

built to FDOT Standards for taper length, deceleration length and transition length. The queue length for the left turn lane will be determined by the traffic study.

4. Commercial Lot #1 shall not have an access to Samaritan Way due to the proximity to the signalized intersection.
5. Commercial Lot #1 and Commercial Lot #2 shall have a cross access between them.
6. If the internal road in this subdivision will be public, the cross section shall match the City of Jacksonville Standard Residential Local Subdivision Street dated 2/21/20 or later.
7. The centerline radius for curves in the internal roadway shall be a minimum of 80 feet.

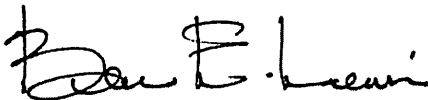
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners felt the conditions should be enforced during the permitting process.

Planning Commission Vote:	5-0
David Hacker, Chair	Absent
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
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 2021-0747 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 4, 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 2021-0747 to Planned Unit Development.

Location: 0 103rd Street; between 103rd Street (SR 134) and Samaritan Way

Real Estate Number(s): 012916-0000 and Portion of 012916-0010

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)

Planning District: 4-Southwest

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

Owner: Donna Flemming
Segovia Ventures, LLC
3733 University Boulevard West, Suite 204
Jacksonville, Florida 32217

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-0747 seeks to rezone approximately 13.35± acres of land from Commercial Community/General-1 (CCG-1) to PUD. The rezoning to a PUD is being sought in order to permit for a mixed-use development that contains 94 townhomes, six (6) single-family dwellings, and 2.65± acres of nonresidential uses.

The need for the PUD stems from the current zoning district's restriction on single-family dwellings. As such, the proposed PUD would allow for specialized lot requirements, increased landscaping buffers, and the elimination of uses by exception generally permitted under CCG-1—the conventional zoning district alternative. The PUD will also allow the subject property to be developed with a maximum of 47 townhome structures—for a cumulative total of 94 individually platted fee-simple units. Meanwhile, there will be five (5) single-family lots that contain a minimum 50 feet in width and 5,000 square feet in area as well as one (1) single-family lot that contains a minimum 40 feet in width and 4,000 square feet in lot area. As opposed to the zoning standard of 50%, the applicant is proposing the single-family lots be developed with 65% in maximum lot coverage.

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 Community/General Commercial (CGC) functional land use categories 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 proposed project site is in the Community/General Commercial (CGC) land use category in the Suburban Development Area. CGC in the Suburban Development Area is intended to provide development in a nodal development pattern.

Principal uses allowed in CGC in the Suburban Development Area include commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices including veterinary offices; multi-family dwellings and live/work units. The maximum gross density within the Suburban Development Area shall be 20 units/acre. Residential uses shall not be the sole use and shall not exceed 80 percent of a development. As such, **the development will need to have a minimum of approximately 19,000 square feet of non-residential uses in order to comply with the CGC land use.**

The proposed Planned Unit Development (PUD) will allow for a mixed-use development. The applicant seeks the rezoning to allow for a maximum of 94 townhome units, 6 single-family dwellings, and general commercial uses. The subject site has access to public transportation at the site on the corner of 103rd Street and Samaritan Way. The allowed uses in the subject PUD are consistent with the intent of the CGC land use category.

Staff finds 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.

(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 consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.12

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The policy mentioned above is the primary intent and focus of the proposed development as every desired use is designed and oriented to be complementary with one another.

Policy 1.2.9

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

The subject property is located in the Suburban Development Area and according to the attached JEA Availability Letter, **2021-2934**, the proposed development shall connect to City water and sewer.

Objective 3.1

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

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

Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The proposed rezoning would allow for infill development in an existing area comprised of residential and institutional uses.

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.

As demonstrated on the attached site plan, the proposed development will provide at least 5,796 square feet of recreation.

Policy 2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

In accordance with the policy mentioned herein, the proposed residential development shall provide a sufficient amount of useable uplands.

(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): Community/General Commercial (CGC). Furthermore, Staff finds the proposed rezoning to Planned Unit Development

is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System Office (CMMSO) prior to development approvals. Moreover, Mobility # 108679.0 / CRC # 108679.1 / City Dev # 10171.000: CLDG-Samaritan: Duplex/Single Family was approved on August 24, 2021 by CMMSO. It reserves 100 dwelling units (94 duplex units in 47 buildings & six (6) single family homes). The Mobility Fee amount of \$153,693 will need to be paid in full prior to permitting or on a permit by permit basis.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial uses, service establishments and residential uses. 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 use and variety of building groupings: The subject property will be developed with a maximum of 47 townhome structures.

The form of ownership proposed for various uses: According to the Written Description dated July 22, 2021, the development standards are being sought so each townhome unit can be individually platted and sold under fee-simple ownership.

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

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

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Samaritan Way. Potential access may also include 103rd Street for the commercial parcels.

103rd Street, from Branan Field-Chaffee Road to Shindler Drive, is the directly accessed functionally classified roadway in the vicinity. 103rd Street is a 4-lane divided arterial in this vicinity, and is currently operating at 32% of capacity. This 103rd Street segment has a maximum daily capacity of 39,800 vpd and a 2020 daily traffic volume of 12,833 vpd.

This development is for 100 units of 210 Single Family Residential and 298,822 square feet of and will produce 16,106 daily trips.

(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 adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	CGC	CCG-1	Undeveloped Land
South	CGC/LDR	PUD 2016-0606/PUD 1987-0576/RR-Acre	RV/Boat Storage
East	CGC	PBF-2	School
West	CGC	CCG-1	Retail Sales/Service

(6) Intensity of Development

The proposed development is consistent with the Community/General Commercial (CGC) functional land use category. The PUD is appropriate at this location because it allows for an integrated network of mixed uses.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in an availability letter provided by JEA dated July 1, 2021, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate approximately 49,000 gpd. However, staff notes this request flow is based on 140 residential units.

According to a PUD review conducted by JEA, the development should accommodate the existing JEA utility easements across the site. In particular, the 20 foot landscape buffer shown on the site plan overlaps the JEA easement. This easement may conflict with or limit the type of plantings and/or fencing allowed on top of or within 10 feet of the utility mains. In addition, the most efficient utility connection for the lift station shown on the site plan is along 103rd Street. Therefore, it is possible utility easements crossing the 20 foot landscape buffer would be necessary. Any planting or fencing requirements should have flexibility to accommodate standard clearance requirements from the existing utility mains. Staff supports JEA's findings and includes them as a condition of this report.

School Capacity: Based on the Development Standards for impact assessment, the 13.35± acre proposed PUD rezoning has a development potential of 100 single-family dwellings. 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 2021-0747
Development Potential: 100 Residential Dwellings**

School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats – CSA ²	Available Seats - Adjacent CSA 1&2
Elementary	8	5,659	78%	12	89%	2,004	9,820
Middle	7	1,109	67%	5	86%	670	706
High	8	2,633	87%	7	75%	134	1,583
Total New Students				24			

NOTES:

¹ Proposed Development's Concurrency Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate
ES-.125
MS-.051
HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

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 ¹	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded) ⁴	SCHOOL CAPACITY ² (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Westview K-8 #274	8	12	1498	1303	87%	87%
Westview K-8 #274	8	5	IA ³	IA	IA	IA

Edward H. White #248	1	7	508	404	80%	93%
		24				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Included Above (IA)

⁴ Student Distribution Rate
ES-.125
MS-.051
HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The parcel has frontage on 103rd Street, a minor arterial road, and Samaritan Way, a local road.

Staff forwarded the application to FDOT for review. In the attached memorandum from FDOT dated October 12, 2020, the applicant will need to coordinate with FDOT Access Management and Permits if access is proposed on 103rd Street (SR-134).

The Traffic Engineer and the Transportation Planning Division also reviewed the application and issued several comments. **Staff supports the Engineer's findings and forwards the following:**

- A traffic study shall be provided at the Civil Site Plan Review. The traffic study shall determine the need for a left turn and right turn lane at the project entrance. The study will also determine the traffic impact analysis to the exiting signalized intersection of Samaritan Way and 103rd Street. Turn lanes shall be built to FDOT Standards for taper length, deceleration length and transition length. The queue length for the left turn lane will be determined by the traffic study.
- Commercial Lot #1 shall not have an access to Samaritan Way due to the proximity to the signalized intersection.
- Commercial Lot #1 and Commercial Lot #2 shall have a cross access between them.
- 103rd Street is an FDOT right of way. Permitting for access to 103rd Street will be through FDOT.
- If the internal road in this subdivision will be public, the cross section shall match the City of Jacksonville Standard Residential Local Subdivision Street dated 2/21/20 or later.
- The centerline radius for curves in the internal roadway shall be a minimum of 80'.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policies 2.2.2 and 2.2.3 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(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 confirmed the presence of wetlands on site. Approximately 0.60± acres of Category III wetlands are located in the western portion of the property. Staff finds that there may be some impact to wetlands from the proposed development. However, the written description has indicated that any impacts to wetlands will be permitted for in accordance with the rules and regulations of the St. Johns River Water Management District.



For more information regarding wetlands, please see the attached memorandum from Community Planning Division.

(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 single-family dwellings and commercial outparcels will be developed in accordance with Part 6 of the Zoning Code. However, the applicant has requested a specialized set of parking standards for the townhomes, which will be developed as 1.5 spaces per dwelling unit.

(11) Sidewalks, trails, and bikeways

The project shall contain a pedestrian system that meets the 2030 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.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on **October 27, 2021**, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

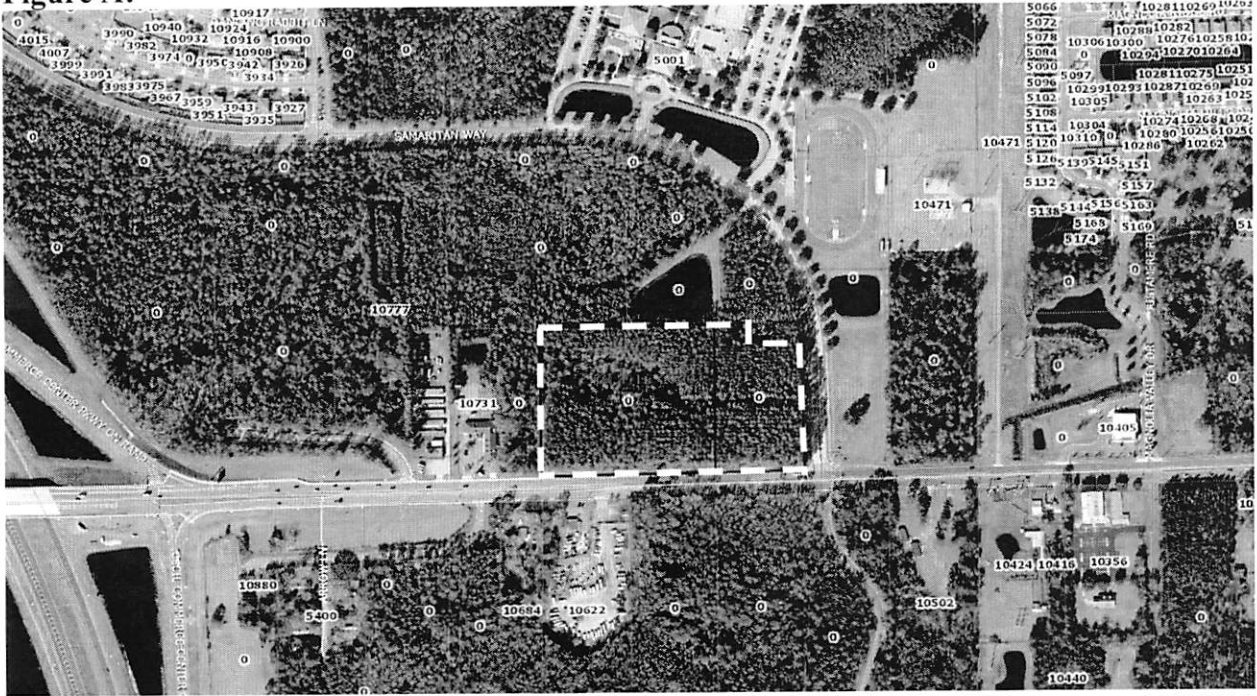
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0747 be **APPROVED** with the following exhibits:

1. The revised legal description dated October 25, 2021.
2. The revised written description dated October 25, 2021.
3. The original site plan dated July 16, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0747 be **APPROVED WITH CONDITIONS**.

1. **The commercial outparcels shall be limited to 45 feet in building height.**
2. **Any planting or fencing requirements, including the 20 foot landscape buffer, shall allow for maximum flexibility in order to accommodate standard clearance requirements from the existing utility mains and any possible utility easements, or as otherwise approved by the Planning and Development Department.**
3. **A traffic study shall be provided at the Civil Site Plan Review. The traffic study shall determine the need for a left turn and right turn lane at the project entrance. The study will also determine the traffic impact analysis to the exiting signalized intersection of Samaritan Way and 103rd Street. Turn lanes shall be built to FDOT Standards for taper length, deceleration length and transition length. The queue length for the left turn lane will be determined by the traffic study.**
4. **Commercial Lot #1 shall not have an access to Samaritan Way due to the proximity to the signalized intersection.**
5. **Commercial Lot #1 and Commercial Lot #2 shall have a cross access between them.**
6. **If the internal road in this subdivision will be public, the cross section shall match the City of Jacksonville Standard Residential Local Subdivision Street dated 2/21/20 or later.**
7. **The centerline radius for curves in the internal roadway shall be a minimum of 80 feet.**

Figure A:



Source: Planning & Development Dept, 09/22/21

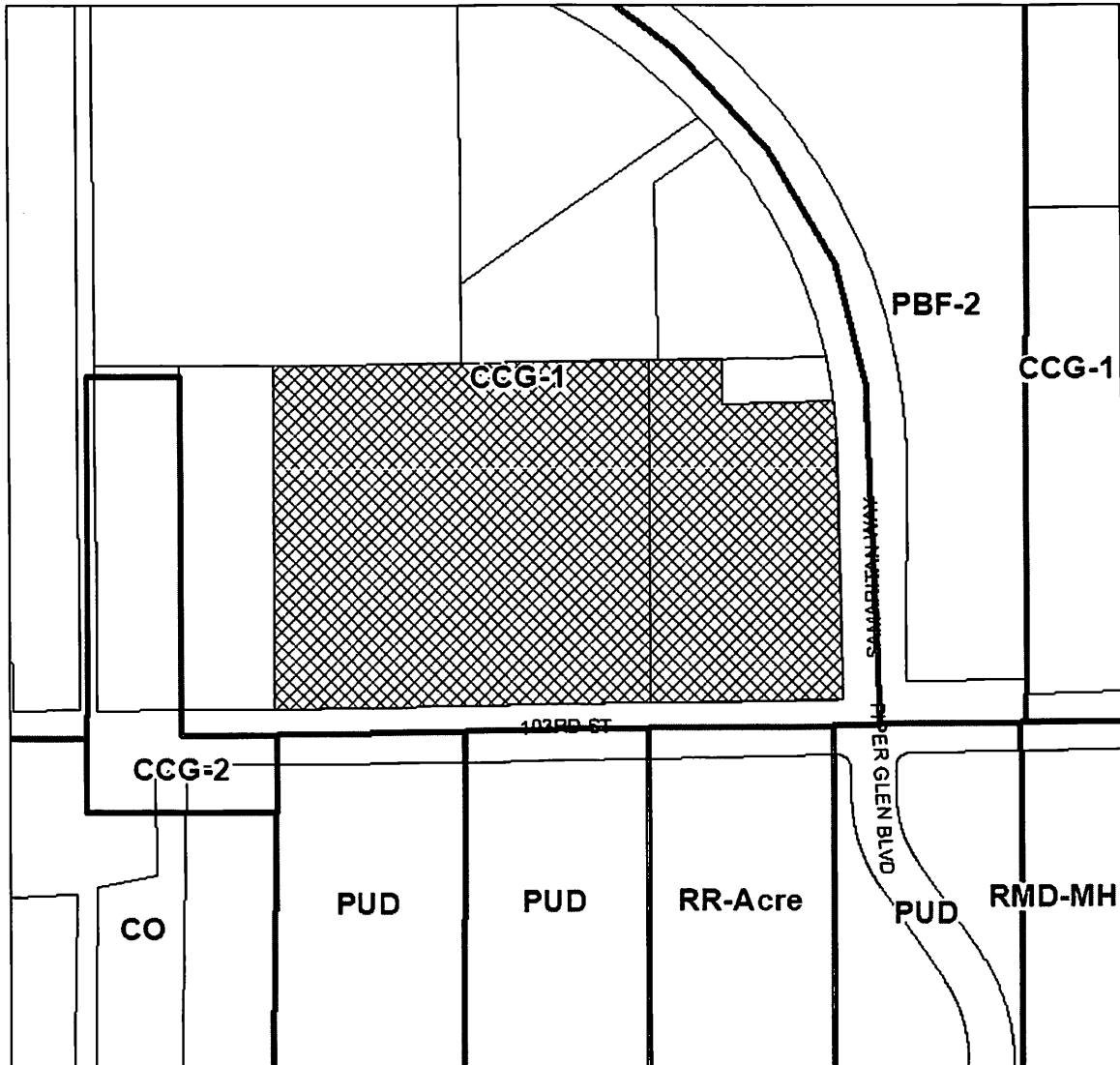
Aerial view of the subject site and parcel, facing north.

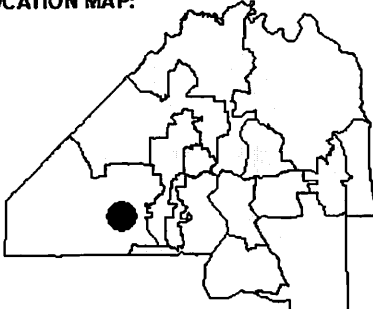
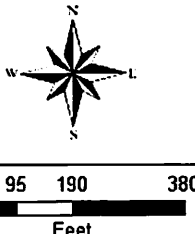
Figure B:



Source: Planning & Development Dept, 10/27/21

View of the subject property, facing west along Samaritan Way.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2021-0747</p>	<p>TRACKING NUMBER</p> <p>T-2021-3679</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0747 **Staff Sign-Off/Date** ATW / 09/22/2021
Filing Date 10/06/2021 **Number of Signs to Post** 8
Hearing Dates:
1st City Council 11/09/2021 **Planning Comission** 11/04/2021
Land Use & Zoning 11/16/2021 **2nd City Council** N/A
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3679 **Application Status** FILED COMPLETE
Date Started 07/20/2021 **Date Submitted** 07/22/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name FLEMMING **First Name** DONNA **Middle Name**
Company/Trust Name
 SEGOVIA VENTURES, LLC
Mailing Address
 3733 W. UNIVERSITY BLVD. SUITE 204
City JACKSONVILLE **State** FL **Zip Code** 32217
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 012916 0000	12	4	CCG-1	PUD
Map 012916 0010	12	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 #

Total Land Area (Nearest 1/100th of an Acre) 13.56

Development Number

Proposed PUD Name SAMARITAN PUD

Justification For Rezoning Application

TO ALLOW FOR A MIXED USE DEVELOPEMNT, PROVIDING COMMERCIAL OUTPARCELS ALONG 103RD AND A MIX OF RESIDENTIAL USES BEHIND. THE PUD ALLOWS FOR A MORE EFFICIENT APPLICATION OF THE ZONING CODE THAN CONVENTIONAL DISTRICT AS IT ALLOWS FOR A SYNCHRONOUS MIX OF USES.

Location Of Property

General Location

NORTHWEST CORNER OF 103RD ST. AND SAMARITAN WAY.

House #	Street Name, Type and Direction	Zip Code
0	103RD ST	32210

Between Streets

103RD STREET and SAMARITAN WAY

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**
 - 13.56 Acres @ \$10.00 /acre:** \$140.00
- 3) Plus Notification Costs Per Addressee**
 - 15 Notifications @ \$7.00 /each:** \$105.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,514.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

WRITTEN DESCRIPTION

**Samaritan PUD
RE# 012916-0000 and 012916-0010**

October 25, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 13.35 acres of property from CCG-1 to PUD. The parcel is located on the corner of 103rd Street and Samaritan Way.

The subject property is currently owned by Segovia Ventures Et Al and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has a current land use designation of CGC and is within the zoning districts CCG-1. The site has a Future Land Use designation of CGC and, as such, will be developed with at least 20% non-residential uses. Surrounding uses include: CGC/CCG-1 and CCG-2 to the North and West; CGC/PBF-2 to the East; and CGC/PUD and LDR/RR-Acre to the South. The site will be developed with medium density residential uses and Commercial uses as per the attached site plan.

Project Name: Samaritan PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 13.35 acres

Total number of dwelling units: not to exceed 100 units

Total amount of non-residential floor area: 2.65 acres

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: 1.61 acres

Total amount of land coverage of all residential buildings and structures:

298,822 square feet

Phase schedule of construction (include initiation dates and completion dates)

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses (Parcel A):

1. Multiple-family dwellings.
2. Townhomes.
3. Single-Family dwellings.
4. Assisted living facilities.
5. Home occupations meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Day care centers meeting the performance standards and development criteria set forth in Part 4.
8. Nursing homes.
9. Group care homes.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

C. Permitted Uses (Parcel B):

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Hotels and motels.

5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
14. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

15. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
16. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
18. Churches, including a rectory or similar use.
19. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
23. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
24. Mobile Car Detailing Services and automated car wash facilities meeting the

performance standards and development criteria set forth in Part 4.

IV. DESIGN GUIDELINES

A. Lot Requirements – Parcel A

A.1. Townhomes (94 dwelling units):

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:
- (1) Minimum lot width - 15 feet; 20 feet for end units
 - (2) Minimum lot area - 1,500 square feet
 - (3) Maximum lot coverage by all buildings - 70 percent
 - (4) Minimum yard requirements:
 - (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
 - (b) Side - 0 feet; 5 feet for end units
 - (c) Rear - 10 feet
 - (5) Maximum height of structures - 35 feet

A.2. 50' Single Family Dwellings (5 dwelling units):

- (1) Minimum lot width – 50 feet
- (2) Minimum lot area – 5,000 square feet
- (3) Maximum lot coverage – 65%

- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

A.3. 40' Single Family Dwellings (1 dwelling unit):

- (1) Minimum lot width – 40 feet
- (2) Minimum lot area – 4,000 square feet
- (3) Maximum lot coverage – 65%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

B. Lot Requirements – Parcel B

B.1. Commercial Parcels

- (1) Minimum yard requirements.
 - (a) Front — None.
 - (b) Side — None; 15 feet when adjacent to a residential district.
 - (c) Rear — 10 feet.
- (2) Maximum height of structures - Sixty (60) feet.
- (3) Maximum lot coverage – None.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the parking ratio for Parcel A shall be 1.5 spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Samaritan Way, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

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

C. Signs.

(1) Parcel A

- (i) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.

(2) Parcel B

- (i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 200 square feet in area for every 200 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
- (ii) Wall signs are permitted.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

Development shall substantially conform to the PUD site plan. Changes to the site plan that do not affect the intent or character of the development shall be considered a minor change and will be subject to the approval of the Planning and Zoning Department.

VII. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD allows for a mixed-use project that meets the residential and commercial demand for the area. The PUD allows for a more efficient development procedure than conventional zoning districts and provides for a synchronous mix of uses.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a

variety of housing products to the region;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for alternate use to meet market demand for residential and commercial uses

WRITTEN DESCRIPTION

**Samaritan PUD
RE# 012916-0000 and 012916-0010**

November 12, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 13.56 acres of property from CCG-1 to PUD. The parcel is located on the corner of 103rd Street and Samaritan Way.

The subject property is currently owned by Segovia Ventures Et Al and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has a current land use designation of CGC and is within the zoning districts CCG-1. The site has a Future Land Use designation of CGC and, as such, will be developed with at least 20% non-residential uses. Surrounding uses include: CGC/CCG-1 and CCG-2 to the North and West; CGC/PBF-2 to the East; and CGC/PUD and LDR/RR-Acre to the South. The site will be developed with medium density residential uses and Commercial uses as per the attached site plan.

Project Name: Samaritan PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 13.35 acres

Total number of dwelling units: not to exceed 100 units

Total amount of non-residential floor area: 2.65 acres

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: 1.61 acres

Total amount of land coverage of all residential buildings and structures:

298,822 square feet

Phase schedule of construction (include initiation dates and completion dates)

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses (Parcel A):

1. Multiple-family dwellings.
2. Townhomes.
3. Single-Family dwellings.
4. Assisted living facilities.
5. Home occupations meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
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B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

C. Permitted Uses (Parcel B):

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4. Hotels and motels.

5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
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24. Mobile Car Detailing Services and automated car wash facilities meeting the

performance standards and development criteria set forth in Part 4.

IV. DESIGN GUIDELINES

A. Lot Requirements – Parcel A

Townhomes (100 dwelling units):

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 - (5) Maximum height of structures - 35 feet

B. Lot Requirements – Parcel B

B.1. Commercial Parcels

- (1) Minimum yard requirements.
 - (a) Front — None.

- (b) Side — None; 15 feet when adjacent to a residential district.
- (c) Rear — 10 feet.
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- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for alternate use to meet market demand for residential and commercial uses

EXHIBIT F

PUD Name

Samaritan PUD

Land Use Table

Total gross acreage	13.35 Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	7.5 Acres	56 %
Total number of dwelling units	100 D.U.	
Commercial	2.65 Acres	19.85 %
Industrial	0 Acres	%
Other land use	0 Acres	%
Active recreation and/or open space	1.59 Acres	11.9 %
Passive open space	0 Acres	0 %
Public and private right-of-way	1.61 Acres	12 %
Maximum coverage of buildings and structures	298,822 Sq. Ft.	50 %