

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

August 18, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-553 **Application for: Blanding Townhomes PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 25, 2022.
2. The original written description dated February 25, 2022.
3. The original site plan dated February 25, 2022.

Recommended Planning Commission Conditions to the Ordinance: **None**

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

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 7-0

David Hacker, Chair Aye

Alex Moldovan, Vice Chair Aye

Ian Brown, Secretary Aye

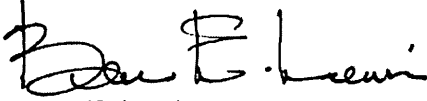
Marshall Adkison Aye

Planning Commission Report
Page 2

Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	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 2022-0553 TO

PLANNED UNIT DEVELOPMENT

AUGUST 18, 2022

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 2022-0553 to Planned Unit Development.

Location: 0 Jammes Road, between Gaskins Road and Kohn Street

Real Estate Number(s): 097848 0250

Current Zoning District(s): Planned Unit Development (PUD 2007-0225-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Tony Robbins
Prosser, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224

Owner: Falcon Landing Apartments LLC
One Town Center Road, Suite 600
Boca Raton, FL 33486

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0553 seeks to rezone 13.61± acres of land from Planned Unit Developments 2007-0225-E to PUD. The rezoning to a new PUD is being sought to develop the currently vacant lot into 78 townhomes. Planned Unit Development 2007-0225-E was approved in April, 2007 and permitted up to 352 multi-family dwelling units. Since then, the subject property has been split from the original parcel, and according to the applicant, is under separate ownership and being developed independently from the original parcel.

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 13.61-acre site is located on the east side of Jammes Road, a collector roadway. The proposed project site is in the Low Density Residential (LDR) land use category. LDR in the suburban development area is intended to provide for low density residential development.

The proposed Planned Unit Development (PUD) would allow for the construction of 78 townhomes. The intent of LDR in the suburban development area is to provide for low density residential development. Principal uses in the LDR land use category in the suburban development area include single family and multi-family dwellings; commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and other uses associated with and developed as an integral component of TND.

Density in the LDR land use category in the suburban development area is limited to 7 units per acre when full urban services are available to the site and there is no minimum density.

(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 1.2.9

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, **2022-2148**, the proposed Suburban Area development must maintain connection to City water and sewer.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that

already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Approval of this application and its companion would allow for multi-family residential in an appropriate urban area. The property is vacant and has services readily available for redevelopment. The City supports smart adaptation of vacant properties, which support the residential needs for its citizens.

(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): Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. Therefore, the applicant/agent/owner will need to apply for Concurrency/Mobility for this proposed project prior to permitting/plan submittal with the City of Jacksonville.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for 78 residential units in LDR. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Per the 2030 Comprehensive Plan and the City's Zoning Code, A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.
- The use of existing and proposed landscaping: According to the submitted written description, landscaping will meet Part 12 of the Zoning Code.

(5) External Compatibility

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

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed PUD is surrounded by other residential developments ranging from single-family dwellings in RR-Acre to subdivisions meeting the RLD-60 zoning standards.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single-family dwellings
South	LDR	RR-Acre	Vacant
East	LDR	PUD 2007-0225-E	Vacant
West	LDR	PUD 2002-0162-E	Single-family dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category. The PUD is appropriate at this location because the subject property is near other residential district of varying density and provides a gradual transition amongst the surrounding uses.

- The existing residential density and intensity of use of surrounding lands: Much of the surrounding area has a land use of Low Density Residential, and ranges from RLD-60 to RR-Acre, providing a variety of residential density.
- 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 Jammes Road.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 13.61 acres and is accessible from Jammes Rd, a collector facility. Jammes Rd is currently operating at 63.1% of capacity. This segment of Jammes Rd has a maximum daily capacity of 13,338 vehicles per day (vpd) and average daily traffic of 8,415 vpd.

Per the written description, the applicant indicates a maximum of 78 multi-family units (ITE Code 220), which could produce 2,076 daily vehicular trips.

Below are comments that were received from the City's Traffic Engineer:

- Jammes Road is classified as a collector road. There shall be a maximum of two accesses to Jammes Road.
- A southern access will align with Hannah Stables Drive or shall be located north of Hannah Stables Drive so that southbound left turning vehicles will not conflict with northbound left turning vehicles.
- If the roads interior to the subdivision are to be public, there shall be no parking created in the public right of way.
- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services. If the Traffic Engineering Division does not require a traffic study, provide documentation stating so.

School Capacity:

Based on the Development Standards for impact assessment, the 13.615± acre proposed PUD rezoning has a development potential of 78 multi-family dwelling 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 2022-0553**

Development Potential: 78 Residential Units

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 1&7
Elementary	2	5,958	73%	9	69%	2,684	9,003
Middle	2	2,640	70%	3	65%	84	1,514
High	2	3,122	80%	5	82%	1,021	1,873
Total New Students				17			

Total Student Generation Yield: 0.250

*Elementary: 0.125
 Middle: 0.051
 High: 0.074*

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	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Cedar Hills ES #97	2	9	647	428	66%	86%
Westside MS #207	2	3	1,029	604	59%	58%
Westside HS #241	8	5	1,786	1464	82%	91%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 78 dwelling units – 2022-0553

(7) Usable open spaces plazas, recreation areas.

Per the 2030 Comprehensive Plan and the City’s Zoning Code, A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.

(8) Impact on wetlands

Development which would impact wetlands will be permitted in accordance with local, state, and federal requirements. All conserved wetland areas shall have a minimum 15-foot wide/average 25-foot wide upland buffer along the perimeter.

(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.

According to the submitted written description, parking shall be provided at a rate of 2 spaces per unit provided on-site in the form of a garage and/or driveway parking. There will be one additional guest off-street parking space per every four townhome units. The applicant is requesting to provide bicycle parking spaces at a rate of 0.125 spaces per dwelling unit and may be provided within the property boundaries.

(11) Sidewalks, trails, and bikeways

An internal sidewalk will be constructed along at least one side of the internal roads within the property, subject to the review and approval of the City's traffic engineer and the Planning and Development Department.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 11, 2022, the required Notice of Public Hearing sign was **posted**.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-0553 be **APPROVED with the following exhibits**:

1. The original legal description dated February 25, 2022.
2. The original written description dated February 25, 2022.
3. The original site plan dated February 25, 2022.



Source: Planning & Development Department, 08/11/2022

Aerial view of the subject property, facing north.



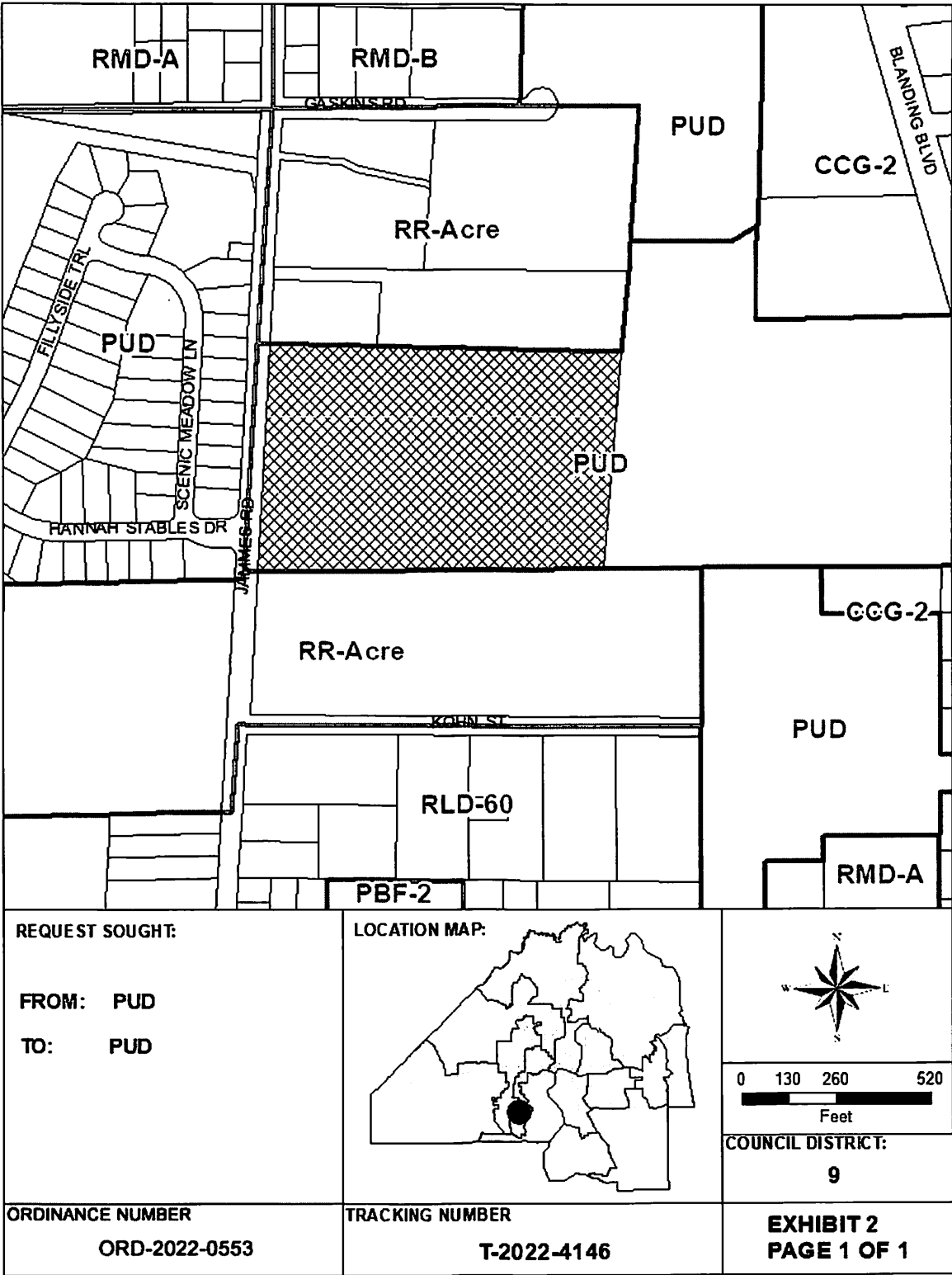
Source: Planning & Development Department, 08/11/2022

View of subject property from Jammes Road.



Source: Planning & Development Department, 08/11/2022

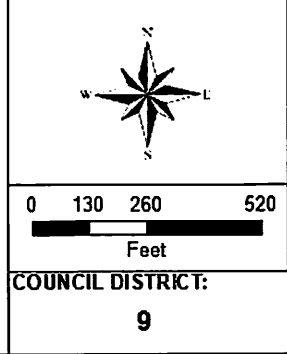
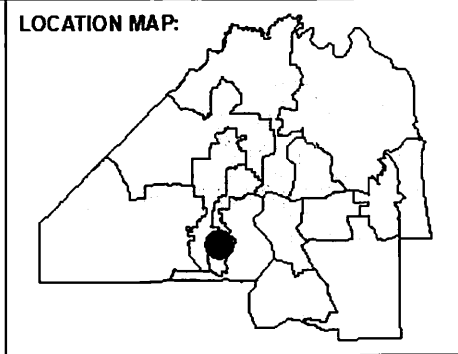
View of neighboring subdivision, located west of the subject property.



REQUEST SOUGHT:

FROM: PUD

TO: PUD



ORDINANCE NUMBER

ORD-2022-0553

TRACKING NUMBER

T-2022-4146

EXHIBIT 2

PAGE 1 OF 1



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

MEMORANDUM

DATE: July 10, 2022

TO: Kaysie Cox, City Planner II
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Memorandum Blanding Townhome PUD 2022-0553

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Exhibit "E", site plan, was not included in the review package sent to me. Exhibit "4" was included but it did not show any interior roads.
- Jammes Road is classified as a collector road. There shall be a maximum of two accesses to Jammes Road.
- A southern access will align with Hannah Stables Drive or shall be located north of Hannah Stables Drive so that southbound left turning vehicles will not conflict with northbound left turning vehicles.
- If the roads interior to the subdivision are to be public, there shall be no parking created in the public right of way.
- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Chris LeDew or Lee Durban (LDurban@coj.net) of the Traffic Engineering Division do not require a traffic study, provide documentation stating so and this comment will be removed.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0553 **Staff Sign-Off/Date** KPC / 05/23/2022
Filing Date 07/11/2022 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 08/24/2022 **Planning Commission** 08/18/2022
Land Use & Zoning 09/07/2022 **2nd City Council** N/A
Neighborhood Association ARGYLE AREA CIVIC COUNCIL
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4146 **Application Status** PENDING
Date Started 03/08/2022 **Date Submitted** 03/08/2022

General Information On Applicant

Last Name ROBBINS **First Name** TONY **Middle Name**
Company Name PROSSER, INC.
Mailing Address 13901 SUTTON PARK DRIVE SOUTH, SUITE 200
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone 9047393655 **Fax** 9047303413 **Email** TROBBINS@PROSSERINC.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name **First Name** **Middle Name**
Company/Trust Name FALCON LANDING APARTMENTS LLC
Mailing Address ONE TOWN CENTER RD SUITE 600
City BOCA RATON **State** FL **Zip Code** 33486
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2007-225

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 097848 0250	9	4	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)
Existing Land Use Category LDR

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 13.61**Development Number****Proposed PUD Name** BLANDING TOWNHOME**Justification For Rezoning Application**

THE CURRENT PUD ALLOWS FOR THE DEVELOPMENT OF THE WESTERN HALF OF A MULTI-FAMILY PROJECT. THIS NEW PUD WILL CONTAIN TOWNHOMES WITH A COMMON SCHEME OF DEVELOPMENT WITH REGARD TO ARCHITECTURAL APPEARANCE, SIGNAGE, AND LANDSCAPING. ADDITIONALLY, A SIGNIFICANT PORTION OF THE PROPERTY WILL BE PRESERVED AS CONSERVATION. THE PUD DESIGN RESULTS IN MINIMAL IMPACT TO ENVIRONMENTALLY SENSITIVE LANDS AND ENSURES CONSISTENCY WITH THE SURROUNDING ZONING AND EXISTING USES.

Location Of Property**General Location**

EAST OF JAMMES ROAD

House #	Street Name, Type and Direction	Zip Code
	JAMMES RD	32244

Between Streets

GASKINS ROAD and KOHN STREET

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**
 - 13.61 Acres @ \$10.00 /acre:** \$140.00
- 3) Plus Notification Costs Per Addressee**
 - 33 Notifications @ \$7.00 /each:** \$231.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,640.00

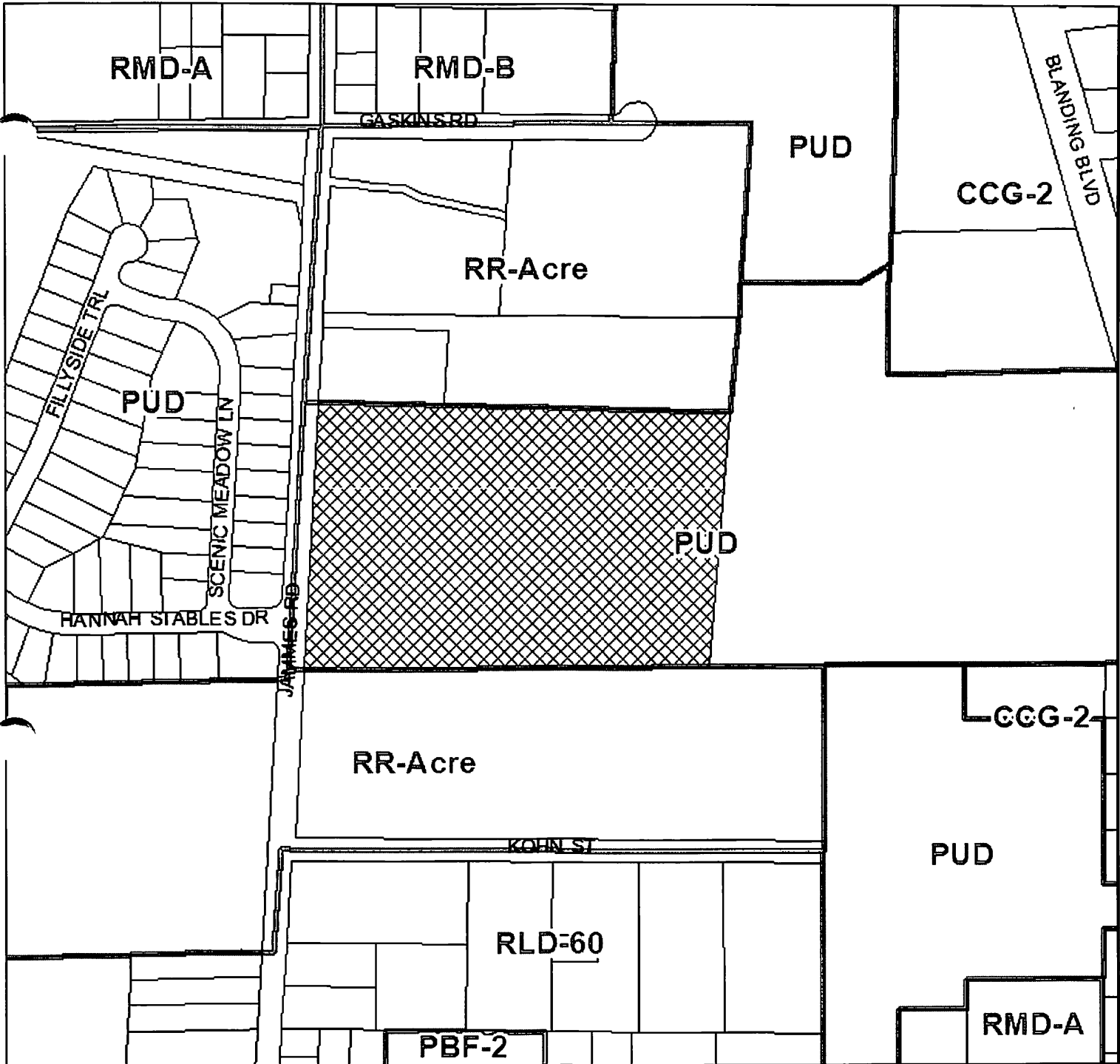
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

A PORTION OF TRACTS 6 AND 8, BLOCK 3, SECTION 18, TOWNSHIP 3 SOUTH, RANGE 26 EAST, SAID COUNTY, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF TRACT 15, SAID BLOCK 3 WITH THE WESTERLY RIGHT OF WAY LINE OF BLANDING BOULEVARD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°56'15" WEST, ALONG SAID NORTHERLY LINE OF SAID TRACT 15, AND ALONG THE NORTHERLY LINE OF TRACTS 14 AND 13, SAID BLOCK 3, SECTION 18, JACKSONVILLE HEIGHTS, AND ALONG THE NORTHERLY LINE OF AMELIA KOHN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 92, OF SAID CURRENT PUBLIC RECORDS, 1148.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°56'15" WEST, ALONG SAID NORTHERLY LINE OF AMELIA KOHN'S SUBDIVISION, 968.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF JAMMES ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 03°28'50" EAST, ALONG LAST SAID LINE, 618.17 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 13129, PAGE 1905 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°15'54" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8033, PAGE 2190 AND OFFICIAL RECORDS 6444, PAGE 1961, BOTH OF SAID CURRENT PUBLIC RECORDS, 973.77 FEET TO THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID OFFICIAL RECORDS 6444, PAGE 1961; THENCE SOUTH 04°04'00" WEST, ALONG LAST SAID LINE, 605.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.61 ACRES, MORE OR LESS.

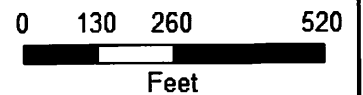
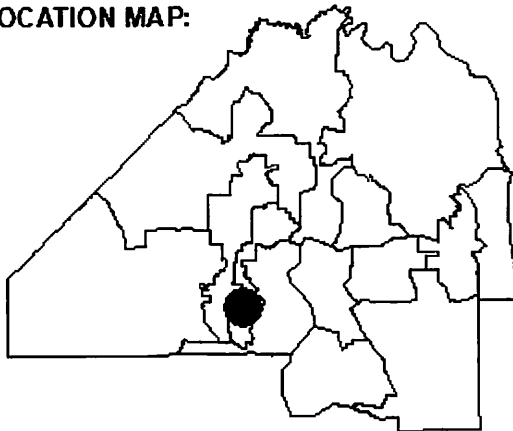


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

9

TRACKING NUMBER

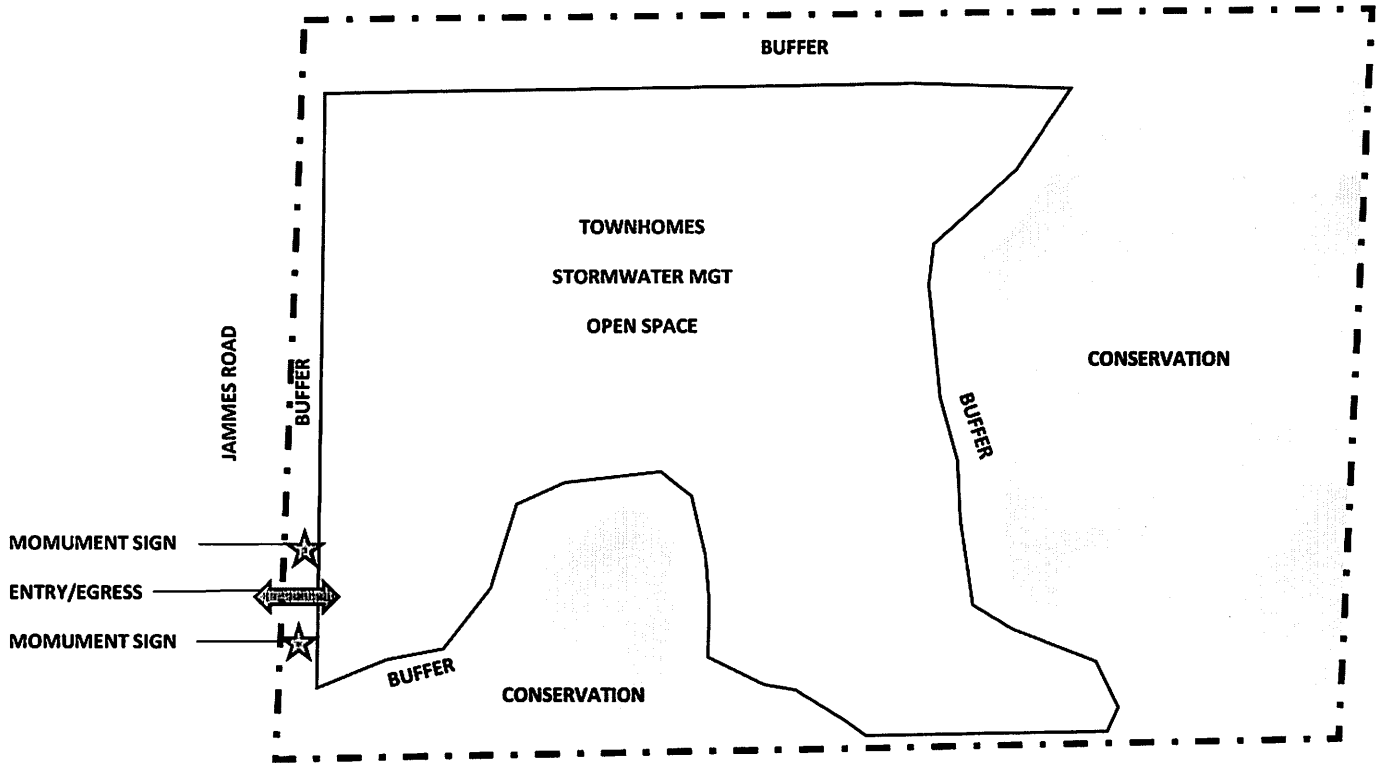
T-2022-4146

**EXHIBIT 2
PAGE 1 OF 1**

BLANDING TOWNHOME PUD SITE PLAN

LAND USE SUMMARY

Total Property	13.61 AC
Townhomes	8.19 AC
Conservation / Buffers	5.42 AC



PROSSER
Creative. Versatile. Engineering Minds.

Blanding Townhome PUD
Written Description
February 25, 2022

Future Land Use Map Designation: Low Density Residential
Zoning District: Planned Unit Development (Ordinance 2007-225-E) ⁽¹⁾

(1) The Property originally included under Ordinance 2007-225-E has since been divided into two distinct parcels, under separate ownership, and are being developed independently from each other.

I. SUMMARY DESCRIPTION OF THE PLAN

Falcon Landing Apartments, LLC, ("the Applicant) proposes to rezone approximately 13.61 acres of property from Planned Unit Development (PUD) to PUD. The subject property is located east of Jammes Road between Gaskins Road to the north and Kohn Street to the south in west Jacksonville (Parcel RE # 097848-0250). The Property is more particularly described in the legal description attached hereto as **Exhibit "1"** (the "Property").

The Property has a 2030 Comprehensive Plan future land use designation of Low Density Residential (LDR) which permits 7 units per acre and is within the Suburban Priority Development Area. The Property is currently undeveloped/vacant. The Applicant proposes to develop the site as a small residential community consisting of up to 78 townhome dwelling units. The gross density will be approximately 5.77 units per acre.

The conceptual plan of development is illustrated on the Site Plan attached hereto as **Exhibit "E"**. The residential use will be limited to townhomes or condominiums. Vehicular access to the Property will be provided by a single private roadway from Jammes Road.

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

	Future Land Use	Zoning	Existing Use
North	LDR	RR-Acre	Single Family Residential
East	LDR and CGC	PUD (2007-225-E)	Apartments
South	LDR	RR-Acre	Single Family Residential
West	LDR	PUD (2002-162-E)	Single Family Residential

II. PUD DEVELOPMENT CRITERIA

This section of the Written Description addresses the items required in Section 656.341(c)(2)(ii) of the *Zoning Code*: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

The PUD Site Plan is conceptual only and may be subject to change, due to site characteristics and design and engineering factors. The PUD Site Plan may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

A. Permitted Uses

1. Unless otherwise noted below, development of up to 78 townhomes will meet the requirements set forth in Section 656.414 of the *Zoning Code*.

a. *Permitted uses and structures.*

- i. Townhomes (fee simple or condominium ownership).
- ii. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- iii. Live-work uses permitting home occupation meeting the performance standards and development criteria set forth in the Jacksonville Ordinance Code.
- iv. Parks, playgrounds, playfields, and recreational and community structures.
- v. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
- vi. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
- vii. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in the Jacksonville Ordinance Code.
- viii. On-site parking (surface or structured)

b. *Additional criteria for townhome uses:*

- i. Each building shall contain at least two (2) dwelling units and no more than ten (10) dwelling units.
- ii. There shall be one (1) additional guest parking space per every four (4) dwelling units.
- iii. Storage and/or parking of vehicles not in regular use, travel trailers, personal recreational vehicles, utility trailers, boats, motor homes, etc. shall be prohibited on the Property.

c. *Permissible Uses by Exception:* None.

d. *Building setbacks, Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for all Townhome (fee simple) use.*

i. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for townhome (fee simple) use is:

- (1) Width – Eighteen (18) feet (interior units)
Twenty-two (22) feet (end units)
- (2) Area – One thousand (1,000) square feet.

ii. *Maximum lot coverage by all buildings.* Seventy (70) percent.

iii. *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

- (1) Front Twenty (20) feet measured from the front of the structure to the nearest boundary of the approved private road easement.
- (2) Side Zero (0) feet between townhome units and the minimum distance between townhome buildings is twenty (20) feet.
- (3) Rear Ten (10) feet.

iv. *Maximum height of structure.* Forty-five (45) feet.

e. *Building setbacks, Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for all Townhome (condominium ownership) use.*

i. *Minimum lot requirement (width and area):* None. Individual condominium units shall be measured from the perimeter of the condominium lot or street right-of-way line to the nearest part of the townhome envelope.

ii. *Maximum lot coverage by all buildings.* Seventy (70) percent.

iii. *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

- (1) Front Twenty (20) feet.
- (2) Side Zero (0) feet between townhome units and the minimum distance between townhome buildings is twenty (20) feet.
- (3) Rear Ten (10) feet.

iv. *Maximum height of structure.* Forty-five (45) feet.

f. *Patios.* Patios, including screened patios with a structural roof, shall be permitted for each townhome dwelling unit.

B. Accessory Uses and Structures

Accessory uses and structures, including those set forth in Section 656.403 of the *Zoning Code*, are permitted if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted principle use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve

operations or structures not in keeping with the character of the principle use and shall be subject to the following:

1. 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 and may be located not less than two (2) feet from the property line.
2. Accessory uses and structures related to residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet.

C. Recreation

Even though active recreation/amenities are not required pursuant to Recreation and Open Space Element Policy 2.2.5 the 2030 Comprehensive Plan for a development this size, the Applicant intends to provide private recreation facilities within the PUD.

D. Access

The Site Plan attached hereto as **Exhibit "E"** addresses access and circulation within the site. Access to the site will generally be as shown on the Site Plan from Jammes Road. Internal access will be provided by a City approved private road or established by a private road easement across each individual lot, or as reviewed and approved by the City Traffic Engineer.

The entrance road and other internal roadways may be public or private. Private internal access roads may be gated. Internal access shall be provided by reciprocal easements among the driveways of the various parcels if ownership or occupancy is subdivided among more than one person or entity.

E. Signage

1. Two (2) single faced illuminated ground mounted or monument signs not to exceed twenty-four (24) square feet in size and twenty (20) feet in height are permitted on Jammes Road.
2. Directional signs indicating buildings, amenities, common areas, etc. are permitted. The design of these signs should complement the architectural vernacular of the townhomes. For predominantly 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 of Uniform Traffic Control Devices with decorative post(s) and finals.
3. Real estate signs and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted. Temporary sign(s) of a maximum of twelve (12) square feet in area and twelve (12) feet in height for model homes are also permitted. Directional signs in compliance with Part 13 of the Zoning Code are permitted within the PUD.

4. Signs required by environmental permitting to be posted in common areas such as stormwater management facilities shall be permitted.

F. Landscaping and Buffers

Landscaping will be in accordance with the multifamily requirements set forth in Part 12 of the Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. Unless otherwise agreed to by the Planning and Development Department, landscape buffers will be provided to screen the proposed multifamily residential development from surrounding single family uses as required by Section 656.1216 of the Zoning Code. A minimum ten (10) foot wide landscape buffer shall be provided along the entire boundary of the Property except that a minimum twenty (20) foot wide landscape buffer shall be provided along the entire northern perimeter boundary. Conserved wetland areas located along common property boundaries with adjacent residential properties to the south and east may serve as the required buffer.

G. Vehicular and Bicycle Parking

1. Vehicular Parking:

- a. There shall be a minimum of two (2) parking spaces provided for each townhome. The minimum number of spaces shall be provided on-site within a single or double car garage, and/or in combination with a driveway parking spot. Driveway parking spots shall be a minimum of twenty (20) feet in length, measured between the garage entrance and the sidewalk, such that a car parked in the driveway will not encroach into the sidewalk.
- b. There shall be one (1) additional guest off-street parking space per every four (4) townhome dwelling units.

2. Bicycle parking shall be provided at 0.125 spaces per dwelling unit and may be provided anywhere within the Property boundaries.

H. Pedestrian Circulation System

An internal sidewalk will be constructed along at least one side of the internal roads within the Property subject to the review and approval of the City traffic engineer and the Planning and Development Department. An external sidewalk already exists along the Property's Jammes Road frontage.

I. Utilities

Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA. The Developers will design and construct each residence to furnish adequate fire protection.

J. Temporary Uses

Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.

K. Stormwater Retention

Stormwater retention/detention system shall be constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

L. Architectural Design

Buildings, structures, and signage shall be constructed and painted with materials which are aesthetically compatible.

M. Phasing

The development of the PUD will vary due to market conditions. Upon approval of construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential buildings within the PUD prior to the recordation of the plat.

N. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative deviation, administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the *Zoning Code*. Provided, however, that the Site Plan may be revised to decrease the size of the building(s) and to increase the size of the parking area without an administrative deviation, minor modification, or rezoning, if the revised site plan meets the PUD Development Criteria provided herein. Additional uses may be permitted through a PUD rezoning.

O. Pre-application Conference: A pre-application conference with the Planning and Development Department was held April 23, 2021 at 2:30 p.m.

P. Justification for the PUD Rezoning: The current PUD allows for the development of the western half of a multi-family project. This new PUD will contain townhomes with a common scheme of development with regard to architectural appearance, signage, and landscaping. Additionally, a significant portion of the Property will be preserved as conservation. The PUD design results in minimal impact to environmentally sensitive lands and ensures consistency with the surrounding zoning and existing uses.

Q. Difference from Usual Application of the Zoning Code: The PUD differs the usual application of the *Zoning Code* in the following respects:

Element	Zoning Code	Proposed PUD
Minimum Lot Width	Sec. 656.306.A.II(d)(2)(i): Width – 60 feet.	Eighteen (18) feet for interior units; twenty-two (22) feet for end units
Minimum Lot Area	Sec. 656.306.A.II(d)(2)(ii)(A): RMD-B—6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed ten units per acre.	One thousand (1,000) square feet.
Maximum Lot Coverage by All Buildings and Structures	Sec. 656.306.A.II(e): 50 percent.	Seventy (70) percent

Element	Zoning Code	Proposed PUD
Building Separation	Sec. 656.306.A.II(f): A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least 40 feet.	The minimum distance between townhome buildings is twenty (20) feet.
Real Estate Signage	Sec. 656.1306: In addition to any other signs allowed, any lot may have erected on it a temporary, nonilluminated real estate sign not exceeding 24 square feet in area, but only when such property is actually for sale or rent; provided that in RR and RLD districts the sign shall be no greater than four square feet. For the purpose of this Section, the term "lot" shall include the entire area: (1) within the legal boundaries of the lot itself, and (2) between five feet from the edge of the pavement and ten feet from the nearest intersection or driveway, and the front lot boundary line of a single family residential lot (in the case of corner lots, both front lot lines shall be considered). In the event that any portion of this Section is declared invalid, unenforceable, unconstitutional or void or is permanently enjoined, then thereafter no signs shall be erected pursuant to this Section.	Real estate signs and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted
Off-Street Parking	Sec. 656.604(a)(2): 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 depicted areas shall be construed to be an additional bedroom for the purposes of determining the number of off-street parking spaces required. 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.	There shall be a minimum of two (2) parking spaces provided for each townhome. One (1) additional guest parking space shall be provided for every four (4) townhome dwelling units.
Off-Street Parking of Bicycles	Sec. 656.608(a)(2): 0.125 spaces on-site per bedroom	0.125 spaces on-site per dwelling unit

III. PUD REVIEW CRITERIA

1. **Consistency with Comprehensive Plan:** The Property is located within the LDR future land use category according to the Future Land Use Map of the 2030 Comprehensive Plan and is zoned PUD. The LDR category permits residential development of up to seven (7) units an acre. As described above, the PUD permits a maximum of 78 residential dwelling units on the Property at a gross density of 5.77 units per acre and therefore would be consistent.

FLUE Objective 1.1: It will promote infill development, efficient use of infrastructure, a compact pattern of land use, resulting in economical and efficient provision of public services.

FLUE Policy 1.1.10: The proposed rezoning utilizes the PUD district to provide a unified scheme for wetland protection and maintenance, stormwater management, and common area and roadway access and maintenance. The common scheme of development provides for a combination of complementary uses.

FLUE Policy 1.1.20: The proposed plan of development maintains compact and compatible uses of land that results in an efficient traffic circulation system.

2. **Roadways/Consistency with the Concurrency Management System:** The development of the Property will comply with the requirements of the Concurrency Management System. The Property is subject to Fair Share Agreement #43450, which became effective June 21, 2006.
3. **Allocation of Residential Land Use:** The development proposes several residential units consistent with the LDR future land use category and is within the allocation set forth in the Comprehensive Plan.
4. **Internal Compatibility:** The PUD provides for integrated design and compatible uses.
5. **External Compatibility/Intensity of Development:** The development is consistent and comparable to the planned and permitted development in the area. Higher density single family residential properties (in the MDR land use) are located to the north of the Property while LDR single family uses surround all sides of the Property. The development will provide a compatible transitional use from the commercial uses east of the Property to the residential uses west, north and south of the Property. Unless otherwise agreed to by the Planning and Development Department, a minimum 10-foot-wide landscape buffer shall be maintained along the perimeter of the Property except that a minimum 20-foot-wide landscape buffer will be maintained along the northern perimeter. These protective measures help assure the proposed development is compatible in both intensity and density with these surrounding developments and zoning districts.
6. **Maintenance of Common Area and Infrastructure:** The internal access roadways will be private and maintained by an owners' association. All other common areas, including recreation and the stormwater management system will be maintained by the owners' association. A master irrigation system and basic lawn/landscaping maintenance will also be provided and maintained by the owners' association.
7. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities.
8. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements. All conserved wetland areas shall have a minimum 15-foot-wide/average 25-foot-wide upland buffer along the perimeter.
9. **Listed Species Regulations:** The Property is less than forty (40) acres thus no Listed Species Survey is included with the rezoning application.

EXHIBIT F

PUD Name

Blanding Townhome

Land Use Table

Total gross acreage	13.61 Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	%
Total number of dwelling units	D.U.	
Multiple family	8.19 Acres	60 %
Total number of dwelling units	78 D.U.	
Commercial	Acres	%
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	5.42 Acres	40 %
Public and private right-of-way	Acres	%
Maximum coverage of buildings and structures	249,730 Sq. Ft.	42 %



Availability Letter

ANTHONY ROBBINS

5/26/2022

Prosser, Inc.

13901 Sutton Park Drive South, Suite 200

JACKSONVILLE, Florida 32224

Project Name: Blanding Townhome PUD

Availability #: 2022-2148

Attn: ANTHONY ROBBINS

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

Susan West

westsr@jea.com

J4) 665-7980

Availability Number: 2022-2148

Request Received On: 5/25/2022

Availability Response: 5/26/2022

Prepared by: Susan West

Expiration Date: 05/25/2024

Project Information

Name: Blanding Townhome PUD

Address:

County: Duval County

Type: Sewer,Water

Requested Flow: 19500

Parcel Number: 097848 0250

Location: East of Jammes Rd between Gaskins Rd and Kohn St

Description: The Applicant proposes to develop the site as a small residential community consisting of up to 78 townhome dwelling units.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Jammes Rd

Connection Point #2:

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

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing manhole along Jammes Rd approx 200 feet north of Kohn St

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Point of connection location(s) to be field verified by developer during project design. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages.