

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 18, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-777 **Application for: Ricker Road PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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 August 11, 2021
2. The original written description dated September 30, 2021
3. The original site plan dated June 1, 2021

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

David Hacker, Chair Aye

Alex Moldovan, Vice Chair Aye

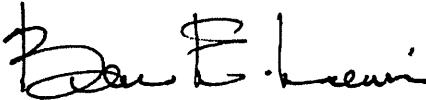
Ian Brown, Secretary Aye

Marshall Adkison Aye

Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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 2021-0777 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 18, 2021

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 2021-0777 to Planned Unit Development.

Location: 0 Ricker Road
Between Old Middleburg Road North and Wendell Drive

Real Estate Numbers: 012507-0020

Current Zoning District: Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

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

Owner: Alex Sifakis
BCEL 8B LLC
7563 Philips Highway, Building 100
Jacksonville, Florida 32256

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2021-0777 seeks to rezone approximately 2.82± acres of land from Commercial Community General-1 (CCG-1) to Planned Unit Development (PUD). The rezoning is being sought to allow for a maximum of 48 townhome units. The proposed PUD

differs from the usual application of the zoning code by increasing the maximum allowed lot coverage from 70% to 71%.

There is a companion Land Use Amendment, **2021-0776 (L-5603-21C)**. The proposed LUA is for Community General Commercial (CGC) to Medium Density Residential (MDR).

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. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5603-21C (Ordinance 2021-0776)** that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5603-21C** be approved.

MDR in the Urban Area is intended to provide compact medium density residential development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family dwellings are the predominant development typology in this category. The maximum gross density in the Urban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre. Except residential density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

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. A description of the category is noted below.

(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 proposed site is located within the Urban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

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 the projected growth in the immediate area by providing for a greater variety of housing options for local citizens.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

The proposed rezoning to a PUD would allow for residential infill on a traditionally vacant and underutilized parcel along Ricker Road. The PUD will also allow for a greater variety of dwelling options which directly addresses the housing needs of City residents.

Airport Environment Zone

The subject site is located within the 150-foot Height and Hazard Zone for the Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 150 feet,

unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Flood Zones

A very small portion at the northeast boundary of the subject site is located within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is an area within the 100-year flood plain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

(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 within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a multi-family 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 use and variety of building groupings: The subject property will be developed with six buildings containing 8 units per building for a maximum of 48 units.

The use of existing and proposed landscaping: Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

The treatment of pedestrian ways: Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

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

The subject site is 2.82 acres and is accessible from Ricker Road (from Old Middleburg Road South to 103rd Street) which is currently functionally classified as a collector facility. Ricker Road is currently operating at 67.64% of capacity. This segment of Ricker Road has a maximum daily capacity of 11,232 vehicles per day (vpd) and average daily traffic of 7,597 vpd.

The rezoning to PUD is being sought to allow for a maximum of 48 multi-family units (ITE Code 220), which could generate 324 vpd.

(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 property is currently undeveloped with a retention pond to the north of the property. The Willow Ridge Condominiums are just east of the site in the CGC land use category. Across Ricker Road and west of the site is a mix of uses with mini-storage, a church and residential. Southwest of the site is single family residential in the Low Density Residential (LDR) land use category. Just south of the property is open land and a pond owned by Duval County Public Schools and part of the Frank H. Peterson Academy; further east, just southeast of the subject site are the school buildings and facilities in the Public Buildings and Facilities (PBF) land use category.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Retention Pond
South	PBF	PBF-1	Public School
East	CGC	PUD: 2005-0027	Multi-Family Dwellings
West	CGC	PUD: 1999-0067	Personal Property Storage

(6) Intensity of Development

The proposed development will be consistent with the MDR 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—with existing water and force mains located along Ricker Road ROW approximately 1000 ft. south of the property. Additionally, in a memo provided by JEA dated November 1, 2021, water, sewer and electric services to be consistent with

JEA design standards, process and procedures. Final project design will need to meet the JEA Design Standards in effect at the time of construction plan approval.

School Capacity:

Based on the Development Standards for impact assessment, the 2.82± acre proposed PUD rezoning has a development potential of 48 multi-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 2021-0777
Development Potential: 48 Townhome Units**

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 1 & 2
Elementary	8	5,659	78%	6	85%	2,326	10,485
Middle	7	1,109	67%	2	68%	690	870
High	8	2,633	87%	3	64%	357	2,118
Total New Students				11			

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 (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Gregory Drive ES #243	8	6	852	543	64%	71%
Charger Academy MS #216	2	2	1438	921	64%	65%
Westside HS #241	8	3	1786	1464	82%	91%
		11				

- Does not include ESE & room exclusions
- Analysis based on a **maximum 48 dwelling units** – PUD 2021-0777

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have ingress and egress along Ricker Road. Moreover, the Traffic Engineer and Transportation Division have reviewed the application for vehicle accessibility and traffic flow and issued the following Recommendations prior to Civil Plan Submittal:

- The roadway cross section shall match that found in the standard cross section Plate P-127 of the City Standard Details.
- ADA compliant sidewalk shall be installed on the Ricker Road frontage and the internal sidewalk shall connect to it.
- Any parking in the right of way shall be approved by the City Engineer per City of Jacksonville Ordinance 2012-0635-E.
- Either remove the island in the center of the cul-de-sac or show that an SU-30 design vehicle such as a garbage truck or delivery van can negotiate it.
- Guest parking, if approved by the City Engineer, shall be 9' x 18' and shall be located so that vehicles parked on them will not block the proposed sidewalk.

(7) Usable open spaces plazas, recreation areas.

The PUD is exempt from the recreation/common area per Section 656.420 of the Zoning Code. Per section 656.420 recreation/open space is not required for multifamily developments with less than 100 units. Since this development has a total of 48 units, the developer is exempt from this requirement.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on-site. However, 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 PUD provides parking in accordance with Part 6 of the Zoning Code. A minimum of (2) two parking spaces shall be provided for each lot and one additional parking spot for every three units for a total of (16) sixteen additional parking spots.

(11) Sidewalks, trails, and bikeways

Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the

applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 4, 2021 by the Planning and Development Department, the Notice of Public Hearing signs were posted.

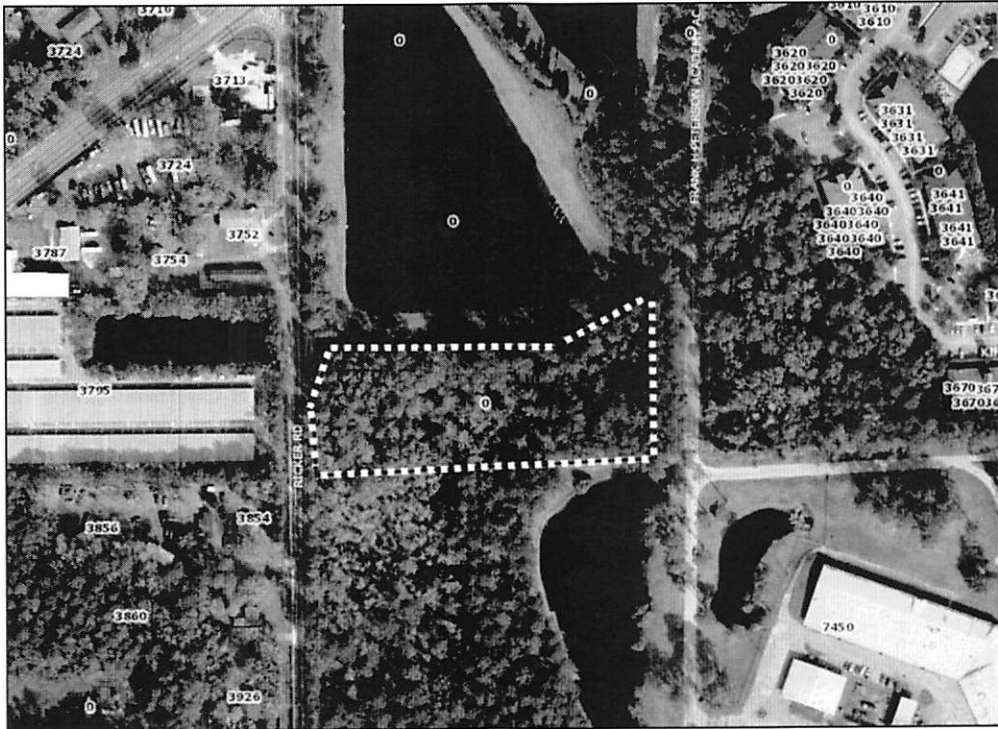


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0777 be **APPROVED with the following exhibits:**

- The original legal description dated August 11, 2021**
- The original written description dated September 30, 2021**
- The original site plan dated June 1, 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0777 be **APPROVED.**



Aerial View

Source: JaxGIS



View of Subject Property

Source: Planning & Development Dept.
Date: November 4, 2021



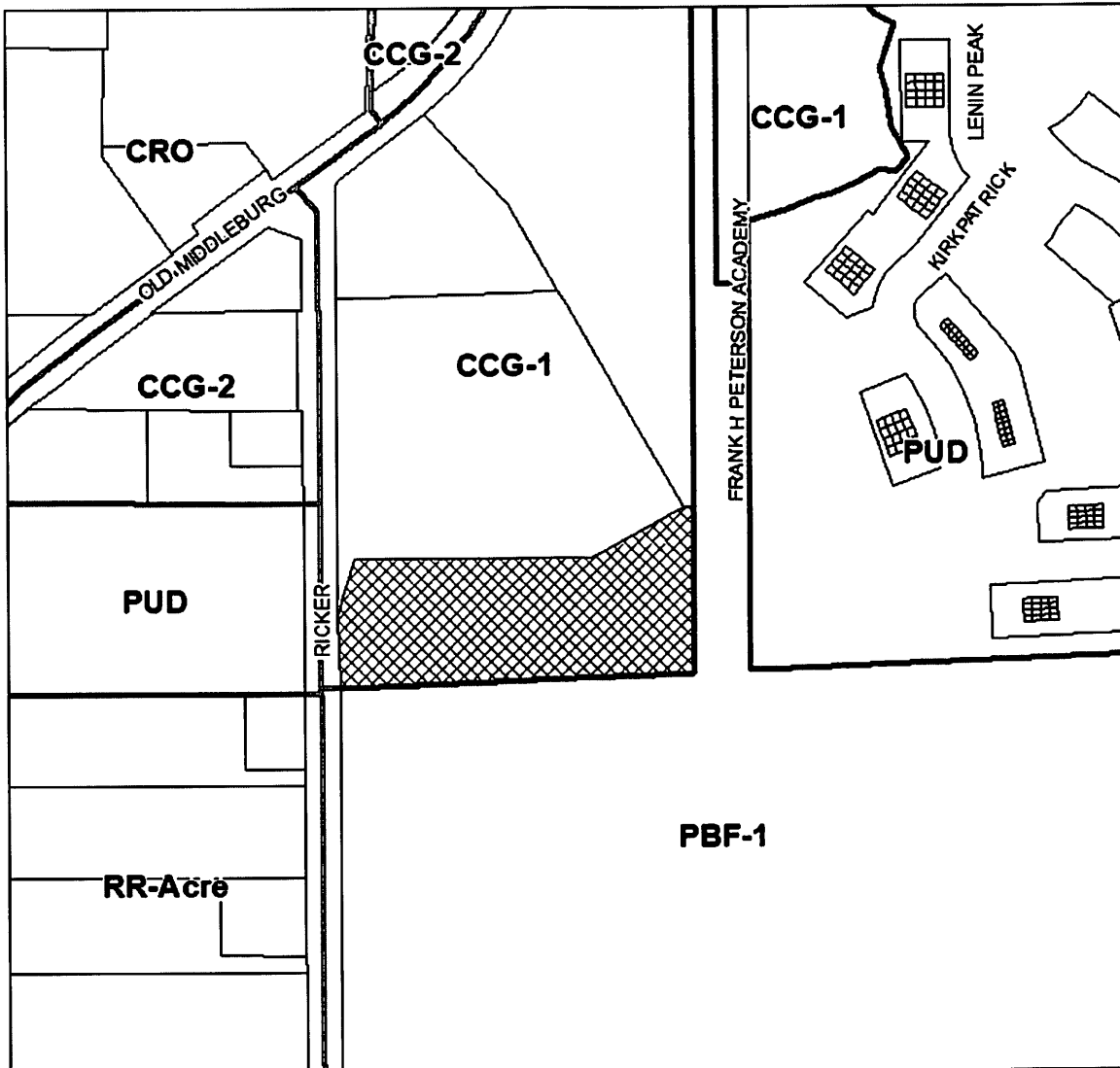
View of Property to the West

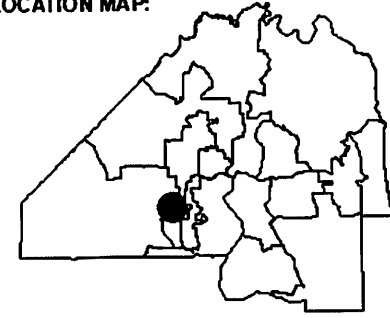
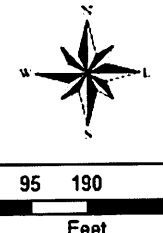
*Source: Planning & Development Dept.
Date: November 4, 2021*



View of Property to the South

Source: JAXGIS



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER T-2021-3713</p>	 <p>COUNCIL DISTRICT: 10</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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Application For Rezoning To PUD**Planning and Development Department Info****Ordinance #** 2021-0777 **Staff Sign-Off/Date** ELA / 10/05/2021**Filing Date** 10/26/2021 **Number of Signs to Post** 1**Hearing Dates:****1st City Council** 11/23/2021 **Planning Commission** 11/18/2021**Land Use & Zoning** 12/07/2021 **2nd City Council** 12/14/2021**Neighborhood Association** WEST JAX CIVIC ASSOCIATION**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 3713**Application Status** FILED COMPLETE**Date Started** 08/04/2021**Date Submitted** 08/04/2021**General Information On Applicant****Last Name**

HART

First Name

CURTIS

Middle Name

L

Company Name

HART RESOURCES LLC

Mailing Address

8051 TARA LANE

City

JACKSONVILLE

State

FL

Zip Code 32216**Phone**

9049935008

Fax**Email**

CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)**Check to fill first Owner with Applicant Info****Last Name**

SIFAKIS

First Name

ALEX

Middle Name**Company/Trust Name**

BCEL 8B LLC

Mailing Address

7563 PHILIPS HIGHWAY, BUILDING 100

City

JACKSONVILLE

State

FL

Zip Code

32256

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 012507 0020	10	4	CCG-1	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

5603

Total Land Area (Nearest 1/100th of an Acre) 2.82

Development Number

Proposed PUD Name RICKER PUD

Justification For Rezoning Application

THE PROPERTY IS SURROUNDED BY PUD, CCG-1, AND PBF ZONING DESIGNATIONS. THE REQUESTED ZONING CHANGE FROM CCG-1 TO PUD WOULD BE A GOOD TRANSITION BETWEEN IN THE SURROUNDING AREA AND WOULD BE COMPATIBLE WITH THE EXISTING NEIGHBORHOOD.

Location Of Property

General Location

SOUTH OF OLD MIDDLEBURG RD NORTH

House #	Street Name, Type and Direction	Zip Code
0	RICKER RD	32210

Between Streets

OLD MIDDLEBURG RD NORTH and WENDELL DRIVE

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

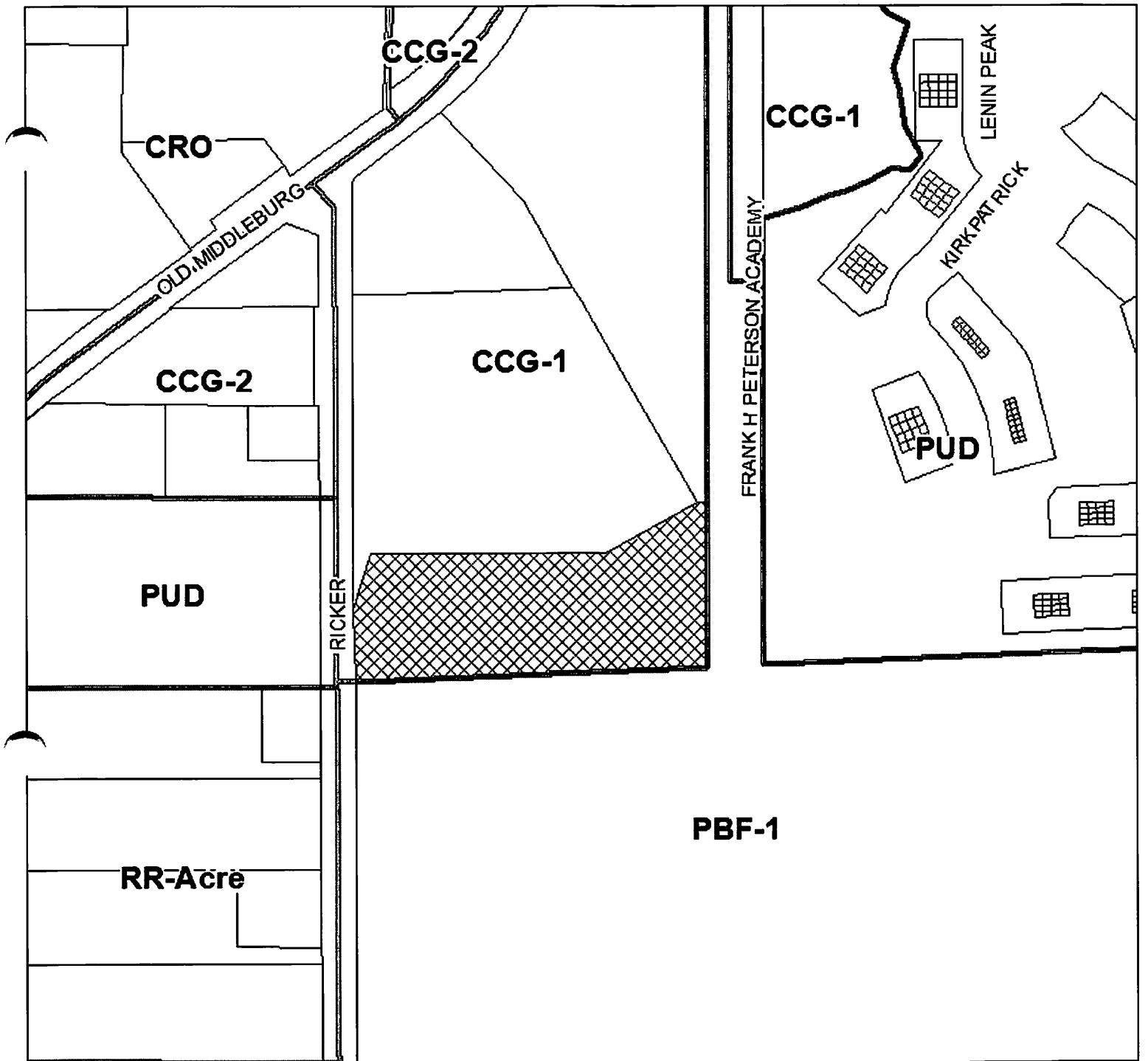
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
2.82 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee**
194 Notifications @ \$7.00 /each: \$1,358.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,657.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

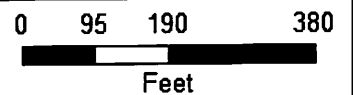
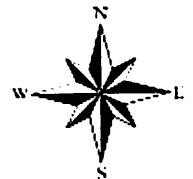
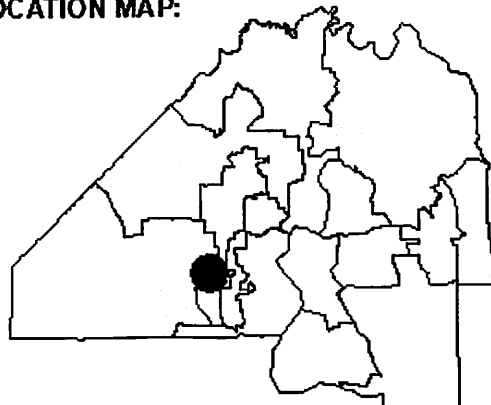


REQUEST SOUGHT:

FROM: CCG-1

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2021-3713

**EXHIBIT 2
PAGE 1 OF 1**

RICKER ROAD PUD
Written Description
September 30, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 012507-0020
- B. Current Land Use Designation: CGC
- C. Proposed Land Use: MDR
- D. Current Zoning District: CCG-1
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

BCEL 8B, LLC (the “Applicant”) proposes to rezone approximately 2.82 +/- acres of property from Commercial Community General-1 (“CCG-1”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”**

The subject property (“Property”) is currently owned by BCEL 8B, LLC. The property is located on Ricker Road between Old Middleburg Road North and Wendell Drive, as shown on **Exhibit “K”**. The property will be designated Medium Density Residential (“MDR”) in the Future Land Use Map in the City’s Comprehensive Plan and is currently vacant. The gross density is seventeen (17) units per acre which is less than the maximum of (20) units per acre per Section 656.306 of the Zoning Code.

The proposed multifamily product will consist of six buildings containing 8 units per building for a maximum of 48 units, as depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, perimeter setbacks, and landscaping are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Multi-Family units: 48 units/2.82 acres = 17 units per acre.

B. Site Development Standards

1. *Permitted Uses and Structures:* All uses permitted within the Medium Density Residential District (“MDR”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width):*
 - a. Width – 16 feet
4. *Maximum lot coverage by all buildings and structures:* 71%
5. *Minimum setback requirements:*
 - a. Front – 20 feet from face of garage
 - b. Side – 0 feet interior/ 10 feet for end units
 - c. Rear – 10 feet
6. *Maximum height of structures:* 35 feet

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA A. Access

Access will be provided through Ricker Road as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior roads will be publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

Per section 656.420 recreation/open space is not required for multifamily developments with less than 100 units. Since this development has a total of 48 units, the developer is exempt from this requirement.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

D. Signage

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the development on Ricker Road. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

A minimum of (2) two parking spaces shall be provided for each lot and one additional parking spot for every three units for a total of (16) sixteen additional parking spots.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Phasing.

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any. Construction will be completed in one phase.

K. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

L. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and lot size, the proposed development cannot reasonably meet certain requirements of the Zoning Code and therefore requires a PUD.

N. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Lot Coverage	For multi-family uses: Maximum Lot Coverage: 70%	For multi-family uses: Maximum Lot Coverage: 71%	The modification to the lot coverage requirements permits the lot owners to have more square footage which will allow for bigger unit.

O. Names of Development Team

Agent: Hart Resources, LLC

Planner/Engineer: Four Waters Engineering.

P. Land Use Table

A Land Use Table is attached hereto as **Exhibit "F."**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR – Medium Density Residential land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners' association.

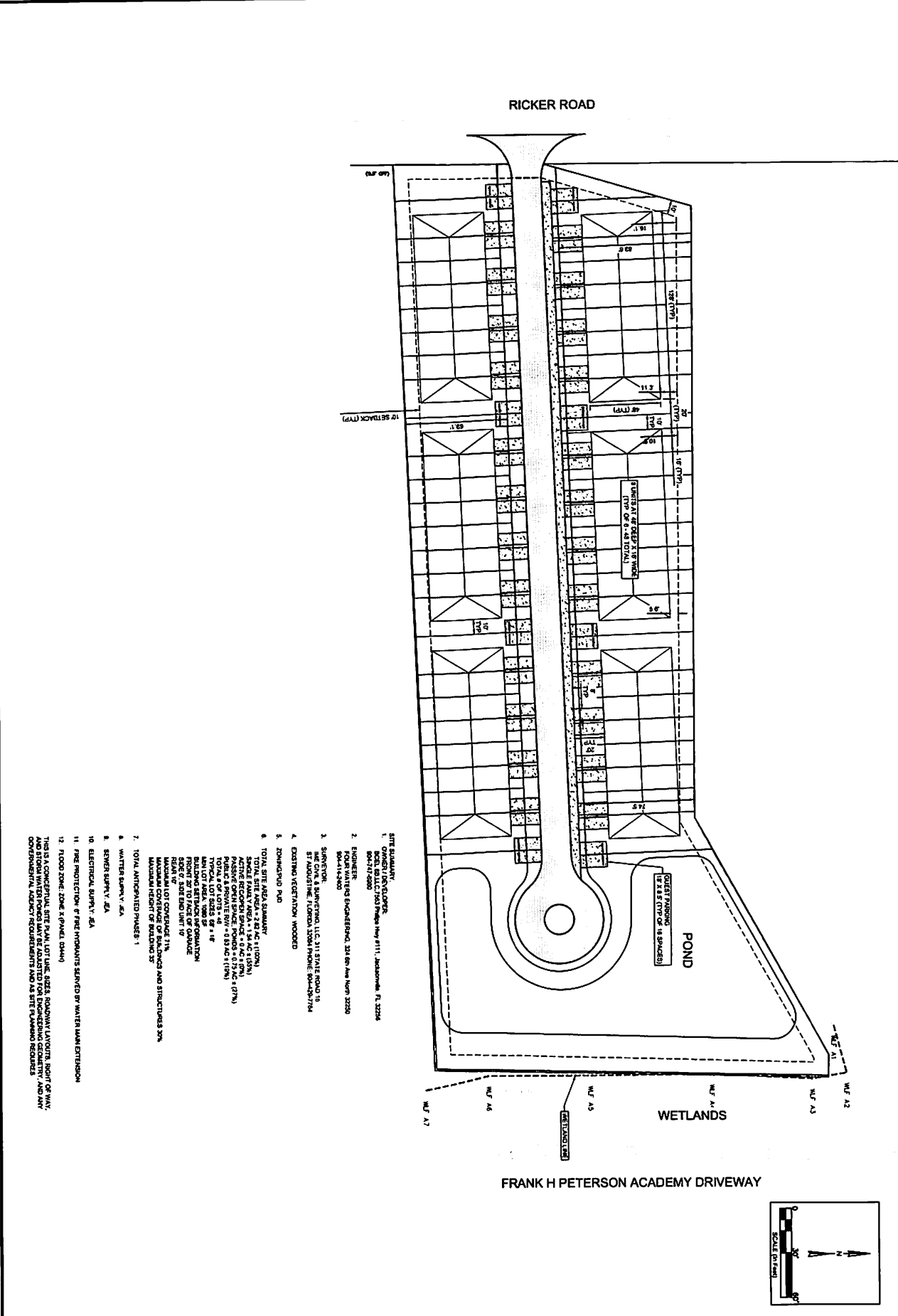
G. Usable Open spaces, Plazas, Recreation Areas: The PUD is exempt from the recreation/common area per Section 656.420 of the Zoning Code.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Survey: Not required.

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. Sidewalks, Trails, and Bikeways: Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.



- SITE SUMMARY**
1. OWNER/DEVELOPER:
SOLA, LLC (L1023) 7775 Hwy #111, Jacksonville, FL 32256
904-747-9500
 2. ENGINEER:
JENSEN ENGINEERING, 324 6th Ave, N.W. 32250
904-414-2400
 3. SUBMITTER:
SHE DON & SURVEYING, LLC, 211 STATE ROAD 19,
ST. AUGUSTINE, FLORIDA 32084 PHONE: 904-283-7709
 4. EXISTING VEGETATION: WOODED
 5. ZONING/SPUD PAD
 6. TOTAL SITE AREA: 34,840 SQ FT
 SHADY FAMILY AREA: 2,341 AC (1.00%)
 ACTIVE RECREATION: 1,344 AC (1.58%)
 PASSIVE RECREATION: 1,344 AC (1.58%)
 PUBLIC & PRIVATE ROW: 0.93 AC (0.79%)
 TOTAL: 2.91 AC (1.14%)
 7. TOTAL ANTICIPATED PHASES: 1
 8. WATER SUPPLY: EA
 9. SEWER SUPPLY: SA
 10. ELECTRICAL SUPPLY: EA
 11. FIRE PROTECTION: FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
 12. FLOOD ZONE: X (OMEGA 33MM)
- THIS IS A CONCEPTUAL SITE PLAN. LOT LINE, SETBACK, ROADWAY LAYOUTS, RIGHT OF WAY, UTILITIES, AND OTHER INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY GOVERNMENTAL ADOPTED REQUIREMENTS AND AS SITE PLANNING RESOURCES.

1. MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES 30%
2. MAXIMUM HEIGHT OF BUILDINGS 20'
3. MAXIMUM LOT COVERAGE 75%
4. MAXIMUM COVERAGE OF DRIVEWAYS 25%
5. MINIMUM LOT WIDTH 18'
6. MINIMUM LOT DEPTH 30'
7. MINIMUM FRONT SETBACK 30'
8. MINIMUM SIDE SETBACK 10'
9. MINIMUM REAR SETBACK 10'
10. MINIMUM FRONT YARD SETBACK 10'
11. MINIMUM SIDE YARD SETBACK 10'
12. MINIMUM REAR YARD SETBACK 10'

FOUR WATERS ENGINEERING

324 6th Ave N. Jacksonville Beach, Florida 32250
 904-414-2400 C.O.A.# 31101 WWW.4WENG.COM

DESIGN NO.	DATE	DESCRIPTION
001	01/20/21	CONCEPT

JWS REAL ESTATE
 RICKER ROAD DEVELOPMENT

RICKER ROAD SITE PLAN

RICKER ROAD
 CITY OF JACKSONVILLE

REV. NO.	DATE	BY	CHK. BY	DESCRIPTION
1				
2				
3				
4				
5				
6				
7				

THIS PLAN AND SPECIFICATIONS SHALL BE USED ONLY FOR THE PROJECT AND SITE DESCRIBED HEREON. ANY OTHER USE OF THIS PLAN OR SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF FOUR WATERS ENGINEERING IS STRICTLY PROHIBITED. ANY CHANGES TO THIS PLAN OR SPECIFICATIONS SHALL BE MADE ONLY BY A REVISION TO THIS PLAN AND SPECIFICATIONS.