATES, INC. - JACKSONVILLE
4220 RACE TRACK ROAD
ST. JAMES, FL 32209
PHONE: (904) 388-8845
- DESIGNER:
DUNN & ASSOCIATES, INC.
8647 BAYVIEW ROAD, SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: (904) 388-8845
FAX: (904) 388-8817
- ENGINEER:
CLAYTON & ASSOCIATES
1443 WALDO AVENUE
JACKSONVILLE, FLORIDA 32207
PHONE: (904) 394-2533
FAX: (904) 394-2533
- LANDSCAPE ARCHITECT:
GREEN/HAUT
ONE NORTH STATE BOO.
JACKSONVILLE, FL 32218
PHONE: (904) 730-3360
FAX: (904) 730-7685
- EXISTING ZONING / PROPOSED ZONING:
RMD-D / PUD
- REAL ESTATE NO. / TAX PARCEL:
A PORTION OF 194377 0000
- EXISTING SITE CHARACTERISTICS:
AS SHOWN ON THE MAP BETWEEN DELTON RD AND SOUTHWALK BLVD.
- SEE SURROUND:
A) TOTAL SITE AREA = 20.59 AC
B) USABLE PLANNED RECREATION PROVIDED (100% PER LOT) = 18.80 AC
C) TYPE OF DEVELOPMENT = TOWNHOUSES
D) NUMBER OF TOWNHOME LOTS = 220
E) MINIMUM LOT AREA = 1,200 SF
F) MINIMUM LOT WIDTH = 10.00 LOTS PER ACRE = 102

1. FRONT - 22' FROM THE OUTSIDE EDGE OF SIDEWALK TO THE CENTERLINE OF THE STREET AND 15' TO THE BUILDING FACADE, 22' FROM THE BACK EDGE OF CURB WHERE NO SIDEWALKS ARE LOCATED TO THE BUILDING FACADE, 15' IF ACCESS IS FROM AN ALLEY.
 2. REAR - 10'
 3. MAX HEIGHT OF BUILDING = 35'
 4. NO. OF BUILDING UNITS = 220
 5. OPEN SPACE = 18.80 AC
 6. AMOUNT OF RIGHT-OF-WAY = 4.82 AC
- BASED ON SUMMARY:
- 1) SPACES FOR EACH TOWNHOME = 2 SPS PER UNIT = 440
 - 2) TOTAL SPACES REQUIRED = 440
 - 3) TOTAL SPACES PROVIDED = 440
 - 4) H.C. REQUIRED = 11
 - 5) H.C. PROVIDED = 11

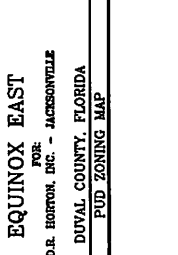
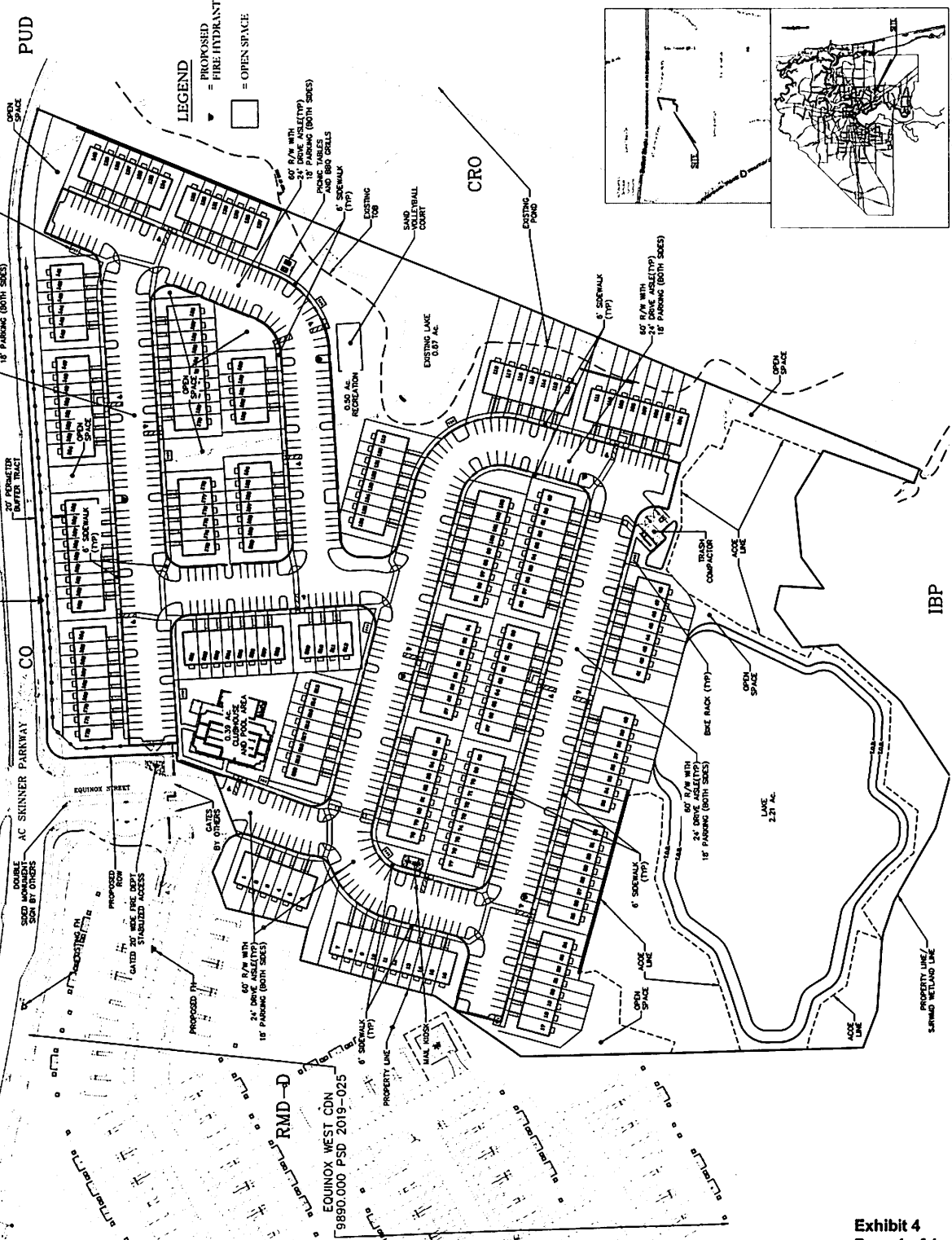
10. WASTE STORAGE: J.E.A.
11. FLOOD DAMAGE PREVENTION: J.E.A.
12. STORM WATER DRAINAGE: J.E.A.
13. STORM WATER STORAGE: J.E.A.
14. FIRE PROTECTION: AS REQUIRED VIA HYDRANTS

FLOOD ZONE

THE PROPERTY SHOWN HEREON APPEARS TO BE IN A FLOOD HAZARD AREA AS SHOWN ON THE 500-YEAR FLOOD PLAN, NUMBER 120130000N DATED 11/11/03, ISSUED BY THE CITY OF JACKSONVILLE, FLORIDA.

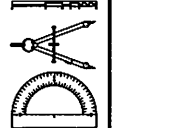
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, ROADWAY NETWORK, RIGHT-OF-WAYS, STORM WATER POND, AND SHOWING MAY BE ADJUSTED FOR AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

Sheet No. 1 of 1
PUD-1
DWG. NO.



EQUINOX EAST
PUD
D.B. HORTON, INC. - JACKSONVILLE
DUVAL COUNTY, FLORIDA
VICINITY MAP - DUVAL COUNTY
PUD ZONING MAP

Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
8647 Bayview Road Building 1, Suite 200
Jacksonville, Florida 32256
Phone: (904) 388-8845
www.dunninc.com



NO.	DATE	DESCRIPTION	BY

DESIGNED BY: DAI
DRAWN BY: MR
CHECKED BY: VID
SCALE: 1" = 60'
DATE: June 12, 2020
PROJ. NO.: 1803-483

P. 11000-403 - THE SOUTH PARK TOWNHOUSES EAST (LUMBER) (ASTRUE - PSP DESIGN) 0/2020 - 4.43 PUBLISH: BUILD

EXHIBIT F

PUD Name

Equinox East

Land Use Table

Total gross acreage	20.59	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	8.29	Acres	40 %
Total number of dwelling units	220	D.U.	
Commercial	0	Acres	%
Industrial	0	Acres	%
Other land use	0	Acres	%
Active recreation and/or open space	0.89	Acres	4 %
Passive open space	6.92	Acres	34 %
Public and private right-of-way	4.62	Acres	22 %
Maximum coverage of buildings and structures		Sq. Ft.	70 %