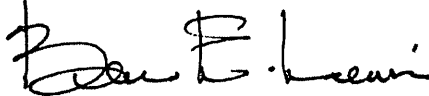




Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2021-0305 TO****PLANNED UNIT DEVELOPMENT****JUNE 17, 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 **2021-0305** to Planned Unit Development.

***Location:*** Northeast Quadrant of SR 9B and Racetrack Road  
Between Interstate 95 and Racetrack Road

***Real Estate Numbers:*** 168141-0000, 168142-0025, 16813 -0300, and a  
Portion of 168142-0000

***Current Zoning Districts:*** Agriculture (AGR)  
Planned Unit Development (PUD 2005-0183)  
Planned Unit Development (PUD 2018-0069)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Agriculture-IV (AGR-IV)  
Neighborhood Commercial (NC)  
Multi-Use (MU)

***Proposed Land Use Category:*** Multi-Use (MU)

***Planning District:*** 3-Southeast

***Applicant/Agent:*** Emily Pierce, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owners:*** Carolyn Keen  
5255 Racetrack Road, Lot 1  
Jacksonville, Florida 32259

Winslow Farms Ltd.  
700 Ponte Vedra Lakes Boulevard  
Ponte Vedra Beach, Florida 32082

Siamic Mishod  
New Era Development Co., Inc.  
2217 Alicia Avenue  
Atlantic Beach, Florida 32233

The George L. Waldoch Trust  
3718 Marbon Road  
Jacksonville, Florida 32223

***Staff Recommendation:***

**APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2021-0305** seeks to rezone approximately 10.90± acres of land from Agriculture (AGR) and Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to a new PUD is sought to allow for a maximum of 300 multi-family units.

The need for the PUD arises out of the current zoning district's restriction on multi-family dwellings and parking requirements. Rather, the proposed PUD would allow for specialized parking requirements, modified signage, an increase in the maximum height, and the elimination of certain uses (e.g., single-family dwellings, churches, and community residential homes) generally permitted under conventional multi-family residential districts.

This PUD is a companion to pending application **2021-0303** for small-scale land use amendment (L-5548-21C). The request is to amend approximately 9.42± acres of land from Agriculture-IV (AGR-IV) and Neighborhood Commercial (NC) to Multi-Use (MU), subject to the existing Future Land Use Element (FLUE) MU site-specific policy 4.3.2 for the Bartram Park Development of Regional Impact (DRI). Companion Ordinance **2021-0304** expands the boundaries of the Bartram Park DRI to incorporate the site.

A portion of the subject property is zoned under PUD 2018-0069-E, which spans 2.93± acres and allows for general commercial and office uses. In relation to the current PUD, the proposed rezoning covers larger assortment of parcels. Nonetheless, 2018-0069-E was enacted on March 27, 2018 with the following conditions:

- (a) The existing 6-foot wide sidewalk shall be maintained.
- (b) Maximum building height shall be 35 feet as measured under the Zoning Code.
- (c) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

**The Planning and Development has reviewed the conditions of the enacted ordinance and forwards the following comments:**

Condition (a) is not being recommended by Staff for this report.

Condition (b) is not being recommended for this report as the intent of the proposed rezoning is to construct multi-family dwellings, which require an increase in height.

Condition (c) is not being recommended is not being recommended for this report as Staff finds the condition unnecessary and inherent in the Department's standard 10-set review.

**CRITERIA FOR REVIEW**

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

**STANDARDS, CRITERIA AND FINDINGS**

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

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use Amendment L-5548-21C (**Ordinance 2021-0303**), the subject property will be located in the Multi-Use (MU) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

The site is within Planning District 3 (Southeast), Council District 11 and located on Racetrack Road at the Northeast corner of Racetrack Road and SR 9B and just north of the Duval and St. Johns County line. A portion of the property is in the Suburban Development Area while the remainder of the property is not included in a Development Area. Companion **Ordinance 2021-0304** expands the boundaries of the Bartram Park DRI to incorporate the site.

The Multi-Use (MU) land use category is intended to accommodate, in a more innovating fashion, development or redevelopment of areas in a larger size and scale. Development of Regional Impacts are areas that are considered appropriate for the Multi-Use designation. The site would be incorporated into FLUE Site Specific Policy 4.3.2 with the subject land use amendment and incorporated into the DRI Development Order with companion Ordinance 2021-304. FLUE Site Specific Policy 4.3.2 of the Bartram Park DRI allows for low density development consistent with

the Suburban Development Area. FLUE Site Specific Policy 4.3.2 will remain unchanged with the subject legislation and is shown below:

**Policy 4.3.2**

The Bartram Park DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), Residential-Professional-Institutional (RPI), Neighborhood Commercial (NC), Community/General Commercial (C/GC), Business Park (BP), Light Industrial (LI), Recreation and Open Space (ROS), Public Buildings and Facilities (PBF), and Conservation (CSV), Wetlands and Water consistent with the Multi-Use Land Use Category.

The permitted uses of PUD Ordinance 2021-0305 are consistent with the allowed uses of the companion land use change to MU, Ordinance 2021-0303, and the companion change to the Bartram Park DRI, Ordinance 2021-0304.

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

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

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

**Future Land Use Element (FLUE):**

**Policy 1.2.9**

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

In reference to the attached JEA Availability Letter, 2020-1468, 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 the projected growth in the immediate area by providing for a greater variety of housing options for local citizens.

**Objective 6.3**

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

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

***(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 located within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Agriculture-IV (AGR-IV), Neighborhood Commercial (NC), and Multi-Use (MU). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series Amendment L-5548-21C (**Ordinance 2021-0303**) that seeks to amend a portion of land on the property from BP to MDR. Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

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

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize the subject parcels for a multi-family development. Moreover, this proposed development will not exceed the projected holding capacity

reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

**(4) Internal compatibility**

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

**The use 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. Pursuant to the requirements of the DRI, Racetrack Road will be widened by the master developer. The widening will include the construction of a sidewalk along Racetrack Road—which will provide for sidewalk connectivity to the proposed development.

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

**(5) External Compatibility**

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The proposed development is located along Racetrack Road. Although being developed for multi-family use, the subject site will preserve the mixed-use character of the area. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Property Use</b>
North	MU	PUD 2005-0183	SR 9B
South	N/A	N/A	Retention Pond
East	MU	PUD 2005-0183	Vacant/Undeveloped
West	NC/MU	PUD 2005-0183	SR 9B

**(6) Intensity of Development**

The proposed development will consistent with the proposed MU functional land use category.

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer—with existing water and force mains located



along Racetrack Road (water only) and Bartram Park Boulevard (sewer only). Additionally, in a memo provided by JEA dated April 27, 2020, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate approximately 75,000 gpd.

**School Capacity:**

Based on the Development Standards for impact assessment, the 13.61 acre proposed PUD rezoning has a development potential of 136 multi-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

**School Impact Analysis**  
**PUD 2021-0305**  
**Development Potential: 300 Multi-Family Units**

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 4 & 3
Elementary	5	8,312	85%	50	94%	851	1,752
Middle	5	2,343	83%	21	88%	139	581
High	5	7,615	98%	27	98%	42	175
<b>Total New Students</b>				<b>98</b>			

*Total Student Generation Yield: 0.333*

*Elementary: 0.167*  
*Middle: 0.073*  
*High: 0.093*

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

**Public School Facilities Element**

**Policy 2.3.2**

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

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

Adopted Level of Service (LOS) Standards

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

**Policy 3.1.1**

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

**Supplemental School Information:**

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

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
Bartram Springs ES #161	5	50	964	996	103%	116%
Twin Lakes Academy MS #253	5	21	1462	1128	77%	72%
Mandarin HS #260	5	27	2504	2439	97%	103%

- Does not include ESE & room exclusions
- Analysis based on a **maximum 300 dwelling units** – PUD 2021-0305

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject property will have direct access to the proposed development via Racetrack Road. Moreover, the Traffic Engineer reviewed the application and has issued comments. **Staff supports the Engineer’s findings and forwards to you the following:**

- Assuming the streets will be public, angled parking must be approved by the city engineer.
- Provide a traffic study to determine the need for a left turn lane and a right turn lane on Race Track Road at the entrance road. If needed, the turn lanes shall meet FDOT standards with the deceleration length determined by the design speed on Race Track Road. The queue length for the left turn lane shall be determined by the traffic study but shall be a minimum of 50’.
- Assuming the widening of Race Track Road will be administered by St Johns County, City of Jacksonville Development Services will not have knowledge of the time frame. The left and right turn lanes mentioned above can be part of the Race Track Road widening instead of with this development if the Traffic Engineer of St Johns County agrees. If so, approval documentation from their traffic engineer shall be provided to City of Jacksonville Development Services at time of the Civil Plan Review.
- If the entrance road is to be dedicated to the City of Jacksonville, the cross section of the road shall match that found on the most recent Plate P-123 of the City of Jacksonville Details Book. The plate is titled Street Classification Neighborhood Residential Street. Bike lanes are shown on this plate.
- If the site is to be gated, the queue of the vehicles waiting to enter shall not extend to the entrance road.

**The application was also forwarded to the Transportation Planning Division on May 24, 2021 for review. As of Thursday, June 10, 2021, no comments have been received.**

***(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 Policy 2.2.2 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 did not identify the presence of any wetlands or flood zones on site.

***(9) Listed species regulations***

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

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

The off-street parking standards will developed in accordance with Part 6 of the Zoning Code. However, the applicant has requested a specialized set of parking standards where parking is provided at a rate of 1.35 space per residential unit—rather than the standards outlined in 656.604(a)(2). Additionally, bicycle parking will be provided at a ratio of 2% of the required parking.

*(11) Sidewalks, trails, and bikeways*

The project shall contain a pedestrian system that meets the 2030 Comprehensive Plan. Furthermore, pursuant to the requirements of the DRI, Racetrack Road will be widened by the master developer. The widening will include the construction of a sidewalk along Racetrack Road—which will provide for sidewalk connectivity to the proposed development.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **June 4, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were not** posted. However, the applicant quickly followed up with a sign posting affidavit and photographic evidence of the posted signs



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0305** be **APPROVED** with the following exhibits:

**The original legal description dated April 30, 2021**  
**The original written description dated April 30, 2021**  
**The original site plan dated January 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0305** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 04/27/21

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

Figure B:



Source: Planning & Development Dept, 06/04/21

View of the subject property facing north.

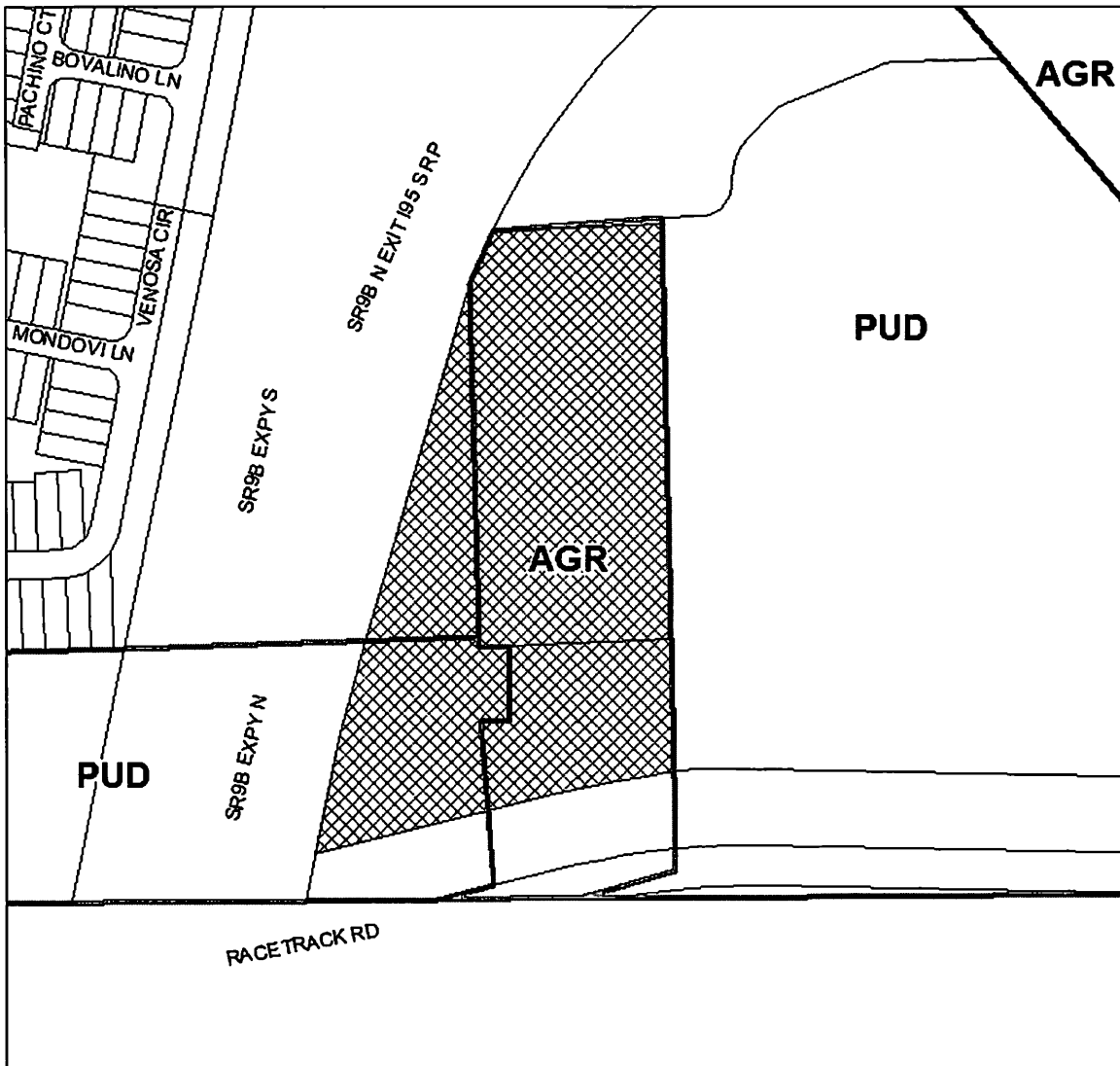
**Figure C:**

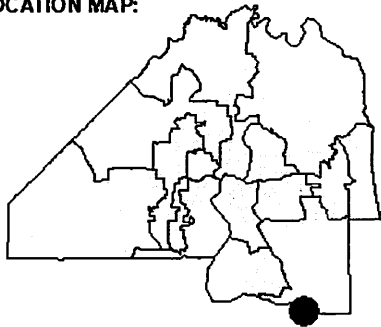



**Source: Planning & Development Dept, 06/04/21**

**View of the subject property facing north.**





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: AGR &amp; PUD</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 95 190 380 Feet</p>
<p><b>ORDINANCE NUMBER</b> ORD-2021-0305</p>	<p><b>TRACKING NUMBER</b> T-2021-3480</p>	<p><b>COUNCIL DISTRICT:</b> 11</p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>





21 West Church Street  
Jacksonville, Florida 32202-3139

May 24, 2021

**MEMORANDUM**

To: Planning and Development Department

From: Susan R. West, PE  
JEA

Subject: PUD Zoning Application  
Linden House PUD  
ORD 2021-0305

PUD application for a multifamily development. No objection to proposed PUD. Final 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](mailto:westsr@jea.com).

**Application For Rezoning To PUD****Planning and Development Department Info****Ordinance #** 2021-0305 **Staff Sign-Off/Date** ATW / 04/30/2021**Filing Date** 05/19/2021 **Number of Signs to Post** 3**Hearing Dates:****1st City Council** 06/22/2021 **Planning Commission** 06/17/2021**Land Use & Zoning** 07/20/2021 **2nd City Council** 07/27/2021**Neighborhood Association** N/A**Neighborhood Action Plan/Corridor Study** BARTRAM PARK DRI**Application Info****Tracking #** 3480**Application Status** FILED COMPLETE**Date Started** 04/14/2021**Date Submitted** 04/20/2021**General Information On Applicant**

Last Name	First Name	Middle Name
PIERCE	EMILY	G.

**Company Name**  
ROGERS TOWERS, P.A.**Mailing Address**  
1301 RIVERPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043983911	9043960663	EPIERCE@RTLAW.COM

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

Last Name	First Name	Middle Name
KEEN	CAROLYN	

**Company/Trust Name****Mailing Address**  
5255 RACETRACK ROAD LOT 1

City	State	Zip Code
JACKSONVILLE	FL	32259

Phone	Fax	Email

Last Name	First Name	Middle Name
SEE	BELOW	

**Company/Trust Name**  
WINSLOW FARMS LTD.**Mailing Address**  
700 PONTE VEDRA LAKES BLVD.

City	State	Zip Code
PONTE VEDRA BEACH	FL	32082

Phone	Fax	Email

**Last Name** MISHOD **First Name** C/O SIAMIC **Middle Name**

**Company/Trust Name**  
NEW ERA DEVELOPMENT CO., INC.

**Mailing Address**  
2217 ALICIA LANE

**City** ATLANTIC BEACH **State** FL **Zip Code** 32233

**Phone** **Fax** **Email**

**Last Name** SEE **First Name** BELOW **Middle Name**

**Company/Trust Name**  
THE GEORGE L. WALDOCH TRUST, DATED MARCH 12, 2007

**Mailing Address**  
3718 MARBON ROAD

**City** JACKSONVILLE **State** FL **Zip Code** 32223

**Phone** **Fax** **Email**

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2005-0183-E & 2019-0069-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	168139 0300	11	3	PUD	PUD
Map	168141 0000	11	3	AGR	PUD
Map	168142 0025	11	3	AGR	PUD
Map	168142 0000	11	3	PUD	PUD

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

**Existing Land Use Category**

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**  
5548

**Total Land Area (Nearest 1/100th of an Acre)** 10.90

**Development Number**

**Proposed PUD Name** LINDEN HOUSE PUD

**Justification For Rezoning Application**

SEE EXHIBIT "3" ATTACHED.

**Location Of Property**

**General Location**

NORTHEAST CORNER OF SR 9B AND RACETRACK ROAD

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
5255	RACETRACK RD	32259

**Between Streets**

I-95 and RACETRACK ROAD

**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

- |  |                   |
|--|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>10.90 Acres @ \$10.00 /acre:</b>                                    | <b>\$110.00</b>   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>7 Notifications @ \$7.00 /each:</b>                                 | <b>\$49.00</b>    |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$2,428.00</b> |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# Exhibit 1

## LEGAL DESCRIPTION:

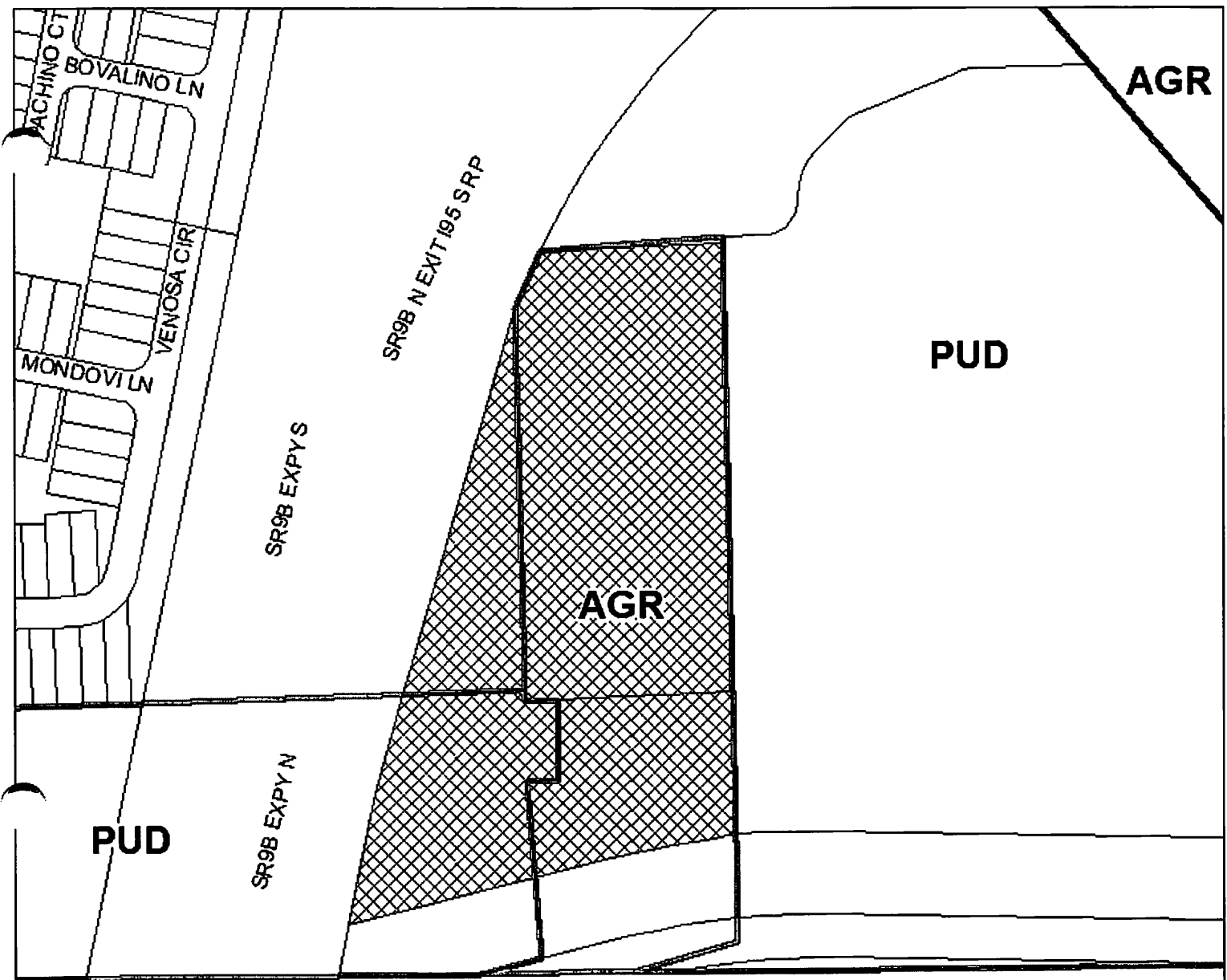
ALL OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19445, PAGE 1110, ALL OF THOSE LANDS IDENTIFIED AS TRACT 21A, RECORDED OFFICIAL RECORDS BOOK 9977, PAGE 214, AND A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 9901, PAGE 1712 AND OFFICIAL RECORDS BOOK 13959, PAGE 2208, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, SAID LANDS LYING WITHIN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE RUN SOUTH 89°58'52" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 703.99 FEET TO THE SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 9B PER STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 72002-2513; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE RUN NORTH 11°40'41" EAST, A DISTANCE OF 89.98 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE NORTH 11°40'41" EAST, A DISTANCE OF 212.27 FEET; 3) THENCE RUN NORTH 15°41'14" EAST, A DISTANCE OF 688.66 FEET TO A POINT OF CURVATURE OF A 1312.39 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°44'46" EAST AND A CHORD LENGTH OF 231.45 FEET; 4) THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°07'03", AN ARC DISTANCE OF 231.75 FEET TO A POINT ON THE NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5528, PAGE 680, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN NORTH 87°39'29" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 296.07 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID NORTHERLY LINE, RUN SOUTH 01°18'08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 958.67 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF AN ADDITIONAL RIGHT-OF-WAY TAKING FOR RACE TRACK ROAD, SAID POINT BEING A POINT ON A 1325.76 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 80°22'49" WEST AND A CHORD LENGTH OF 204.41 FEET; THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTHERLY PROPOSED RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08°50'34", AN ARC DISTANCE OF 204.61 FEET TO A POINT OF TANGENCY; 2) THENCE RUN SOUTH 75°57'33" WEST, A DISTANCE OF 440.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10.895 ACRES, MORE OR LESS.

April 30, 2021

Exhibit 1  
Page 1 of 1



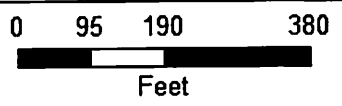
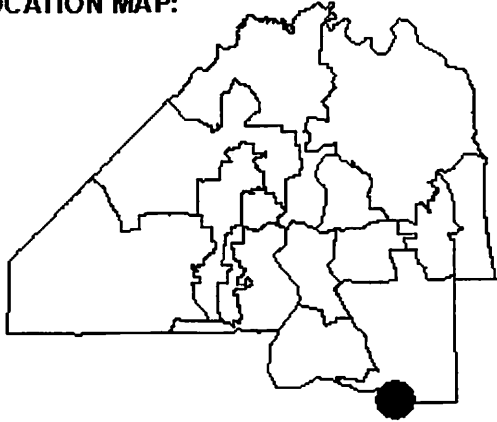
RACETRACK RD

**REQUEST SOUGHT:**

**FROM: AGR & PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**11**

**TRACKING NUMBER**

**T-2021-3480**

## Exhibit "3"

### Linden House PUD Written Description April 30, 2021

#### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #s: 168139-0300, 168141-0000, 168142-0025 & a portion of 168142-0000
- B. Current Land Use Designation: MU, NC & AGR-IV
- C. Proposed Land Use Designation: MU
- D. Current Zoning District: PUD (Ord. 2005-0183-E & 2018-0069-E) & AGR
- E. Proposed Zoning District: PUD
- F. Current Development Area: Suburban Area & a portion undesignated
- G. Proposed Development Area: Suburban Area

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

RISE Properties, LLC (the "Applicant") proposes to rezone approximately 10.895+/- acres of property from AGR and PUD (Ordinances 2005-0183-E and 2018-0069-E) to PUD. The property is located in the northeast corner of Racetrack Road and State Road 9B Expressway North and is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to permit development of a multifamily residential development. The PUD will ensure that the Property is developed in a manner that is internally consistent, is compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as **Exhibit "E."**

The Property is currently has three different 2030 Comprehensive Plan Future Land Use Map ("FLUM") designations: Mixed Use ("MU"), Neighborhood Commercial ("NC") and Agricultural – IV ("AGR-IV"). The Property is also unique in that a portion has been designated as being within the Suburban Development Area, yet the remainder of the Property, while being surrounded by Suburban designated parcels, is undesignated. A FLUM amendment has been filed simultaneously with this application to change the FLUM designations on those portions of the Property designated as NC and AGR-IV to MU and to place the entire parcel into the Suburban Development Area.

A portion of the Property is currently within the Bartram Park Development of Regional Impact (the "DRI"). The remainder of the Property will be added to the DRI and development rights already in existence in the DRI will be transferred to the Property.

The Property is currently vacant.



**III. SITE SPECIFICS**

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	St. Johns County	N/A	Stormwater pond, vacant
East	MU	PUD	Vacant & SR 9B
North	MU	PUD	SR 9B/I-95 north ramp & SR 9B/I-95
West	NC & MU	PUD	SR 9B/I-95, Single Family & Duplexes

**IV. PUD DEVELOPMENT CRITERIA**

**A. Description of Permitted Uses**

1. *Permitted Uses and Structures:*

- a) Multiple-family residential dwelling units, not to exceed 300 apartments.
- b) Temporary construction trailers and offices, leasing/sales/management offices/models and similar uses.
- c) Amenity/recreation centers, which may include a pool or pools, cabanas/clubhouses, meeting rooms, health/exercise facility, et washing facilities, sauna and similar uses.
- d) Parking, parking decks, attached and detached garages shall be permitted.
- e) Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens and buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters, signage and informational kiosks, habitat enhancement devices such as birdhouses, duck houses and bat houses, and other similar uses and structures designed for and recreational and community uses.
- f) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- g) Conservation areas.
- h) Mail center.
- i) Carwash (self), dog wash area for residents.
- j) Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices and similar uses.
- k) Stormwater management and flood control improvements, as permitted by the applicable regulatory agencies, shall be permitted in any portion of the Property.
- l) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards set forth in Part 4 of the Zoning Code are permitted in all Parcels.

2. *Permitted Accessory Uses and Structures.* Permitted accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code. Laundromats, car wash, dog wash and other similar facilities are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.

Accessory uses shall not be located in required front or side yards except air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than two feet from a lot line.

Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback, but shall not be located within five (5) feet of any Property line.

Land clearing and processing of land clearing debris shall be an accessory use; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

3. *Permissible Uses by Exception.*

- a) Condominiums.
- b) Townhomes, subject to Part 4 of the Zoning Code.

- c) Commercial neighborhood retail and service establishments structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.
  - d) Professional office uses structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.
  - e) Housing for the elderly.
4. Minimum lot requirements (width and area):
    - a) None.
  5. Maximum lot coverage by all buildings and structures:
    - a) Sixty-five (65%) percent.
  6. Minimum yard requirements:
    - a) Front- Twenty (20) feet.
    - b) Rear – Twenty (20) feet.
    - c) Side – Ten (10) feet.
  7. *Maximum height of structures:* Sixty (60) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided via Racetrack Road as shown on **Exhibit “E.”** 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. 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**

Active recreation/amenities shall be provided at a ratio of a minimum of 150 square feet of recreational and open space per one (1) residential unit. These active recreation/amenities may include parks, open space, pedestrian walks and paths, and recreational uses located within the PUD as well as any amenity/recreation center, pools, cabanas/clubhouses, health/exercise facility, and similar uses which may be provided within a multiple-family use.

**C. Landscaping**

Landscaping and tree protection shall be provided in accordance with the City's Landscape and Tree Protection Regulations.

**D. Architectural Guidelines.**

1. Buildings, structures, and signage shall be architecturally compatible.
2. Areas such as utilities, maintenance, dumpsters and loading/unloading zones shall be screened from the public streets or right-of-way by a visual screen eight (8) foot in height and eighty-five percent (85%) opaque.

**E. Signage**

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the specific uses, the signs may include the overall PUD identity.

1. Identity Monument Signs: Up to two (2) double-sided or four (4) single-sided identity monument signs will be permitted, One (1) on SR 9B North and one (1) on Racetrack Road. The signs may be internally or externally illuminated. The signs may not exceed twenty (20) feet in height and fifty (50) square feet (each side) in area.
2. Entrance Monument Sign: Up to one (1) double-sided or two (2) single-sided identity monument sign will be permitted along the entrance drive to the project. The sign may be internally or externally illuminated. The sign may not exceed twenty (20) feet in height and twenty-four (24) square feet (each side) in area.
3. Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.
4. Real estate and construction signs a maximum of forty-eight (48) square

feet in area and twelve (12) feet in height are permitted.

5. Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.
6. Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

**F. Parking and Loading Requirements**

Off-street vehicle parking will be provided at a rate of 1.35 spaces per unit and will consist of a mix of surface and garage spaces. Additionally, one loading space, not less than ten (10) feet by twenty (20) feet shall be provided. Bicycle parking will be provided at a ratio of 2% of the required parking.

**G. Sidewalks, Trails and Bikeways.**

Trails and bikeways shall be provided as required in the 2030 Comprehensive Plan. As noted above, this PUD will be incorporated into the larger Bartram Park DRI. Pursuant to the requirements of the DRI, Racetrack Road will be widened by the master developer. The development of this Property and the associated donation of right-of-way is enabling that widening to occur. The widening will include the construction of a sidewalk along Racetrack Road. The Applicant will provide for sidewalk connectivity between the project and the sidewalk to be constructed along Racetrack Road.

**H. Stormwater Retention**

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

**I. Utilities**

The Property is served by JEA.

**J. Wetlands**

Any wetland impacts will be mitigated for in accordance with the rules and regulations of the St. Johns River Water Management District.

**K. Conceptual Site Plan**

The configuration of the development as depicted in the Conceptual Site Plan is conceptual and revisions to the Conceptual 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 Conceptual Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**L. Modifications**

1. Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be allowed by administrative modification or minor modification.

**M. Reclaimed Water**

Development within the PUD shall comply with Section 752.104, Ordinance Code.

**N. Pre-application conference**

A pre-application conferences was held regarding this application on February 25, 2021.

**O. Justification for the PUD Rezoning**

As described above, the Linden House PUD is being requested to permit development of an internally integrated development. The PUD will offer a common scheme of development and includes performance standards for the project that will establish the unique quality and identity of the PUD.

**P. PUD/Difference from Usual Application of the Zoning Code**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; and, it provides for site-specific signage requirements. 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
Uses	AGR: (1) Agricultural, horticultural and forestry uses, including the keeping and raising of farm animals and poultry, if structures for animals and poultry are not located within 25 feet of a property line and if goats, sheep or swine are not kept or permitted within 200 feet of a property line. (2) Dude ranches, riding academies, or boarding stables, if structures for the housing of animals are not located within 100 feet of a property line, private camps, country clubs, golf courses, parks, camping grounds and recreational areas and travel trailer parks.	a. Multiple-family residential dwelling units, not to exceed 300 apartments.  b. Temporary construction trailers and offices, leasing/sales/management offices/models and similar uses.  c. Amenity/recreation centers, which may include a pool or pools, cabanas/clubhouses, meeting rooms, health/exercise facility, et	This is a rapidly growing area of town with a need for a variety of housing types. Agricultural uses are no longer viable on this site given its proximity to SR 9B and I-95.

	<p>(3) Game preserves, wildlife management areas, fish hatcheries and refuges.</p> <p>(4) Bird sanctuaries meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Watersheds, water reservoirs, control structures and wells.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Roadside stands only for the sale of agricultural products grown on the premises.</p> <p>(8) Barns, greenhouses, stables and other uses customarily accessory to agricultural, horticultural or forestry activities.</p> <p>(9) Land application of grade I domestic sludge when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department, and when applied pursuant to the requirements of F.A.C. 17-7.540(4), as may be amended or renumbered from time to time, is considered to be a normal accessory use in conjunction with a permitted farming operation subject to no more than six dry tons being applied per acre per year.</p> <p>(10) Land application of grade II domestic sludge and mixtures of grade I and grade II domestic sludge, when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department is considered to be a normal accessory use in conjunction with a permitted farming operation. Application rates shall be those specified in the permit required under Section 474.103.</p> <p>(11) Animal hospitals, veterinary clinics, animal boarding places and dog kennels located on an individual and separate lot, provided all yards, area, frontage and other requirements of the Zoning Code are met for each structure within the zoning district of which it is a part, and fur farms, provided that no structures for the housing of animals shall be located within 200 feet of a property line unless in a soundproof building.</p> <p>(12) Marinas meeting the siting criteria of the Conservation/Coastal Management Element.</p> <p>(13) Cemeteries and mausoleums.</p> <p>(14) Single-family dwellings or mobile homes as follows:(i)One dwelling unit (d.u.) per 100 acres of land for lots of record of 640 acres (section) or more in size.(ii)One dwelling unit (d.u.) per 40 acres of land area for lots of record of 160 acres (one-quarter section) up to but not including 640 acres (section) in size.(iii)One dwelling unit (d.u.) per ten acres of land area for lots of record of 40 acres and up to but not exceeding 160 acres.(iv)One dwelling unit (d.u.) per two and one-half acres of land for lots of record up to but not including 40 acres.(v)Family homestead partitions for construction of single-family dwellings or mobile home(s),</p>	<p>washing facilities, sauna and similar uses.</p> <p>d. Parking, parking decks, attached and detached garages shall be permitted.</p> <p>e. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens and buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters, signage and informational kiosks, habitat enhancement devices such as birdhouses, duck houses and bat houses, and other similar uses and structures designed for and recreational and community uses.</p> <p>f. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>g. Conservation areas.</p> <p>h. Mail center.</p> <p>i. Carwash (self), dog wash area for residents.</p> <p>j. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices and similar uses.</p> <p>k. Stormwater management and flood control improvements, as permitted by the applicable regulatory agencies, shall be permitted in any portion of the Property.</p> <p>l. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards set forth in Part 4 of the Zoning Code are permitted in all Parcels.</p>	
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	shall be permitted on a conforming lot for occupation by immediate family member(s). (15) Home occupation meeting the performance standards and development criteria set forth in Part 4.		
<b>Permitted Accessory Uses &amp; Structures</b>	AGR (1) See Section 656.403. (2) Temporary housing of farm labor on the premises of agricultural activities requiring this labor.	Permitted accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code. Laundromats, car wash, dog wash and other similar facilities are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site. Accessory uses shall not be located in required front or side yards except air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than two feet from a lot line. Patio and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback, but shall not be located within five (5) feet of any Property line. Land clearing and processing of land clearing debris shall be an accessory use; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.	To permit accessory uses and structures typically permitted with multi-family development.
<b>Permissible Uses by Exception</b>	AGR (1) Radio or television transmitters, antenna and line-of-sight relay devices. (2) Airports, airparks, airstrips and airfields. (3) Class II or Class III sanitary landfills and construction and demolition debris landfills or recycling facility only in conjunction with an aforementioned use; provided, however, that such landfills and recycling facilities must meet the performance standards and development criteria set forth in Part 4. (4) Poultry and animal slaughtering and dressing and livestock auction facilities. (5) Rifle, shotgun or pistol shooting ranges, field archery ranges, golf driving ranges and par-three golf courses. (6) Race tracks for animals or vehicles. (7) Columbariums and crematories. (8) Sludge disposal or utilization site. (9) Truck stops. (10) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4. (11) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4. (12) Home occupations meeting the performance standards and development criteria set forth in Part 4.	a) Condominiums. b) Townhomes, subject to Part 4 of the Zoning Code. c) Commercial neighborhood retail and service establishments structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area. d) Professional office uses structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area. e) Housing for the elderly.	The AGR uses are generally more appropriate for a rural area. The proposed permissible uses by exception are more in keeping with the development trends in the area and with its suburban designation.



	<p>(13) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Borrow pits, subject to the regulations contained in Part 9.</p> <p>(15) Sale and service of alcoholic beverages for on-premises or off-premises consumption in conjunction with a permitted or permissible use.</p> <p>(16) Sawmills.</p> <p>(17) Bait and tackle shops, commercial hunting or fishing camps.</p> <p>(18) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(19) School buses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Retail outlets for live plants, fresh fruits and vegetables grown on premises, feed, fertilizer and other farm supplies. Retail outlets for live plants, fresh fruits and vegetables shall not be on lots or parcels having road frontage of less than 200 feet.</p> <p>(21) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p>		
<b>Min Yard Requirements &amp; Building Setbacks</b>	<p>AGR:</p> <p>(i) Front—25</p> <p>(ii) Side—Ten provided, that the combined side yards shall not be less than 25 feet.</p> <p>(iii) Rear—Ten feet.</p>	<p>a) Front- Twenty (20) feet.</p> <p>b) Rear – Twenty (20) feet.</p> <p>c) Side – Ten (10) feet.</p>	The proposed setbacks are consistent with a multi-family development.
<b>Maximum Height of Structures</b>	<p>AGR</p> <p>35 feet</p>	Sixty (60) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.	The 60 foot height limit is appropriate for this parcel given its proximity to SR 9B and I95.
<b>Maximum Lot Coverage</b>	<p>AGR</p> <p>Ten percent.</p>	Sixty-five (65%) percent	The higher proposed lot coverage is consistent with the existing and proposed surrounding uses and with the fact that the property is bordered by SR 9B and I95.
<b>Minimum Lot Requirement (width &amp; area)</b>	<p>AGR</p> <p>(1) Width—100 feet.</p> <p>(2) Area—Two and one-half acres.</p>	None.	The minimum lot requirements contemplated agricultural uses which are no longer viable for this parcel given the development trends in the area and the construction of SR 9B.
<b>Off-Street Vehicle Parking &amp; Loading</b>	<p>§656.604(a)(2):</p> <p>Multiple-family dwellings—One and one-half spaces for an efficiency, studio or one bedroom dwelling not exceeding 500 square feet, one and three-quarters spaces for one bedroom dwelling containing 500 square feet or more, two spaces for two bedroom dwellings and an additional one-quarter space for each bedroom in excess of two, plus one space for owner or operator and one space for each two employees. In determining the number of bedrooms, rooms depicted as dens, studios and similarly</p>	Off-street vehicle parking will be provided at a rate of 1.35 spaces per unit and will consist of a mix of surface and garage spaces. Additionally, one loading space, not less than ten (10) feet by twenty (20) feet shall be provided.	The off-street parking and loading is consistent with industry standards and is sufficient to meet the needs of the residents and their visitors.

	<p>depicted areas shall be construed to be an additional bedroom for the purposes of determining the number of off-street parking spaces required.</p> <p>Notwithstanding the provisions of this Section, two off-street parking spaces shall be required for each townhome or condominium. Additionally, one guest parking space shall be provided for every three townhome or condominium units.</p> <p>§656.605(c):</p> <p>With respect to multiple dwellings:</p> <p>(1) For each multiple dwelling or apartment or hotel having at least 20 dwelling units but not over 50 dwelling units—One space.</p> <p>(2) For each multiple dwelling unit having over 50 dwelling units—One space plus one space for each additional 50 dwelling units or major fraction thereof.</p>		
<b>Parking for Bicycles</b>	<p>§656.608(a) Residential uses:</p> <p>(1) Multiple-family dwellings (with structured parking) Individual garages shall be credited 2 bedrooms per bay.                      0.025 spaces on-site per bedroom (2 spaces minimum) and 0.1 spaces in structured parking per bedroom</p> <p>(2) Multiple-family dwellings (no structured parking) Individual garages shall be credited 2 bedrooms per bay.                      0.125 spaces on-site per bedroom (2 spaces minimum)</p>	Bicycle Parking will be provided at a ratio of 2% of the required parking.	The proposed apartments will include both surface parking and garage parking. The proposed number of bicycle parking spaces are sufficient to serve the residents.
<b>Signage</b>	<p>§656.1303(e):</p> <p>(1) One nonilluminated sign not exceeding a maximum of 16 square feet in area is permitted.</p> <p>(2) One nonilluminated sign not exceeding a maximum of 32 square feet in area may be allowed, provided it is specifically authorized in the grant of an exception.</p>	<p>The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the specific uses, the signs may include the overall PUD identity.</p>	The proposed signage is consistent with other signage within the Bartram Park PUD. Additionally, since the Property is located at the intersection of Racetrack and SR 9B, the signage is sized such that drivers are able to identify the use and its location.

		<p>1. Identity Monument Signs: Up to two (2) double-sided or four (4) single-sided identity monument signs will be permitted, One (1) on SR 9B North and one (1) on Racetrack Road. The signs may be internally or externally illuminated. The signs may not exceed twenty (20) feet in height and fifty (50) square feet (each side) in area.</p> <p>2. Entrance Monument Sign: Up to one (1) double-sided or two (2) single-sided identity monument sign will be permitted along the entrance drive to the project. The sign may be internally or externally illuminated. The sign may not exceed twenty (20) feet in height and twenty-four (24) square feet (each side) in area.</p> <p>3. Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>4. Real estate and construction signs a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.</p> <p>5. Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>6. Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>	
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**Q. Names of Development Team**

1. Developer: RISE Properties, LLC
2. Planners: Land Resource Design Group (LRDG)
3. Architects: Focus Design Interior & Charlan Brock Architects
4. Engineers: England Thims & Miller

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

**S. Construction Offices/Model Units/Real Estate Rental or Sales** On-site, temporary construction offices/trailers/rental or sales offices will be permitted within the PUD.

**VI. PUD REVIEW CRITERIA**

**Consistency with the Comprehensive Plan:** A 2030 Comprehensive Plan Future Land Use Map amendment has been filed along with this application to change the future land use categories for the Property from NC and AGR-IV to MU and to extend the Suburban Development Area. If approved, the Property will be within the MU – Suburban future land use category. The PUD proposes a multiple-family residential use consistent with the MU land use category.

**A.** The proposed PUD will specifically advance the following Objectives and Policies:

*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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.1.5:** The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

**FLUE Policy 1.1.7:** Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

**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.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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.

### *Housing Element*

GOAL : The City shall develop stable, sustainable and definable neighborhoods which offer safe, sound, sanitary and energy efficient housing that is affordable to all its present and future residents.

Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. According to the Shimberg Center for Affordable Housing, the estimated total units by 2030 is 486,500 and the current number of units as of 2000 is 309,000. The estimated supply for additional dwelling units needed in 2030 is 177,500. This estimate will allow the City of Jacksonville to keep pace with population growth and/or fluctuations in market forces and migration patterns.

Policy 1.1.1: The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.

Policy 1.1.4: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System as applicable within the Bartram Park DRI.

**C. Allocation of Residential Land Use:** A 2030 Comprehensive Plan Future Land Use Map amendment has been filed to designate the Property as MU. The PUD is consistent with land use allocations under the 2030 Comprehensive Plan for MU.

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

**E. External Compatibility/Intensity of Development:** The proposed development is compatible with the surrounding mix of uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner, a management company or one or more owner or owners' association(s).

**G. Usable Open Spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities for the multi-family use consistent with the Zoning Code and the 2030 Comprehensive Plan.

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

**I. Listed Species Regulations:** A Listed Species Survey is not required.

**J. Off-Street Parking Including Loading and Unloading Areas:** As set forth above, the PUD provides ample off street parking and loading.

**K. Sidewalks, Trails, and Bikeways:** The PUD will comply with the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code with regard to Trails and Bikeways. With regard to Sidewalks: Pursuant to the Bartram Park DRI, Racetrack Road will be widened by the master developer. The development of this Property and the associated donation of right-of-way is enabling that widening to occur. The widening will include the construction of a sidewalk along Racetrack Road. The Applicant will provide for sidewalk connectivity between the project and the sidewalk to be constructed along Racetrack Road.



**EXHIBIT "F"**

**MALLARD CREEK LAND USE TABLE**

Total Gross Acreage	10.895 Acres	100%
Amount of Each Different Land Use by Acreage		
Apartments	6.985 Acres	64 %
Total Amount of Active Recreation and/or Open Space	1.15 Acres	10.6 %
Total Amount of Passive Open Space – including wetlands	2.76 Acres	25.4 %
Amount of Public and Private Right-of-Way	0 Acres	0 %
Maximum Coverage of Buildings and Structures at Ground Level		65%