

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-636 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 3, 2019

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 **2019-636** to Planned Unit Development.

Location: 4040 Ricker Road; between Gregory Drive and Old Middleburg Road N

Real Estate Number(s): 012437-0010

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard
Jacksonville, FL 32207

Owner: Ricker AFC LLC
5711 Richard Street, Suite 1
Jacksonville, FL 32216

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2019-636 seeks to rezone approximately 4.3 acres of land from Residential Medium Density-D (RMD-D) to PUD. The rezoning to PUD is being sought to develop a 15-quadruplex buildings with individual ownership with parking not connected to the multi-family buildings.

The property was rezoned to RMD-D with a companion land use amendment with 2019-68 and 2019-69. Both were approved. However, the applicant could not make their proposed plan work within the requirements of the RMD-D zoning district. The PUD outlines the differences between the conventional zoning district and the requested changes in the PUD Written Description.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the MDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The subject site is located within the MDR land use category, within the Suburban Area. The MDR land use category is intended to provide compact low to medium density mixed use development. The proposed use of multifamily residential is permitted as a principal use within the MDR land use category. The maximum gross density within the MDR land use category shall be 20 units/acre and the minimum gross density shall be 7 units/acre. The proposed PUD allows for the development of 60 units, which is consistent with the density allowed within the MDR land use category. 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?

Yes. This proposed rezoning to Planned Unit Development is in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Objective 1.1

Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed PUD will allow a use that is compatible with other uses already existing within the area and will not contribute to urban sprawl by allowing uses not already in existence within the surrounding area.

Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed PUD will be compatible with other uses already existing within the surrounding area.

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 applicant has provided a JEA letter stating that JEA services for water and sewer are available to the site.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): MDR. 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. The City Development Number is 9843.000. Mobility # 101460.0/CRC # 101460.1/City Dev # 9843.000: 4040 Ricker Road Subdivision (Quadruplexes) was approved August 21, 2019 by the

Concurrency & Mobility Management System Office. It is for the reservation of a 15 building, 60 unit quadruplex development.

The Mobility fee of \$75,972 was assessed and must be paid prior to the issuance of any building permits for this proposed development.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a 15 building, 60 unit quadruplex development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation/open space requirements will be met by providing 150 square feet of active recreation area per dwelling unit or payment of a recreation and open space fee of \$86.21 per unit, or some combination thereof.
- The use of existing and proposed landscaping: Landscaping will meet Part 12 of the Zoning Code.
- The treatment of pedestrian ways: The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.
- The use and variety of building setback lines, separations, and buffering: There is a 20 feet building setback along the whole perimeter of the site and a 10 feet landscape buffer within that setback. Buildings are also setback 20 feet from each other (10 from the side property line).
- The form of ownership proposed for various uses: Each unit will be platted and sold to individual owners with a shared parking area. Each lot will not have a designated parking spot rather the parking spaces will belong to the community.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The quadruplexes are located along the perimeter of the property with a minimum 20 feet setback with a 10 feet landscape buffer.
- The type, number and location of surrounding external uses: The lot is surrounded by residential low density uses. There are RLD-60 lots to the west and south and RR-Acre to the north. There is a high school across the street. Lot sizes in the area are a mix from RMD-D to RR-Acre making the PUD request which is consistent with the density for RMD-D compatible with the fabric of the area.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single Family Dwelling
South	LDR	RLD-60	Single Family Dwellings
East	PBF	PBF-1	High School
West	LDR	RLD-60	Single Family Subdivision

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category. The PUD is appropriate at this location because a 15 building, 60 unit quadruplex development is a compatible use for the area which is mainly residential uses. This gives an alternative to an apartment complex or three-story condominium building.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: There is a minimum 20 feet building setback with a 10 feet landscape buffer along the perimeter of the site.
- The existing residential density and intensity of use of surrounding lands: Surrounding Properties have a land use category of LDR with properties further south having land use categories of MDR. The proposed use is consistent with the existing land use category, MDR as approved with 2019-68-E.
- The availability and location of utility services and public facilities and services:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Gregory Drive ES #243	2	10	852	563	66%	65%
Jefferson Davis MS #216	2	4	1,438	974	68%	69%
Westside HS #241	2	6	1,786	1,567	88%	89%

- The amount and size of open spaces, plazas, common areas and recreation areas:

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.

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.

(7) Usable open spaces plazas, recreation areas.

The project will be developed by providing 150 square feet of active recreation area per dwelling unit or payment of a recreation and open space fee of \$86.21 per unit, or some combination thereof.

(8) Impact on wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements

(9) Listed species regulations

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

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

The site will not be developed in accordance with Part 6 of the Zoning Code.

This PUD allows for required parking to provide “onsite” through the Property cumulatively and not “on-site” on each lot. The parking ratio is also lower than required by Code. Code requires a minimum of 120 parking spaces; the project proposes 114 parking spaces and 6 motorcycle parking spaces.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

The applicant posted the required Notice of Public Hearing sign on September 20, 2019.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-636** be **APPROVED** with the following exhibits:

1. The original legal description dated June 22, 2019
2. The original written description dated June 21, 2019
3. The original site plan dated May 14, 2019

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-636** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. All roads shall be private roads and maintained by the established HOA.



Arial View



Subject Site

Source: Planning & Development Department



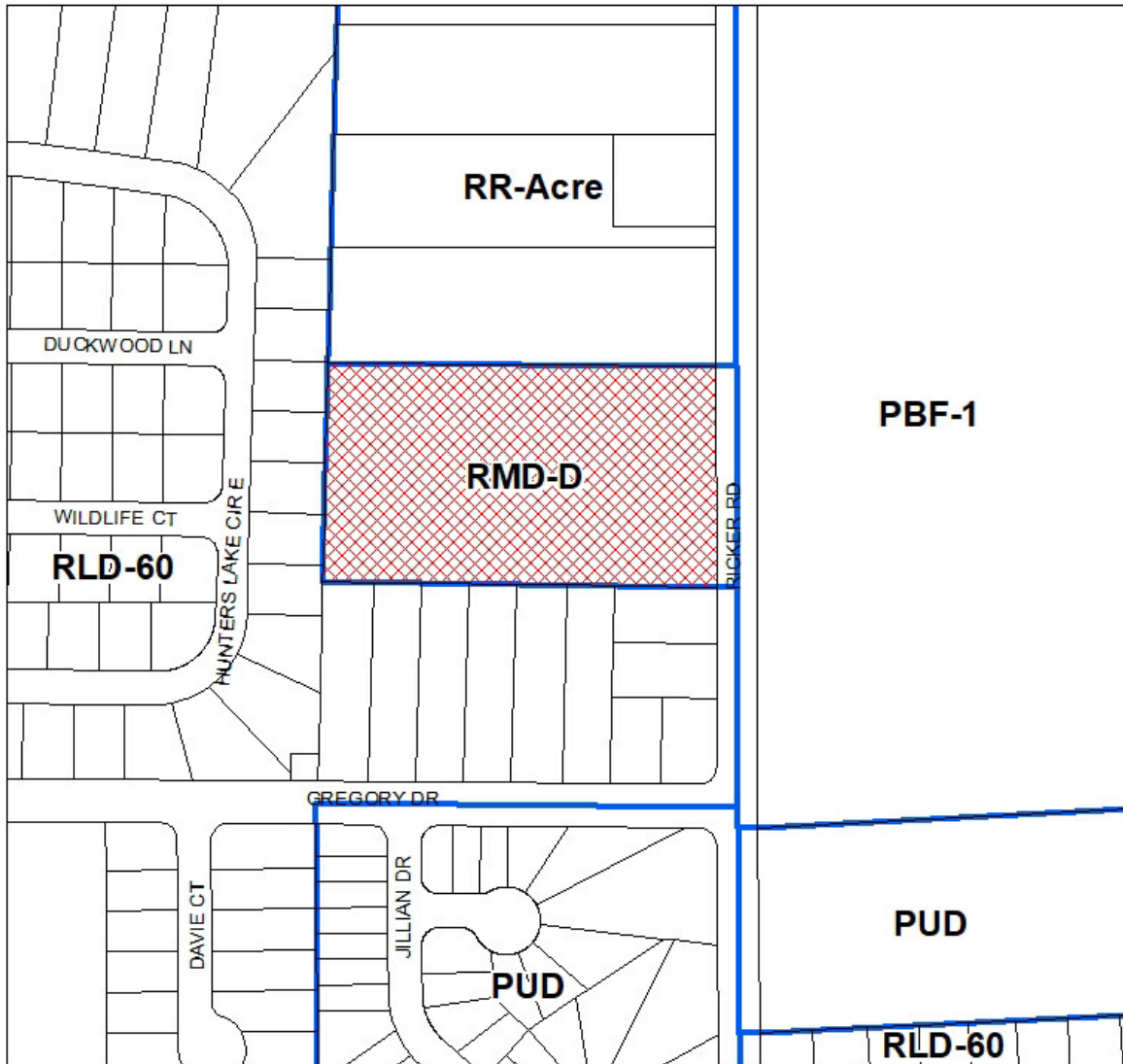
Property to the North: Single Family Dwelling
Source: Planning & Development Department

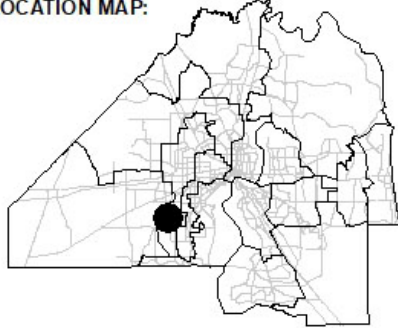
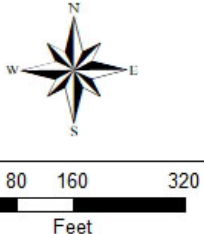


Property to the East: Frank H. Peterson Academies
Source: Planning & Development Department



Property to the South: Single Family Dwellings
Source: Planning & Development Department



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-D TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 80 160 320 Feet</p>
<p>ORDINANCE NUMBER ORD-2019-0636</p>	<p>TRACKING NUMBER T-2019-2436</p>	<p>COUNCIL DISTRICT: 10</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Connie Patterson
Current Planning Division

FROM: Krista Fogarty
Community Planning Division

RE: 2019-636

DATE: September 17, 2019

The following review is based on the information provided by the Current Planning Division staff

Description of Proposed Rezoning Application

Current Land Use: MDR Proposed Land Use: N/A LU Companion Application: N/A
Current Zoning: RMD-D Proposed Zoning: PUD Acres: 4.3 Land Development Area: Suburban Area

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES NO

ZONING REQUEST:

The request is to amend the zoning district from RMD-D to PUD to allow for a multifamily residential development.

LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is located within the MDR land use category, within the Suburban Area. The MDR land use category is intended to provide compact low to medium density mixed use development. The proposed use of multifamily residential is permitted as a principal use within the MDR land use category. The maximum gross density within the MDR land use category shall be 20 units/acre and the minimum gross density shall be 7 units/acre. The proposed PUD allows for the development of 60 units, which is consistent with the density allowed within the MDR land use category.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element:

- Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination

- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

- 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.

- 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.

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

Recreation and Open Space Element

- 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.

- 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.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Airport Environment Zone

The 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', 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).

Future Land Use Element

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.

Patterson, Connie

From: Gallup, William R. <GallupW@duvalschools.org>
Sent: Wednesday, September 18, 2019 2:34 PM
To: Patterson, Connie
Subject: RE: COJ PDD: Baseline Checklist Z-2435 2019-636

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2018/19)	% OCCUPIED	4 PRO.
Gregory Drive ES #243	2	10	852	563	66%	
Jefferson Davis MS #216	2	4	1,438	974	68%	
Westside HS #241	2	6	1,786	1,567	88%	

- Does not include ESE & room exclusions
- Analysis based on maximum 60 dwelling units – 2019-0636

W. Randall Gallup, Director
Real Property and Intergovernmental Liaison
Duval County Public Schools
1701 Prudential Drive, Rm 526
Jacksonville, Florida 32207
904-390-2358
904-390-2265 (fax)
gallupw@duvalschools.org



From: Patterson, Connie [mailto:ConstanceP@coj.net]
Sent: Thursday, September 12, 2019 3:27 PM
To: Parola, Helena <HParola@coj.net>; Salem, Soliman <Soliman@coj.net>; Kolczynski, John <JohnFK@coj.net>; Cavin, Eilyn <ECavin@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Price, Mollie L. <pricml@jea.com>; westsr@jea.com; Gallup, William R. <GallupW@duvalschools.org>; 'Lamb, John T.' <John.Lamb@jaxsheriff.org>
Subject: COJ PDD: Baseline Checklist Z-2435 2019-636

This message was sent from outside the district. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Good Afternoon,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed development. Please review the attached and e-mail your comments or recommendations to this office no later than: **Wednesday, September 18, 2019.**

Connie Patterson
City Planner II
City of Jacksonville I Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904)255-7822



This communication may contain privileged and confidential information intended only for the addressee(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please notify the sender by reply email and destroy all copies of the original message. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Florida has broad public records laws and virtually all written communications are public records unless specifically deemed confidential pursuant to state or federal law.



21 West Church Street
Jacksonville, Florida 32202-3139

September 13, 2019

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
4040 Ricker Road
ORD 2019-0636

Project development to consist of 60 multi-family residential units. JEA Availability Number 2018-2899 issued 11/02/2018 for 26,000 gpd (104 multi-family units). Project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2019-0636 **Staff Sign-Off/Date** CMP / 08/26/2019
Filing Date 09/10/2019 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 10/08/2019 **Planning Comission** 10/03/2019
Land Use & Zoning 10/15/2019 **2nd City Council** N/A
Neighborhood Association WEST JAX CIVIC ASSOC CARNEAL
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2435 **Application Status** PENDING
Date Started 06/22/2019 **Date Submitted** 06/22/2019

General Information On Applicant

Last Name DUGGAN **First Name** WYMAN **Middle Name** R
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043983911 **Fax** 9043960663 **Email** WDUGGAN@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name RICKER AFC LLC
Mailing Address 5711 RICHARD STREET, SUITE 1
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2150 / ORD. 2019-69-E

Map RE#	Council District	Planning From Zoning District	From Zoning District(s)	To Zoning District
Map 012437 0010	10	4	RMD-D	PUD

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

Existing Land Use Category MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

TO PERMIT RESIDENTIAL DEVELOPMENT AS DESCRIBED IN THE WRITTEN DESCRIPTION.

Location Of Property

General Location

WEST OF I-295 AND NORTH OF 103RD

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="4040"/>	<input type="text" value="RICKER RD"/>	<input type="text" value="32210"/>

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**
 4.30 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee**
 49 Notifications @ \$7.00 /each: \$343.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,662.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT A

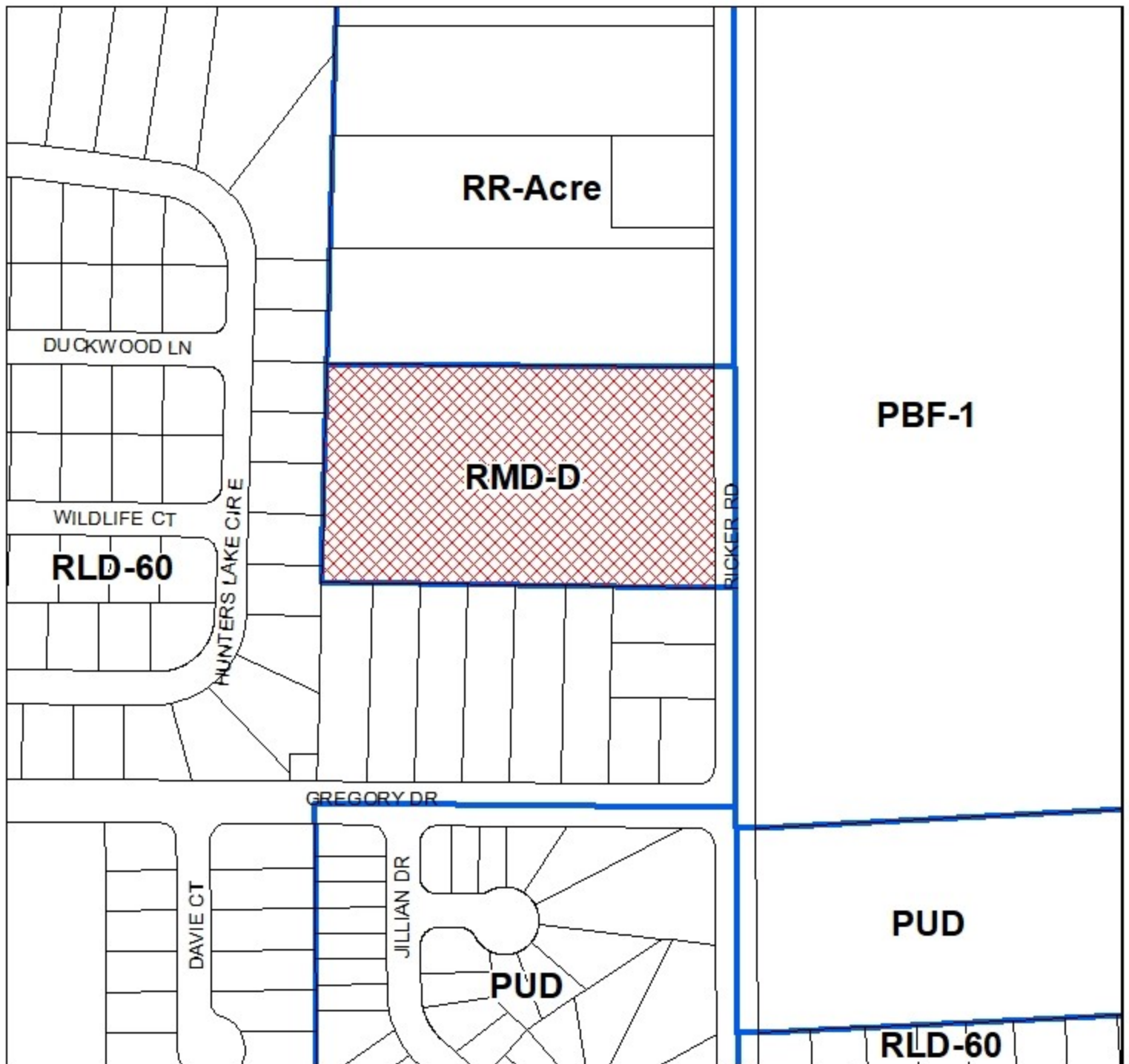
Legal Description of the Property

The Northerly one-half of the Southeast one-quarter of the Southwest one-quarter of Section 2, Township 3 South, Range 25 East, Duval County, Florida, excepting however therefrom that portion lying within Ricker Road, a 60 foot right of way as now established.

ALSO KNOWN AS

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA. LYING WEST OF RICKER ROAD, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GREGORY DRIVE, (A 60 FOOT RIGHT OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID RICKER ROAD; FROM THE POINT OF REFERENCE THUS DESCRIBED, RUN NORTH 00° 08' 41" EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY OF RICKER ROAD, A DISTANCE OF 292.52 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7882, PAGE 1372 AND THE POINT OF BEGINNING. SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89° 26' 52" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 7882, PAGE 1372 AND ITS WESTERLY PROLONGATION THEREOF, ALSO BEING THE SAID SOUTHERLY LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 580.93 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6635, PAGE 1636, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SAID CORNER LYING IN THE EASTERLY LINE OF HUNTERS LAKE, AS RECORDED IN PLAT BOOK 43, PAGE 25, OF THE SAID PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 01° 25' 26" EAST, ALONG THE SAID EASTERLY LINE OF HUNTERS LAKE AND THE WESTERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 323.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89° 18' 14" EAST, ALONG THE NORTHERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 573.73 FEET TO ITS INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF RICKER ROAD; THENCE SOUTH 00° 08' 41" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 321.53 FEET TO THE POINT OF BEGINNING.

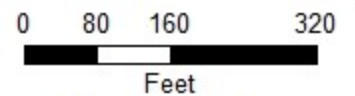
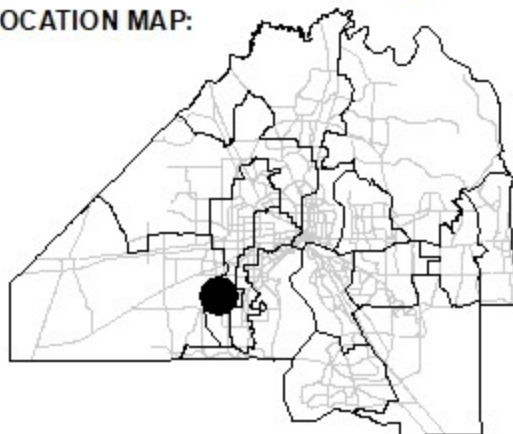
Submitted: 06/22/2019



REQUEST SOUGHT:

FROM: RMD-D
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
10

TRACKING NUMBER

T-2019-2436

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT A

Property Ownership Affidavit

Date: 6/21/19

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: PUD Rezoning at 4040 Ricker Road
RE #: 012437-0010

Gentlemen:

I, Christopher Funk as Manager of Ricker AFC LLC, hereby certify that Ricker AFC LLC is the Owner of the property described in the attached legal description, Exhibit 1, in connection with filing application(s) for a PUD Rezoning submitted to the Jacksonville Planning and Development Department.

RICKER AFC LLC, a Florida limited liability company

By: [Signature]
Name: Christopher Funk
Title: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of June, 2019, by Christopher Funk as Manager of **RICKER AFC LLC**, a Florida limited liability company, on behalf of the company. S/he (check one) () is personally known to me, or () has produced a valid driver's license as identification.

Maile Ott (SEAL)
Notary Public, State of _____ and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____



RICKER AFC LLC
5711 RICHARD SUITE STE 1
JACKSONVILLE, FL 32216

Primary Site Address
4040 RICKER RD
Jacksonville FL 32210

Official Record Book/Page
18781-00292

Tile #
5502

4040 RICKER RD

Property Detail

RE #	012437-0010
Tax District	GS
Property Use	1700 Office 1-2 Story
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	186423

Value Summary

Value Description	2018 Certified	2019 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$71.00	\$73.00
Extra Feature Value	\$22.00	\$23.00
Land Value (Market)	\$399,881.00	\$305,464.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$399,974.00	\$305,560.00
Assessed Value	\$399,974.00	\$305,560.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$399,974.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18781-00292	5/2/2019	\$350,000.00	SW - Special Warranty	Qualified	Vacant
15467-01034	4/12/2010	\$100.00	WD - Warranty Deed	Unqualified	Improved
14535-01500	6/5/2008	\$100.00	QC - Quit Claim	Unqualified	Vacant
12917-00813	11/17/2005	\$700.00	QC - Quit Claim	Unqualified	Vacant
12167-00605	11/26/2004	\$100.00	TD - Tax Deed	Unqualified	Vacant
09358-01595	7/8/1999	\$179,000.00	SW - Special Warranty	Unqualified	Improved
08574-00102	3/20/1997	\$100.00	MS - Miscellaneous	Unqualified	Improved
06337-00133	5/8/1987	\$55,000.00	WD - Warranty Deed	Unqualified	Vacant
04457-01068	8/26/1977	\$100.00	WD - Warranty Deed	Unqualified	Vacant
04456-00487	8/15/1977	\$25,000.00	WD - Warranty Deed	Unqualified	Vacant
03319-00870	2/3/1972	\$100.00	WD - Warranty Deed	Unqualified	Vacant
03312-00574	1/1/1899	\$0.00	- Unknown	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	FCLC1	Fence Chain Link	1	0	0	818.00	\$23.00

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	185,130.00	Square Footage	\$305,464.00

Legal

LN	Legal Description
1	02-3S-25E 4.25
2	PT SW1/4 RECD O/R 18781-292

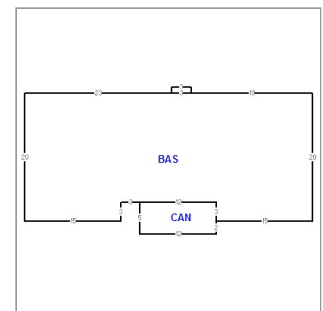
Buildings

Building 1
Building 1 Site Address
4040 RICKER RD
Jacksonville FL 32210

Building Type	1701 - OFFICE 1-2 STY
Year Built	1973
Building Value	\$73.00

Type	Gross Area	Heated Area	Effective Area
Base Area	855	855	855
Canopy	60	0	15
Canopy	3	0	1
Total	918	855	871

Element	Code	Detail
Exterior Wall	6	6 Vertical Sheet
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	4	4 Plywood panel
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	6	6 NS Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame



Element	Code	Detail
Stories	1.000	

Property Appraiser - Property Details

Baths	2.000	
Rooms / Units	5.000	
Avg Story Height	8.000	

2019 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
County	\$305,560.00	\$0.00	\$305,560.00	\$4,576.46	\$3,496.19	\$3,303.35
Public Schools: By State Law	\$305,560.00	\$0.00	\$305,560.00	\$1,617.89	\$1,192.30	\$1,159.91
By Local Board	\$305,560.00	\$0.00	\$305,560.00	\$899.14	\$686.90	\$644.61
FL Inland Navigation Dist.	\$305,560.00	\$0.00	\$305,560.00	\$12.80	\$9.78	\$9.29
Water Mgmt Dist. SJRWMD	\$305,560.00	\$0.00	\$305,560.00	\$102.47	\$73.76	\$73.76
Gen Gov Voted	\$305,560.00	\$0.00	\$305,560.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$305,560.00	\$0.00	\$305,560.00	\$0.00	\$0.00	\$0.00
			Totals	\$7,208.76	\$5,458.93	\$5,190.92

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$399,974.00	\$399,974.00	\$0.00	\$399,974.00
Current Year	\$305,560.00	\$305,560.00	\$0.00	\$305,560.00

2019 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.


2018

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
RICKER AFC LLC

Filing Information

Document Number	L19000107392
FEI/EIN Number	NONE
Date Filed	04/19/2019
Effective Date	04/19/2019
State	FL
Status	ACTIVE

Principal Address

5711 RICHARD ST
1
JACKSONVILLE, FL 32216

Mailing Address

5711 RICHARD ST
1
JACKSONVILLE, FL 32216

Registered Agent Name & Address

FUNK, CHRIS 5711 RICHARD ST 1 JACKSONVILLE, FL 32216

Authorized Person(s) Detail

Name & Address

Title MGR

CKF INVESTMENT PROPERTIES LLC
5711 RICHARD ST
JACKSONVILLE, FL 32216

Annual Reports

No Annual Reports Filed

Document Images

[04/19/2019 -- Florida Limited Liability](#) [View image in PDF format](#)

EXHIBIT B

Agent Authorization

Date: _____

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Agent Authorization for the following site location:

PUD Rezoning for 4040 Ricker Road (RE # 012437-0010)

Gentlemen:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agents to file application(s) for a PUD Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

RICKER AFC LLC, a Florida limited liability company

By: 

Name: Christopher Funk

Title: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of June, 2019, by Christopher Funk as Manager of **RICKER AFC LLC**, a Florida limited liability company, on behalf of the company. S/he (check one) () is personally known to me, or () has produced a valid driver's license as identification.

 (SEAL)

Notary Public, State of _____ and county aforesaid

Name: _____

My Commission Expires: _____

My Commission Number is: _____

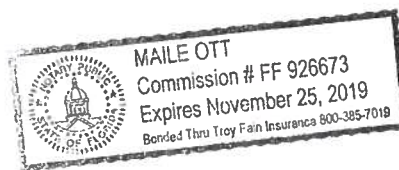


EXHIBIT C

Binding Letter

June 21, 2019

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Re: PUD Rezoning for 4040 Ricker Road (RE # 012437-0010)

To whom it may concern:

You are hereby advised that the undersigned, the owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

[Signature Page Follows]

RICKER AFC LLC, a Florida limited liability company

By: [Signature]
Name: Christopher Fink
Title: Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of June, 2019, by Christopher Fink, as General Manager of **RICKER AFC LLC**, a Florida limited liability company, on behalf of the company. *She* (check one) () is personally known to me, or (____) has produced a valid driver's license as identification.

[Signature] (SEAL)
Notary Public, State of _____ and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____



4040 Ricker Road PUD
Written Description
June 21, 2019

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 012437-0010
- B. Current Land Use Designation: MDR – Suburban Area
- C. Current Zoning District: RMD-D
- D. Proposed Zoning District: PUD

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

Ricker AFC LLC (the “Applicant”) proposes to rezone approximately 4.28 acres of property from Residential Medium Density-D (“RMD-D”) 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 “4.”**

The Property was recently rezoned from PUD to RMD-D (the “Previous Rezoning”). The prior PUD permitted up to 58,200 square feet of combined warehouse, retail and office space. The intent of the Previous Rezoning was to permit multifamily residential uses on the Property consistent with the PUD Site Plan. Based on conversations with various Planning and Development Department staff members, the Applicant understood that the development shown on the PUD Site Plan was consistent with the RMD-D zoning district. However, after the Previous Rezoning was obtained, the Applicant and the Planning and Development Department determined that a PUD is required for the proposed development of the Property in accordance with the PUD Site Plan.

As shown on the PUD Site Plan, the proposed multifamily residential uses include multiple quadruplexes that are each on a platted lot. In other words, the proposed development consists of multiple buildings containing 4 units each, with each building on a separate lot and, potentially, under separate ownership. Unfortunately, the RMD-D zoning district is not suited to accommodate such a unique development. In fact, if the proposed development was for apartments on a single lot, but otherwise consistent with the PUD Site Plan, the proposed development would fully comply with the provisions of the RMD-D zoning district. It is only the fact that each building will be on a separately platted lot that causes issues with the conventional zoning district. Furthermore, although this PUD reduces the required parking from 120 spaces to 114 spaces, the reduction is less than 10% and, therefore, could be administratively waived by the Planning and Development Department in a conventional zoning district. As such, the proposed development is still otherwise consistent with the RMD-D zoning district.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Multifamily residential units: Up to 20 units per acre.

B. Site Development Standards

1. *Permitted Uses and Structures:* All uses permitted within the RMD-D zoning district.
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 and area):*
 - a. Single-family dwellings – Consistent with the RMD-D zoning district.
 - b. All other uses –
 - (1) Width – Consistent with RMD-D zoning district.
 - (2) Area – 3,500 square feet for the first two family units and 1,500 square feet for each additional unit not to exceed 20 units per acre cumulatively over the entire acreage of the Property.
4. *Maximum lot coverage by all buildings and structures:* Consistent with RMD-D zoning district.
5. *Minimum yard requirements:* Consistent with RMD-D zoning district.
6. *Maximum height of structures:* Consistent with the RMD-D zoning district.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Site Plan. For individual “lots” or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access for building permits. The access road as shown on the PUD Site Plan and other interior access roads will be privately owned and maintained by the owner and/or an owners’ association and/or a management company and may be gated at entrances to multifamily residential uses. 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

Recreation/open space requirements will be met by providing 150 square feet of active recreation area per dwelling unit or payment of a recreation and open space fee of \$86.21 per unit, or some combination thereof.

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

Signage shall be permitted in accordance with the RMD-D zoning district.

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

For multiple-family dwelling, parking will be provided at a ratio 1.85 spaces for 2 bedroom dwellings. Otherwise, will be provided in accordance with Part 6 of the Zoning Code, except that parking, including bicycle parking, will not be provided “on-site” of each platted lot and instead may be provided “on-site” throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD. Furthermore, perpendicular or angled parking shall be permitted within the private roadway or access drive, as shown on the PUD Site Plan.

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 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.

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, the proposed development cannot reasonably meet certain requirements of the Zoning Code, which would not be applicable for the exact same development under a single ownership without platted lots.

M. 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, access and internal traffic circulation 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 Area	For non-single family uses: Minimum Lot Area: 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.	For non-single family uses: Minimum Lot Area: 3,500 square feet for the first two family units and 1,500 square feet for each additional unit not to exceed 20 units per acre cumulatively over the entire acreage of the Property.	As stated above, the proposed development cannot comply with the lot area requirement of RMD-D due to the fact that each quadruplex is on a platted lot. The modification to the lot area requirements permits a unique development that will bring a diversity of housing product to the community.
Parking	Sec. 656.604(2) of the Zoning Code requires two spaces for two bedroom dwellings. Sec. 656.607 of the Zoning Code provides that required parking must be provided on-site.	This PUD allows for required parking, including bicycle parking, to be provided "on-site" throughout the Property cumulatively and not "on-site" on each individual lot. The PUD also allows for parking within the private road, which would typically require additional approvals from the Planning and Development Department.	Due to site constraints, parking must be provided at this lower rate, which is within 10% of the Part 6 parking ratio. Due to the integrated nature of the development, it is not necessary for all required parking to be provided on each lot. Again, if the proposed development was for apartments under single ownership, the proposed development would comply with the parking requirements. Similarly, if the

			proposed development was for apartments under single ownership, the development would likely be addressed off of Ricker Road and therefore parking would not be provided within a private road, but rather an access drive, and a deviation would not be required.
Access/Frontage	Part 16 of the Zoning Code requires that lot abut a public or approved private road.	This PUD does not contain a frontage requirement for each building. Each building will face the parking areas similar to a townhome community or apartment complex	The frontage requirement is removed in this PUD to allow for flexibility of development and efficiency in permitting.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.
Phasing/Plat	The Zoning Code and Subdivision Regulations require that building permits may not be obtained until after plat approval.	This PUD allows for building permits to be obtained prior to plat approval.	This allows for the Applicant to expedite the development process in order to make-up for delays resulting from misunderstandings with the Planning and Development Department.

N. Names of Development Team

Developer/Owner: Ricker AFC LLC

Planner/Engineer: Matthews Design Group

O. 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 – Suburban Area 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 provides ample open spaces and recreational opportunities.

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

I. **Listed Species Regulations:** Not required.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides ample off street parking.

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

Exhibit F

Total gross acreage	4.27 acres	100%
Amount of each different land use by acreage		
Multi-family Residential	3.15 acres	73.8%
Total number of dwelling units	60 d.u.	
Active recreation	0 acres	0 %
Passive open space	0.13 acres	3.0 %
Amount of public and private rights-of-way	0.99 acres	23.2 %
Maximum coverage of buildings and structures at ground level	2.13 acres	50%

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Section III of the PUD Written Description.

Prepared by and return to:

Matthew G. Breuer, Esquire
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Tax Parcel: 012437-0010

SPECIAL WARRANTY DEED

This Special Warranty Deed is made as of the 2nd day of May 2019 by **JOPA COMMERCIAL PROPERTIES, LLC**, a Florida limited liability company, AKA JOPA COMMERCIAL, LLC, a Florida limited liability company ("Grantor"), whose post office address is 4401 State Road 21, Green Cove Springs, Florida 32043, to **RICKER AFC LLC**, a Florida limited liability company ("Grantee"), whose post office address is 5711 Richard Suite, Suite 1, Jacksonville, Florida 32216.

Wherever used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and limited liability companies, wherever the context so admits or requires.

WITNESSETH: Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, all that certain land situated in Duval County, Florida as more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TOGETHER, with all the rights, tenements, improvements, hereditaments, easements, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor alone, but against none other, subject to the encumbrances set forth on Exhibit B attached hereto (the "Permitted Exceptions"); provided, however, this reference shall not serve to reimpose the same.

[remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR:

JOPA COMMERCIAL PROPERTIES, LLC, a Florida limited liability company

[Signature]
Print Name: Eric N. Bradford

[Signature]
Print Name: JOSH BERNARD

By: [Signature]
Name: John R. Williams Jr
Title: MANAGING MEMBER

STATE OF FLORIDA

COUNTY OF SUWANEE

The foregoing instrument was acknowledged before me this 1 day of May, 2019, by John R. Williams, as Manager of JOPA COMMERCIAL PROPERTIES, LLC, a Florida limited liability company, on behalf of the corporation, who is [X] personally known to me or [] produced personally known to me as identification.

[Signature]
Signature

Print Name: Josh Bernard
Notary Public, State and County aforesaid
Commission No.:
My Commission Expires:

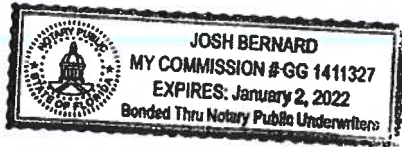


EXHIBIT A

Legal Description of the Property

The Northerly one-half of the Southeast one-quarter of the Southwest one-quarter of Section 2, Township 3 South, Range 25 East, Duval County, Florida, excepting however therefrom that portion lying within Ricker Road, a 60 foot right of way as now established.

ALSO KNOWN AS

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA. LYING WEST OF RICKER ROAD, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GREGORY DRIVE, (A 60 FOOT RIGHT OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID RICKER ROAD; FROM THE POINT OF REFERENCE THUS DESCRIBED, RUN NORTH 00° 08' 41" EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY OF RICKER ROAD, A DISTANCE OF 292.52 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7882, PAGE 1372 AND THE POINT OF BEGINNING. SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89° 26' 52" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 7882, PAGE 1372 AND ITS WESTERLY PROLONGATION THEREOF, ALSO BEING THE SAID SOUTHERLY LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 580.93 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6635, PAGE 1636, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SAID CORNER LYING IN THE EASTERLY LINE OF HUNTERS LAKE, AS RECORDED IN PLAT BOOK 43, PAGE 25, OF THE SAID PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 01° 25' 26" EAST, ALONG THE SAID EASTERLY LINE OF HUNTERS LAKE AND THE WESTERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 323.00 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTH 89° 18' 14" EAST, ALONG THE NORTHERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 573.73 FEET TO ITS INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF RICKER ROAD; THENCE SOUTH 00° 08' 41" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 321.53 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Jeremy Calloway
Matthews Design Group
7 Waldo Street
St Augustine, Florida, 32084

November 02, 2018

Project Name: 4040 Ricker Road Subdivision
Availability#: 2018-2899

Attn: Jeremy Calloway,

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 one year 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.

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 at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-2899
Request Received On: 10/23/2018
Availability Response: 11/2/2018
Prepared by: Susan West

Project Information

Name: 4040 Ricker Road Subdivision
Type: Multi-Family
Requested Flow: 26,000 gpd
Location: 4040 Ricker Road, Jacksonville, FI 32210
Parcel ID No.: 012437-0010
Description: 13 Lot Subdivision consisting of 2-story Quad's

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 8-inch potable water line on the west side of Ricker Rd at the south-east corner of the parcel.
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST
Connection Point #1: Existing manhole on the west side of Ricker Rd at the south-east corner of the parcel.
Connection Point #2: NA
Special Conditions: If connection to the gravity sewer system cannot be accomplished by gravity flow, then connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Applicant may also apply for written approval from the JEA Alternative Connection Committee to use a low pressure sewer system. Please email wsedevprojrequests@jea.com, attention ACC, for more information, please include your availability number.

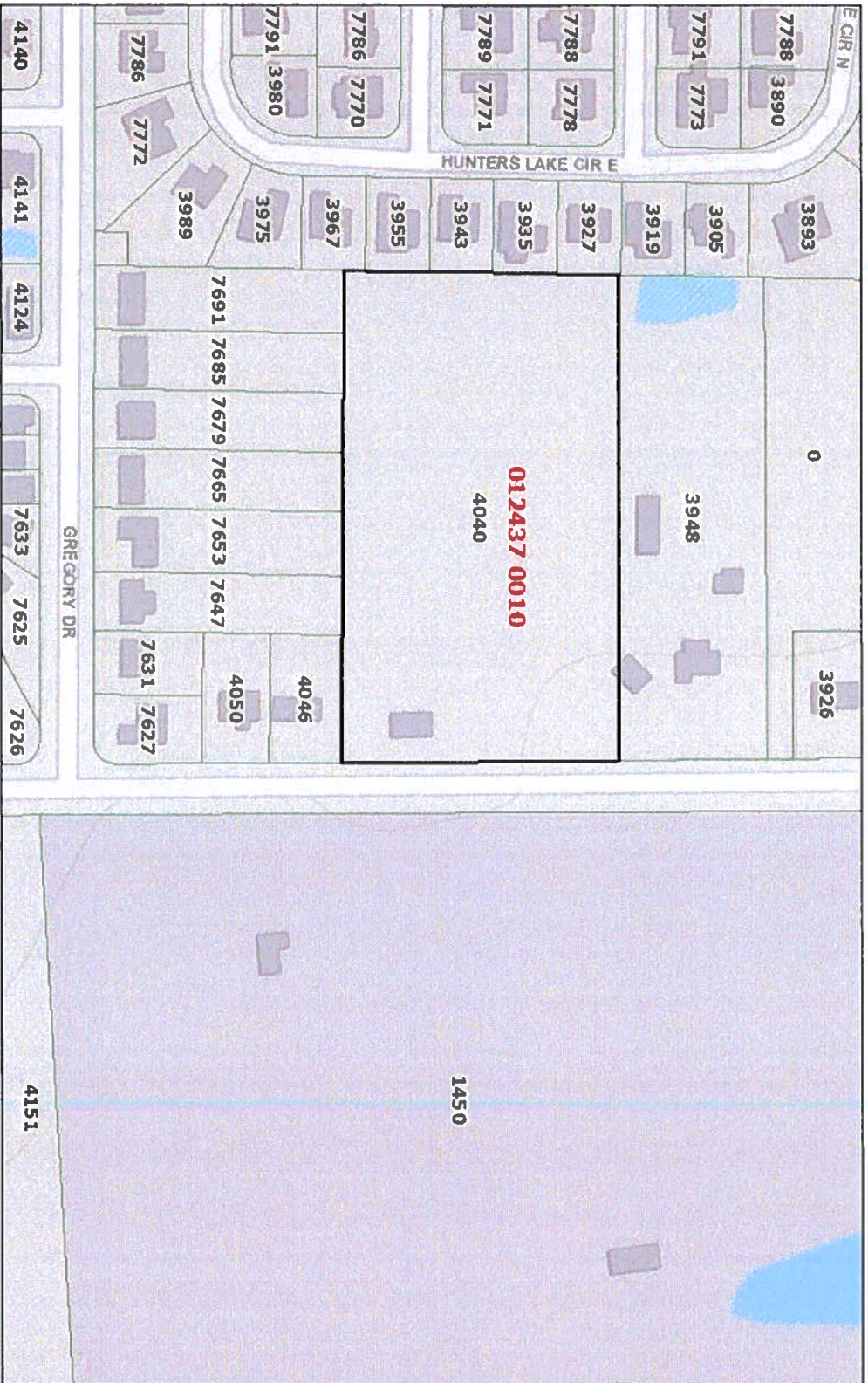
Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1: This property is NOT located within the JEA Reclaimed Water System Service Area.
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/.

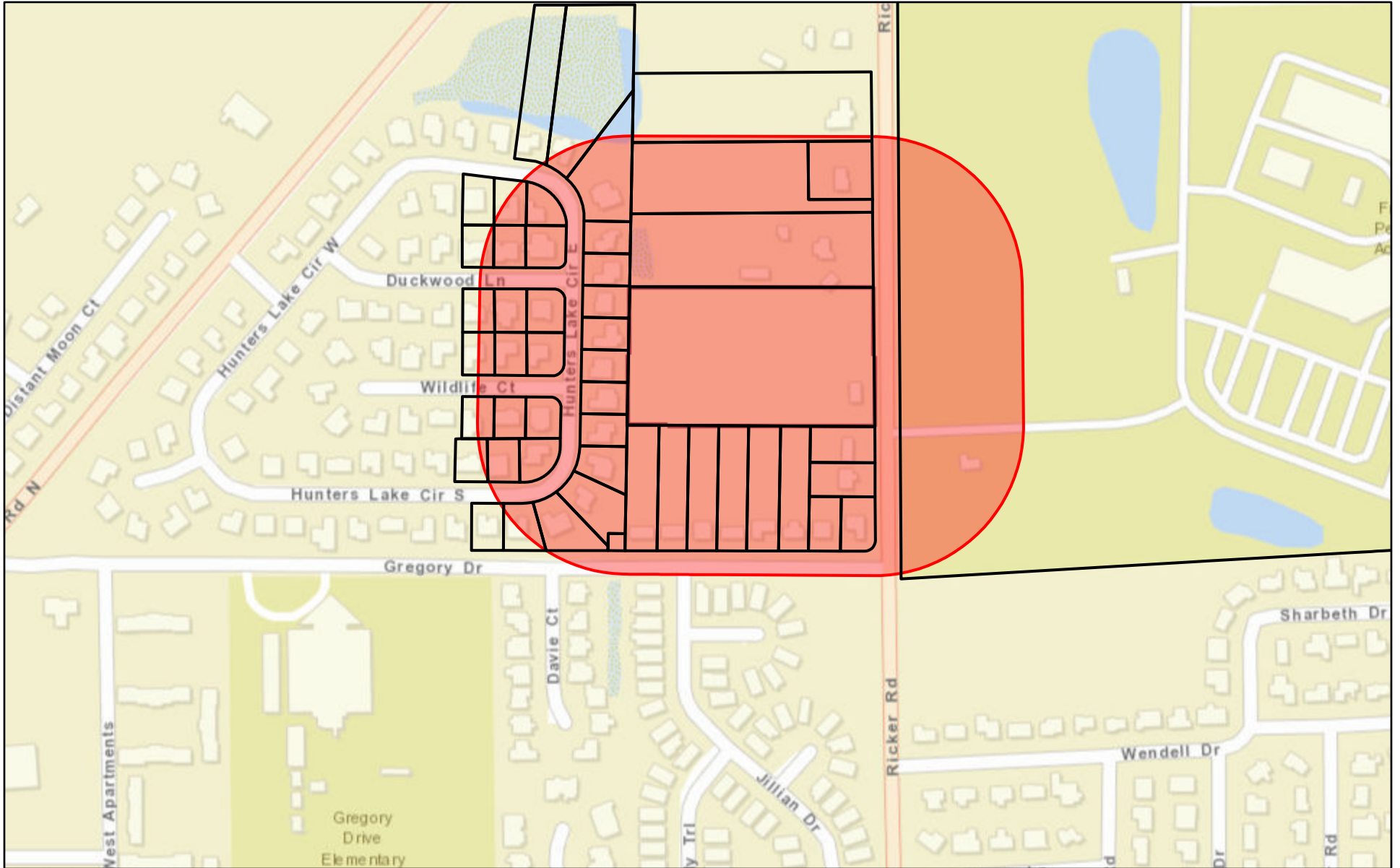
Duval Map




June 22, 2019

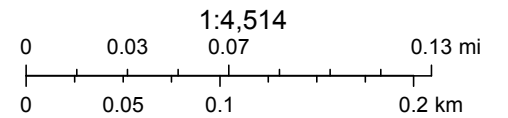
Source: Esri, HERE, Garmin, "Mapbox", Intermap, iFlycatcher, P.Corp., GEBCO, USGS, FNO, NPS, NRCAN, GeBCO, IGN, Kadaster NL, Ordnance Survey, Esri

Land Development Review



August 23, 2019

 23164611_T-2019-2435



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL	MAIL_CITY	MAIL	MAIL_ZIP
2	012709 6140	AMH 2015 1 BORROWER LP		30601 AGOURA RD	SUITE 200		AGOURA HILLS	CA	91301
3	012709 6400	BAEZ ANA M		7791 HUNTERS LAKE CIR S			JACKSONVILLE	FL	32210
4	012709 6380	BARENGO DENNIS B		7800 WILDLIFE CT			JACKSONVILLE	FL	32210-4679
5	012709 6145	BAUGH BRUCE		3935 HUNTERS LAKE CIR E			JACKSONVILLE	FL	32210
6	012709 6395	BHATT MANDAR L		7400 BEACH RD			CHESTERFIELD	VA	23838-6509
7	012709 6135	BLAIR HELENE B/E		3955 HUNTERS LAKE CIR E			JACKSONVILLE	FL	32210-4654
8	012437 1120	BOWEN JO ANNE		10305 NE 9TH ST			VANCOUVER	WA	98664-3869
9	012437 1082	BOWES JOEY A		7626 GREGORY DR			JACKSONVILLE	FL	32210-4612
10	012709 6305	BRANCH CURTIS		7802 DUCKWOOD LN			JACKSONVILLE	FL	32210-4641
11	012709 6265	BROCHE AGUILA CHEDLY		7791 DUCKWOOD LN			JACKSONVILLE	FL	32210
12	012437 1090	BROWN JORDAN		4196 SECENIC DR			MIDDLEBURG	FL	32068
13	012437 1150	BROWN LARRY D ESTATE		7665 GREGORY DR			JACKSONVILLE	FL	32210-4611
14	012437 1160	CEBOLLERO GERARDO F		7685 GREGORY DR			JACKSONVILLE	FL	32210
15	012432 0000	CHOURB RITA ET AL		1150 N WHITE RIVER PKWY W DR	APT 1009		INDIANAPOLIS	IN	46222
16	012709 6180	CIBULA ERNEST JOHN		7785 HUNTERS LAKE CIR N			JACKSONVILLE	FL	32210-4658
17	012709 6155	CONNETTE BEATE		3919 HUNTERS LAKE CIR E			JACKSONVILLE	FL	32210-4653
18	012508 0000	DUVAL COUNTY SCHOOL BOARD		1701 PRUDENTIAL DR			JACKSONVILLE	FL	32207-8152
19	012709 6325	FERGUSON XAVER ET AL		7789 WILDLIFE CT			JACKSONVILLE	FL	32210
20	012709 6255	FRANKLIN ENTERPRISE INC OF JACKSONVILLE		669 EAGLESHAM CT			JACKSONVILLE	FL	32225-5932
21	012709 6130	FYR SFR BORROWER LLC		C/O HAVENBROOK HOMES	3505 KOGER BLVD SUITE 400		DULUTH	GA	30096
22	012709 6315	GRAHAM ELVIS		7778 DUCKWOOD LN			JACKSONVILLE	FL	32210-4641
23	012433 0000	HARRELL TAWANA		12534 SAMPSON RD			JACKSONVILLE	FL	32218
24	012709 6320	HINES KENNETH		7771 WILDLIFE CT			JACKSONVILLE	FL	32210-4678
25	012709 6150	HUGHES KRISTIN ET AL		3927 HUNTERS LAKE CIR E			JACKSONVILLE	FL	32210
26	012709 6165	JACKSON TIMOTHY D LIFE ESTATE		3893 HUNTERS LAKE CIR E			JACKSONVILLE	FL	32210
27	012709 6005	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST			JACKSONVILLE	FL	32202
28	012709 6105	MATOS MARK A		3901 DEERTREE HILLS DR			ORANGE PARK	FL	32065
29	012709 6125	MIDDLETON SHARON D		3975 HUNTERS LAKE CIR E	PO BOX 14612		JACKSONVILLE	FL	32238-1612
30	012709 6385	MILLER LISA L ET AL		7786 WILDLIFE CT			JACKSONVILLE	FL	32210
31	012709 6260	NEWSOME JUANITA		7773 DUCKWOOD LN			JACKSONVILLE	FL	32210-4643
32	012709 6110	ONDREJKO FRANK P		7786 HUNTERS LAKE CIR S			JACKSONVILLE	FL	32210-4660
33	012437 1130	PERRY MITCHELL R		7653 GREGORY DR			JACKSONVILLE	FL	32210-4611
34	012709 6310	PHAM THINH DUC		7788 DUCKWOOD LN			JACKSONVILLE	FL	32210
35	012709 6175	PIPES WILLIE		7777 HUNTERS LAKE CIR N			JACKSONVILLE	FL	32210
36	012437 1110	PONS MAGALY N		7647 GREGORY DR			JACKSONVILLE	FL	32210-4611
37	012437 0010	RICKER AFC LLC		5711 RICHARD SUITE STE 1			JACKSONVILLE	FL	32216
38	012709 6250	RIVERS JAMES E		7788 HUNTERS LAKE CIR N			JACKSONVILLE	FL	32210-4656
39	012437 1100	ROBERTS SAVANNAH ET AL		1798 HAMMOCK CIR W			JACKSONVILLE	FL	32225

	A	B	C	D	E	F	G	H	I
40	012709 6405	SANGVIC ROGER N		7204 WOLVERTON CT			CLARKSVILLE	MD	21029-1741
41	012436 0000	SKINNER JUDY E		3948 RICKER RD	PO BOX 14775		JACKSONVILLE	FL	32238-1775
42	012709 6245	STAPLETON NANCY C		7808 HUNTERS LAKE CIR N			JACKSONVILLE	FL	32210-4656
43	012709 6120	THOMAS MATTHEW S		3989 HUNTERS LAKE CIR E			JACKSONVILLE	FL	32210-4655
44	012709 6270	TIEU CUONG C		7803 DUCKWOOD LN			JACKSONVILLE	FL	32210-4643
45	012709 6160	TRIMBLE MATTHEW		3905 HUNTERS LAKE CIR E			JACKSONVILLE	FL	32210
46	012709 6330	VERENEAU MARK A		7801 WILDLIFE CT			JACKSONVILLE	FL	32210-4679
47	012437 1070	VICKERS NEIL G WHITNEY		7631 GREGORY DR			JACKSONVILLE	FL	32210
48	012709 6390	WILKERSON VANDETRICA D		7770 WILDLIFE CT			JACKSONVILLE	FL	32210-4677
49	012709 6115	WILSON ANTHONY L		7772 HUNTERS LAKE CIR S			JACKSONVILLE	FL	32210-4660
50	012437 1140	WISHARD RANDY E		7679 GREGORY DR			JACKSONVILLE	FL	32210
51		SOUTHWEST	SHIRLEY LOWRY	7044 HYDE GROVE AV			JACKSONVILLE	FL	32210
52		WEST JAX CIVIC ASSOCIATION	PAUL CARNEAL	886 CRESSWELL LN W			JACKSONVILLE	FL	32221

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR525502

Date: 8/27/2019

User: Patterson, Connie

Email: ConstanceP@coj.net

REZONING/VARIANCE/EXCEPTION

Name: WYMAN DUGGAN/RICKER AFC LLC
Address: 1301 RIVEPLACE BOULEVARD, SUITE 1500
Description: PUD Rezoning of 4.30 acres from RMD-D to PUD RE#: 012437-0010

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2662.00

Control Number: 487381

Paid Date: 8/28/2019

Total Due: \$2,662.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR525502

Date: 8/27/2019

REZONING/VARIANCE/EXCEPTION

Name: WYMAN DUGGAN/RICKER AFC LLC
Address: 1301 RIVEPLACE BOULEVARD, SUITE 1500
Description: PUD Rezoning of 4.30 acres from RMD-D to PUD RE#: 012437-0010

Total Due: \$2,662.00