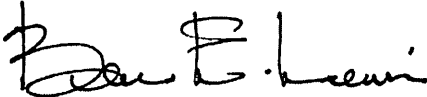


Planning Commission Report
Page 2

Daniel Blanchard	Absent
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 2020-0601 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 5, 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 2020-0601 to Planned Unit Development.

Location: 0 Main Street North and 16105 Main Street North
Between Yellow Bluff Road and Pecan Park Road

Real Estate Numbers: Portions of 108107-0010 and 108147-0000

Current Zoning District: Residential Rural-Acre (RR-Acre)
Commercial/Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Categories: Rural Residential (RR)
Community General/Commercial (CGC)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: 6-North

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: Mathew McAuliffe
Personal Representative of the Estate of Dixie McAuliffe
16105 Main Street North
Jacksonville, FL 32254

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0601** seeks to rezone approximately 10.79± acres of land from RR-Acre and CCG-2 to PUD. The rezoning to a PUD is being sought to allow for a maximum of 60 single-family dwelling units. The proposed lots will vary between 40 feet and 50 feet wide.

The need for the PUD arises out of the current zoning district's limitations on minimum lot requirements. Currently, RR-Acre requires minimum lot sizes of 100 feet in lot width and 43,560 square feet in lot area, as well as a 25% maximum lot coverage by all buildings and structures. Meanwhile, CCG-2 does not permit for residential uses. As such, the applicant is requesting a PUD in order to create a mixture of lot sizes that contain 34 perimeter lots (including four interior lots) that are 50 feet wide and 4,500 square feet in area and 22 interior lots that are 40 feet wide and 4,000 square feet in area. The proposed PUD would also allow for a reduction in the side yard setback, an increase in the maximum lot coverage, and allow for accessory dwellings units (ADUs) as a permitted use. **Because the 2030 Comprehensive Plan does not contemplate nor distinguish between primary dwellings and accessory dwellings, ADUs must be included with single-family dwellings when calculating the applicant's requested maximum 60 unit count.**

Staff notes a companion Small Scale Land Use Amendment L-5471-20C (**Ordinance 2020-0600**) that seeks to amend a portion the land use on the property from Rural Residential (RR) and Community General/Commercial (CGC) to Low Density Residential (LDR).

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use Amendment L-5471-20C (**Ordinance 2020-0600**), the subject property will be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low-density residential development. Single-family dwellings are a principal use in the LDR land use category. According to a JEA letter dated July 16, 2020, there is an existing 12-inch water main within the Main Street North right-of-way (ROW), adjacent to this property. In addition, there is an existing 10-inch sewer force main within the Main Street North right-of-way adjacent to the property. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. The proposed density of 60 single-family lots is consistent within the LDR land use category.

Staff also notes that detached accessory dwelling units are listed in the PUD Written Description and must be counted with single-family dwellings for a total of no more than seven dwelling units per acre in the LDR land use category.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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 (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Development Area and according to the attached JEA Availability Letter, **2020-2308**, the proposed development shall connect to City water and sewer.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

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.

The proposed rezoning to a PUD would allow for residential infill on traditionally vacant and underutilized parcels along Main Street. The PUD will also allow for a greater variety of mixed residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element (ROSE):

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The proposed rezoning shall adhere to the policy mentioned herein once development of the site commences.

Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

In accordance with the policy mentioned above, the proposed rezoning shall satisfy this requirement once subdivision development commences.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Rural

Residential (RR) and Community General/Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map L-5471-20C (**Ordinance 2020-0600**), that seeks to amend a portion of land on the property from RR/CGC to LDR.

Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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. As such, Mobility # 104275.0 / CRC # 104275.1 / City Dev # 10001.000 was assessed and approved on August 26, 2020 for 60 single-family dwellings. The Mobility fee of \$116,714 will need to be paid in full, or on a permit by permit basis, prior to Concurrency signing off on the permits.

(3) Allocation of residential land use

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

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape: The internal streetscape of the project contains a U-shaped thoroughfare with one ingres/egress point along Main Street North.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan and written description does not provide any recreational areas. Rather, the applicant has opted to pay into the City's recreation and open space fee.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide bicycle and pedestrian connectivity.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Main Street North.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 60 single-family dwelling units—which will range in the following lot sizes: 34 perimeter lots (including four additional lots) that are 50 feet wide and 4,500 square feet in area and 22 interior lots that are 40 feet wide and 4,000 square feet in area.

(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 between Tisonia Road and Redland Way where single-family dwellings are the predominate use. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	RR	RR-Acre	Undeveloped/Single-Family Dwellings
South	LDR	PUD 2013-0656	Single-Family Dwellings
East	LDR	PUD 2003-1213	Single-Family Dwellings
West	AGR/IV/LI	AGR/IL	Outside Storage

(6) Intensity of Development

The proposed development is consistent with the proposed LDR functional land use category.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in an updated memo provided by JEA dated October 16, 2020, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate 21,000 gpd.

School Capacity:

Based on the Development Standards for impact assessment, the 10.79± acre proposed PUD rezoning has a development potential of 60 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as

established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis
PUD 2020-0601
Development Potential: 60 Single-Family Units

School Type	CSA	2019-20 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 4 & 5
Elementary	7	3,192	89%	10	84%	41	7,652
Middle	1	8,270	83%	4	88%	244	408
High	7	2,163	98%	5	89%	98	3,437
Total New Students				19			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use

decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
Oceanway ES #270	7	10	680	646	95%	101%
Oceanway MS #62	1	4	1009	1074	106%	83%
First Coast HS #265	7	5	2212	2163	98%	103%

- Does not include ESE & room exclusions
- Analysis based on a maximum 60 dwelling units – PUD 2020-0601

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via Main Street North (US 17). Furthermore, in the attached memorandums from Traffic Engineering and the FDOT, the development will need to coordinate with FDOT Access Management and Permits. Furthermore, the following comments were issued from the Traffic Engineer: Staff supports the Engineer’s findings and forwards to you the following:

- Main Street is an FDOT right of way. Permitting for the access and any other work in this right-of-way shall be through FDOT.
- Internal roadway width shall be 24 feet per Subdivision Code Chapter 654.111(o).
- Internal sidewalks shall be built in accordance with Subdivision Code Chapter 654.133(e) and (f).
- An ADA compliant sidewalk shall be provided on Main Street frontage. The sidewalk shall connect to the existing sidewalk to the south.

The application was also forwarded to the Transportation Planning Division on October 12, 2020 for review. As of Friday, October 30, 2020, no comments have been received.

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands and flood zones

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

(9) Listed species regulations

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

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

The subject 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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 22, 2020** by the Planning and Development Department, the Notice of Public Hearing signs were posted.

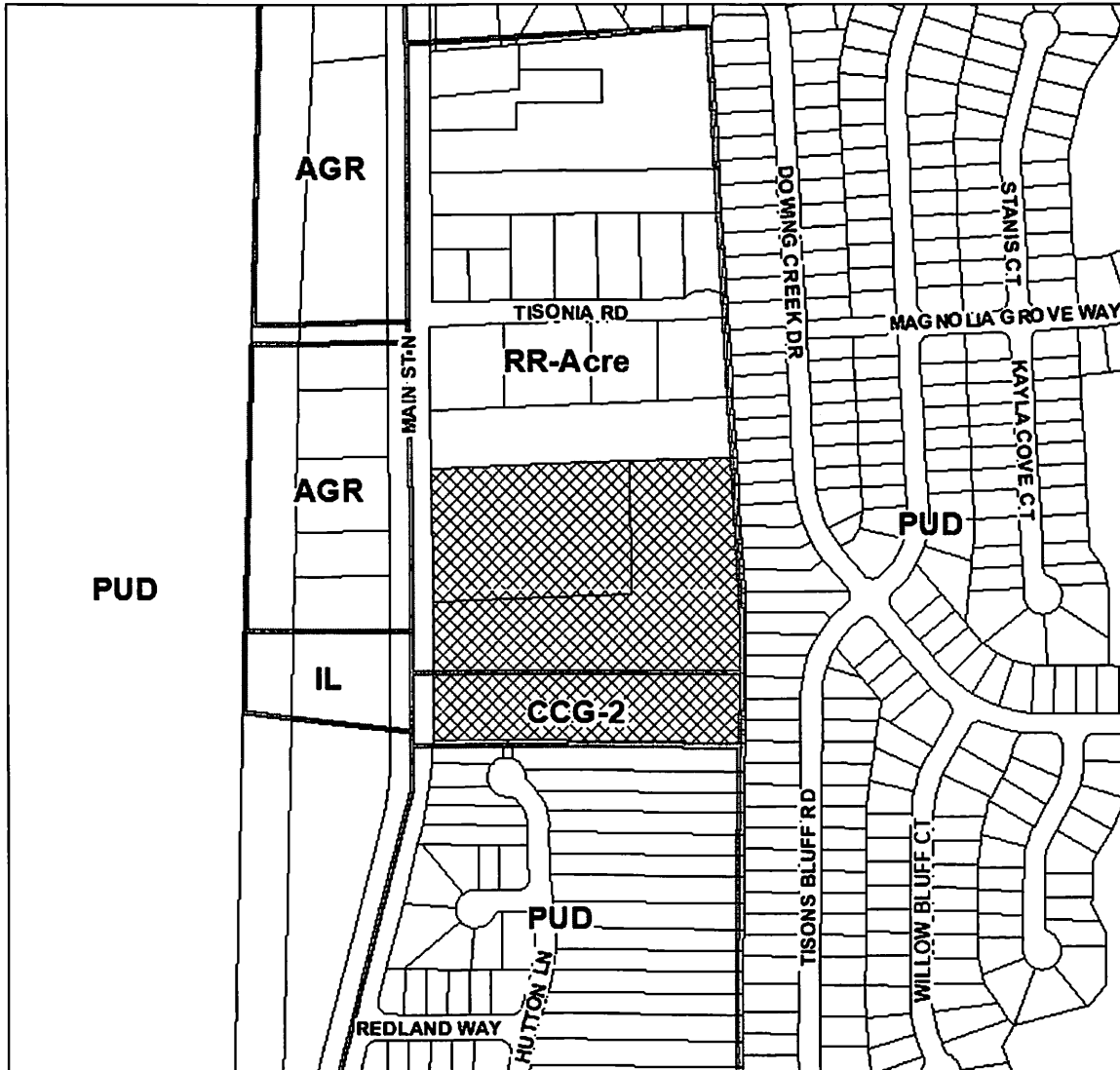


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0601 be **APPROVED with the following exhibits:**

- The original legal description dated August 20, 2020**
- The original written description dated September 14, 2020**
- The original site plan dated September 14, 2020**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0601** be **APPROVED.**



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE & CCG-2</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0601</p>	<p>TRACKING NUMBER</p> <p>T-2020-3066</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

October 14, 2020

Arimus T. Wells
City Planner II
Current Planning Division
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: 16105 Main Street PUD

Introduction

16105 Main Street PUD is a proposed rezoning on 10.79 acres to Planned Unit Development (PUD). The subject property is located on the east side of US-17, between Redland Way and Tisonia Road. The rezoning to PUD is being sought to allow for a maximum of 60 single-family dwellings.

Accessibility

The applicant will need to coordinate with FDOT Access Management and Permits for the proposed access driveway connection to US-17.

Bicycle and Pedestrian Facilities

The FDOT Bicycle and Pedestrian Gap Study, dated March 2018, indicates this section of US-17 has a bicycle LOS of D and a pedestrian LOS of F.

Programmed Improvements

There are no FDOT programmed capacity improvements in the vicinity of the project area.

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 10th Edition*.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Single Family Residential	210	60	Dwelling Units	650	47	62

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for US-17 according to FDOT's *Florida State Highway System Level of Service Report*, dated September 2019.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2020 Peak Hour Volume	2020 Peak LOS
Duval	US-17	4469	Pecan Park Rd to Yellow Bluff Rd	D	2,278	962	C

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on US-17.

If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator

Application Review Request: COJ PDD: Baseline Checklist Review
Proposed Name: 2020-0601 Main Street PUD (L-5471-20C) (Arimus zoning requesting 60 sf lots)
Requested By: Arimus Wells
Due: 10/20/2020

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
Oceanway ES #270	7	10	680	646	95%	101%
Oceanway MS #62	1	4	1009	1074	106%	83%
First Coast HS #265	7	5	2212	2163	98%	103%
		19				

* Does not include ESE & room exclusions
 * Analysis based on maximum dwelling units: **60**

Application Review Request:	COJ PDD: Proposed Name: Requested By: Due:	School Impact Analysis 2020-0601 Main Street PUD (L-5471-20C) (Arimus zoning requesting 60 sf lots) Arimus Wells 10/20/2020
Development Potential:	60	Residential units

School Type	CSA	2019-20 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 1&8 (2&7 MS)
Elementary	7	3,192	89%	10	84%	41	7,652
Middle	1	8,270	83%	4	88%	244	408
High	7	2,163	98%	5	89%	98	3,437
Total New Students				19			
<i>Total Student Generation Yield:</i>		<i>0.333</i>					
<i>Elementary:</i>		<i>0.167</i>					
<i>Middle:</i>		<i>0.073</i>					
<i>High:</i>		<i>0.093</i>					

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0601 Staff Sign-Off/Date ATW / 09/15/2020

Filing Date 10/07/2020 Number of Signs to Post 3

Hearing Dates:

1st City Council 11/10/2020 Planning Commission 11/05/2020

Land Use & Zoning 11/17/2020 2nd City Council 11/24/2020

Neighborhood Association M & M DAIRY INC / THE EDEN GROUP INC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3066

Application Status FILED COMPLETE

Date Started 08/20/2020

Date Submitted 08/20/2020

General Information On Applicant

Last Name First Name Middle Name
 HARDEN PAUL M.

Company Name
 LAW OFFICE OF PAUL M. HARDEN

Mailing Address
 501 RIVERSIDE AVENUE, SUITE 901

City State Zip Code
 JACKSONVILLE FL 32202

Phone Fax Email
 9043965731 9043995461 PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 MCAULIFFE MATTHEW M

Company/Trust Name
 PERSONAL REPRESENTATIVE OF THE ESTATE OF DIXIE MCAULIFFE

Mailing Address
 16105 N. MAIN ST.

City State Zip Code
 JACKSONVILLE FL 32218

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	108107 0010	2	6	RR-ACRE	PUD
Map	108147 0000	2	6	CCG-2,RR-ACRE	PUD

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

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

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location****House #** **Street Name, Type and Direction** **Zip Code** **Between Streets** and **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**
10.79 Acres @ \$10.00 /acre: \$110.00
- 3) Plus Notification Costs Per Addressee**
Notifications @ \$7.00 /each:
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):**

NOTE: Advertising Costs To Be Billed to Owner/Agent

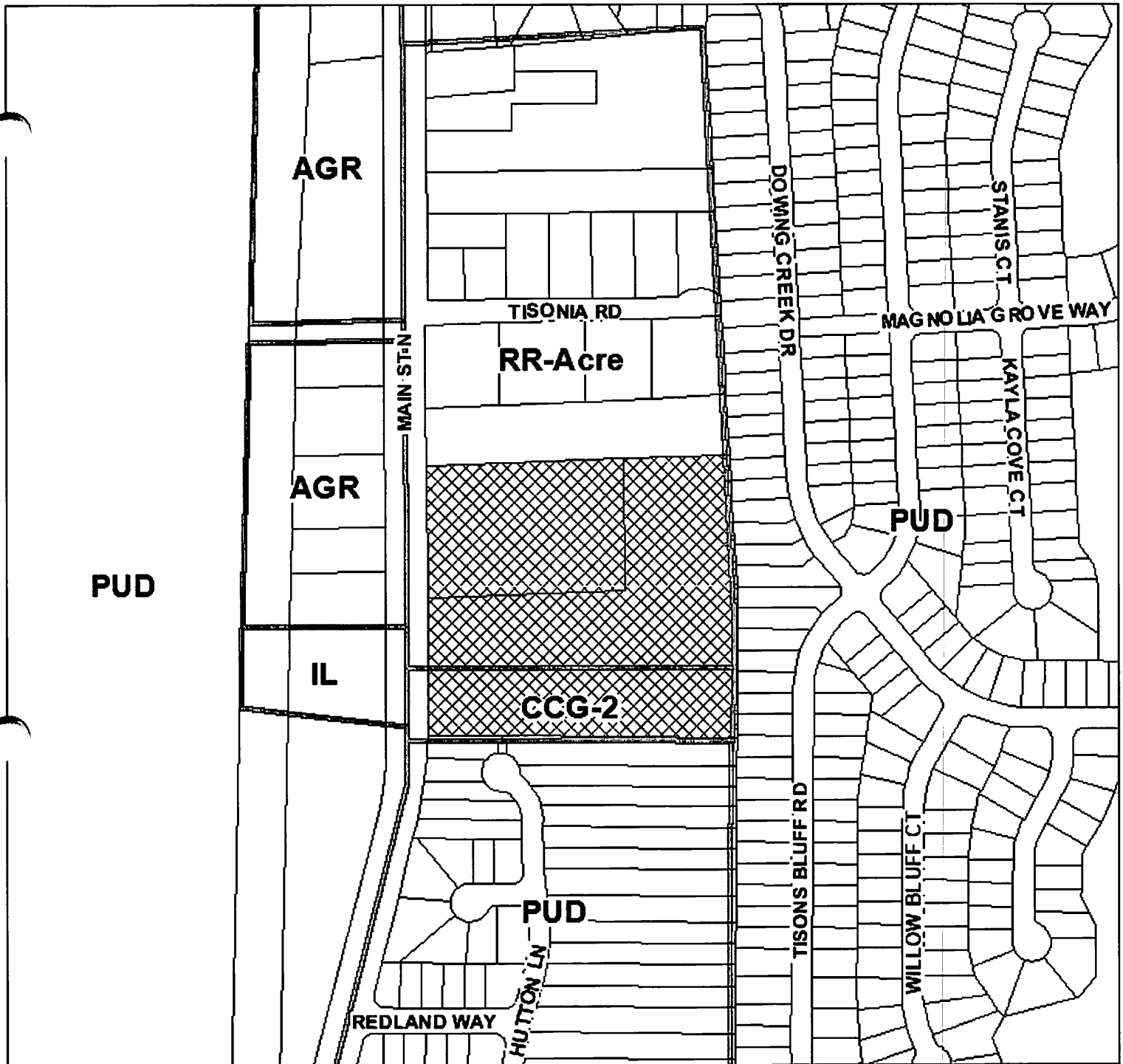
ORDINANCE

August 20, 2020
Legal Description

A PORTION OF THE CHARLES SETON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING THE SAME LANDS AS DESCRIBED AS PARCEL 1, PARCEL 2 (BEING LOTS 1 AND 2, TISONIA, AS RECORDED IN PLAT BOOK 18, PAGE 63 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA) AND PARCEL 3, AS RECORDED IN OFFICIAL RECORDS BOOK 11380, PAGE 243, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF BEGINNING**, COMMENCE AT THE NORTHWEST CORNER OF HILLCREST BLUFF, AS RECORDED IN PLAT BOOK 67, PAGES 48 THROUGH 51 (INCLUSIVE) OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 17 (ALSO KNOWN AS STATE ROAD NO. 3 AND MAIN STREET NORTH), SAID CORNER ALSO LYING ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1004.93 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 35.88, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°28'53" EAST, 35.88 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°31'19" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 607.30 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 15451, PAGE 669 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 88°01'17" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 702.56 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER LYING ON THE WEST LINE OF YELLOW BLUFF ESTATES, AS RECORDED IN PLAT BOOK 62, PAGES 137 THROUGH 159 (INCLUSIVE); THENCE SOUTH 03°16'08" EAST, ALONG SAID WEST LINE, A DISTANCE OF 369.05 FEET TO AN ANGLE POINT; THENCE SOUTH 00°27'50" WEST, CONTINUING ALONG LAST SAID WEST LINE, A DISTANCE OF 304.75 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED HILLCREST BLUFF; THENCE NORTH 89°32'14" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 715.51 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 10.79 ACRES, MORE OR LESS.

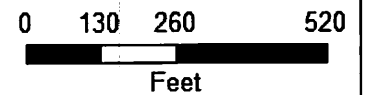
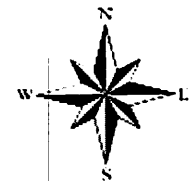
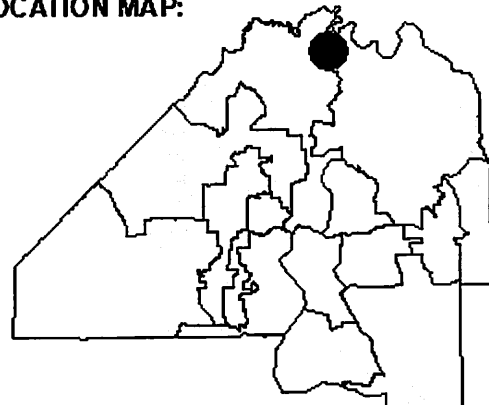


REQUEST SOUGHT:

FROM: RR-ACRE & CCG-2

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2020-3066

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D

PUD WRITTEN DESCRIPTION
16105 Main Street PUD
September 14, 2020
RE # 108147-0000 and 108107-0010

I. PROJECT DESCRIPTION

- A. Project Name: Main Street PUD
- B. Project Architect/Planner: Connelly & Wicker Inc.
- C. Project Engineer: Connelly & Wicker Inc.
- D. Project Developer: Corner Lot Development Group

The subject property is identified under Real Estate Numbers 108147-0000 & 108107-0010. The property contains 10.79 acres on the east side of Main Street, between Tisonia Road and Redland Way. Currently, the property has CGC and RR Future Land Use Map designations, with RR-acre and CCG-2 zonings. The developer proposes a land use amendment for the Southern 10 acres of the property to LDR and companion PUD rezoning for the entire property. This PUD will allow up to 60 detached single-family homes.

II. QUANTITATIVE DATA

- Total Acreage: 10.79 acres
- Total Number of Dwelling Units: Up to 60 Single family residential units.
- Total amount of non-residential floor area: 0
- Total amount of active recreation area: 0
- Total amount of passive/open space: 0.05 acres
- Total amount of public/private rights of way: 1.80 acres
- Total amount of land coverage of all buildings and structures over the entire property: 4.93 acres

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures

- (1) Single-family dwellings.
- (2) Townhomes, subject to Section 656.414
- (3) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
- (4) 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.
- (5) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (6) Detached Accessory Dwelling Unit.

B. Permitted Use and Structures by Exception.

N/A

C. Permitted Accessory Use and Structures.

1. Accessory uses allowed in accordance with Section 656.403.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot requirements (Lots 35-45 and 50-60).
 - a. Minimum lot width – 40 feet.
 - b. Minimum lot area – 4,000 square feet.
- (2) Minimum lot requirements (Lots 1-34 and 46-49).
 - a. Minimum lot width – 50 feet.
 - b. Minimum lot area – 4,500 square feet.
- (3) Maximum lot coverage – 65%.
- (4) Minimum yard requirements.
 - a. Front – 20 feet.

- b. Side – 3 feet.
- c. Rear – 10 feet.

(5) Maximum height of structures - 35 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 via Main street, substantially as shown on the site plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

C. Signage.

All signs shall meet the requirements of Part 13 of the Zoning Code.

D. Landscaping.

The Property shall be developed in accordance with Part 12 of the Zoning Code.

E. Recreation and Open Space.

Pursuant to Section 656.420(b), a residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee as found in www.coj.net/fees, per lot, or provide at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.

F. Utilities.

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA. Water, Sanitary Sewer and Electric will be provided by JEA.

G. Wetlands.

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

H. Site Plan and Modifications.

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals, however, all final designs shall be consistent with the location and massing as shown on the site plan.

I. Phasing

This project shall be developed in a single phase.

J. Continued Operation and Maintenance

16105 Homeowners' Association shall be obligated to maintain common areas, landscaping, parking or other shared areas of the Planned Unit Development. The establishment of 16105 Homeowners' Association shall be made prior to the completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with initial permit requests to the Building Inspection Division.

V. 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.

VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is compatible with the City of Jacksonville 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by providing a transition in intensity of uses and building height. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of urban design of the site;
- B. Allows for a mix of products but are nonetheless consistent with adjoining uses;
- C. A mix of product allows for a more efficient use of the land;
- D. Provide an environment that will meet the characteristics of the surrounding area.
- E. Supportive of property values and a substantial improvement of the quality of development potential on the property as of the date hereof; and,

- F. Proposes land uses and intensities which will meet certain planning goals and create a balance for the community.



VII. DEVIATIONS REQUESTED.

The PUD deviates from the Zoning Code as follows:

As to 40 and 50 foot lots, lot coverage up to 65% is allowed. As to 50 foot lots, required sideyard setbacks are reduced from 5 feet to 3 feet. Additionally, the PUD allows for Detached Accessory Dwelling Units.

VIII. 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 Category is LOR. If the PUD is approved, the site will be consistent with the LOR Land Use Category and the Comprehensive Plan.
- B. **Consistency with the Concurrency Management System.** The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number.
- C. **Allocation of Commercial Land Use.** This is a residential PUD.
- D. **Internal Compatibility Vehicular Access.** The proposed PUD contains limitations of the uses permitted on the subject Property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The site will have direct access to Main Street. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the Development Services Division.
- E. **External Compatibility/Intensity of Development.** The Property is located in an existing residential area along North Main Street. The aesthetic and design guidelines will be consistent with the residential development in the general area.
- F. **Recreation/Open Space.** As per the 2030 Comprehensive Plan. The lake or water feature will be used as passive recreation for the site.
- G. **Impact on Wetlands.** Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.



H. Listed Species Regulations. A listed species survey will not be required.

EXHIBIT F

PUD Name: 16105 Main St. PUD

Land Use Table
calculated to curb line

Total gross acreage	10.79 Acres	100%
Amount of each different land use by acreage		
Single family	10.79	82.7%
Total number of dwelling units	60	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	0	
Passive open space	0.05 Acres	0.47%
Public and private right-of-way	1.80 Acres	16.8%
Maximum coverage of buildings and structures		65% of lot



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

brian ferlin
corner lot development group
95 park front lane
saint augustine, FL, 32095

July 16, 2020

Project Name: Main St Subdivision
Availability#: 2020-2308

Attn: brian ferlin,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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 from the third party owner providing applicant with the right to construct the utilities.

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 on jea.com.

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, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-2308

Request Received On: 7/10/2020

Availability Response: 7/16/2020

Prepared by: Susan West

Project Information

Name: Main St Subdivision

Type: Single Family

Requested Flow: 21,000 gpd

Location: 0 & 16105 Main St Jacksonville, FL 32218

Parcel ID No.: 108147 0000 & 108107 0010

Description: in early planning process for a 60 lot subdivision

Potable Water Connection

Water Treatment Grid: NORTH GRID

Connection Point #1: Existing 12" water main within the Main St. N. ROW, adjacent to this property.

Connection Point #2: NA

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

Sewer Connection

Sewer Treatment Plant: DISTRICT 2/CEDAR BAY

Connection Point #1: Existing 8" gravity sewer main within the Hutton Ln. ROW, approx. 50 ft. south of this property or existing pump station wet well. See special conditions.

Connection Point #2: Existing 10" sewer force main within the Main St. N. ROW, adjacent to this property

POC 1: Connection to existing gravity sewer or wetwell will require the acquisition of a tract of land from the neighboring property owners for the sewer main extension. Additional improvements or conditions for these non-standard connections to be handled during plan review. POC 2: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com. Ownership and maintenance entity of pump station to be determined either at the preapplication meeting or during plan review.

Reclaimed Water Connection

Sewer Region/Plant: N/A

Connection Point #1: Reclaim water is not available in the foreseeable future.

Connection Point #2: NA

Special Conditions:

General Comments:

Electric Availability: 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. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.