

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

May 5, 2022

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

RE: Planning Commission Advisory Report
Ordinance No.: 2022-10 **Application for: Interstate Center Drive PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve with Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated October 7, 2022.
2. The original written description dated February 22, 2022.
3. The original site plan dated February 10, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The driveway to the subject parcel will align with or be 75' from any driveway across Interstate Center Drive, subject to the review and approval of the Planning and Development Department.

Planning Department conditions:

1. The driveway to the subject parcel will align with or be 75' from any driveway across Interstate Center Drive, subject to the review and approval of the Planning and Development Department.

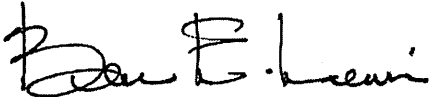
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Absent

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 2022-10 TO

PLANNED UNIT DEVELOPMENT

MAY 5, 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 2022-10 to Planned Unit Development.

Location: West side of Interstate Center Drive between Spotted Fox Ridge Avenue and Clark Road

Real Estate Number: 019974-0000

Current Zoning District: Planned Unit Development (PUD 2018-72)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: District 6—North

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owner: George Leone
CLDG Land III, LLC
1611 Atlantic Boulevard
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Rezoning Ordinance 2022-10 seeks to rezone 1.89 acres of a property from Planned Unit Development (PUD 2018-72) to Planned Unit Development (PUD). The request is being sought to allow for the development of multi-family dwelling units not to exceed 22 units.

The current PUD, 2018-72-E, allows for was originally 35 acres, was approved for 117 single family dwellings and this 1.89 acre parcel was intended for commercial uses commonly found in the CCG-1 Zoning District.

PUD Ord. 2018-72-E was approved with the following conditions:

- (a) A traffic study shall be submitted to the Traffic Engineering Division for review and approval prior to submittal of 10 set plans. The traffic study shall determine the need for a left turn lane and right turn lane into the subdivision. The need for the left turn lane shall be determined by the quantities given in the Land Development Procedures Manual and the right turn lane will use the FDOT Driveway Information Guide. If any improvements are needed, they will be completed by the developer. The study shall be prepared by a professional traffic engineer. The traffic engineer shall include a methodology meeting with the City Traffic Engineer prior to commencement of the study. The methodology and extent of this study shall be defined and approved by the City's Traffic Engineer.
- (b) The driveway to the commercial parcel will align with or be 75' from any driveway across Interstate Center Drive.
- (c) The entire site is within 1.5 miles of Highlands Elementary School, so all children will be within walking distance to the school. Sidewalks shall be provided on the frontages of Interstate Center Drive and Monaco Drive South. Sidewalk shall also be extended from the subdivision frontage on Interstate Center Drive to De Paul Drive to the existing sidewalk at Monaco Drive. Alternative sidewalk plans will be entertained but must be approved by the City of Jacksonville Traffic Engineer.
- (d) Prior to requesting a final building inspection or occupying the facility in any manner, the owner, applicant or developer shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.
- (e) Maximum lot coverage for single family residences is 50 percent.
- (f) Roadway: All internal roads shall have a minimum pavement width of twenty-four feet (24'), excluding curb and gutter.
- (g) Prior to the construction of residential uses within the PUD, covenants and restrictions shall be recorded for the property which: (i) provide for architectural review of plans/elevations of home exteriors by an architectural review board and (ii) provide standards for such review, including that: (a) the façade (front) of each single-family detached home must have at least two different finishes, one being primary finish and the secondary finish being an accent feature, (b) no vinyl siding can be used on a single family detached home and (c) no panel siding can be used as the primary building product on the façade (front) of any single family detached home. As part of verification of substantial compliance for the first residential use, such recorded covenants and restrictions will be submitted to the Planning and Development Department.
- (h) An internet or sweepstakes café use is prohibited.

The Planning and Development Department has reviewed the conditions of the enacted ordinance and recommends that only Condition (b) be included with this PUD as this is the only condition that pertains to the subject 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 Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5624-21C (Ordinance 2022-09) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5624-21C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes/No. This proposed rezoning to Planned Unit Development is in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the

requirements of the Sanitary Sewer Sub-Element.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5624-21C (Ordinance 2022-09) that seeks to amend the portion of land that is within the Community General Commercial (CGC) land use category to Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development not to exceed 22 units. 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 streetscape: The intended plan of development will provide for a streetscape that is similar to other multi-family units or townhomes that exist in the area.
- Traffic and pedestrian circulation patterns: The site plan shows a single cul-de-sac to serve the eleven buildings. Reinforcing the typical streetscape design for a multi-family development.
- The use and variety of building setback lines, separations, and buffering: The written description proposes setbacks, building height which are similar standards found in 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:

- The type, number and location of surrounding external uses: The subject property is located on the west side of Interstate Center Drive, north of Clark Road. The proposed rezoning would allow for an appropriate transitional use. The City Council has approved Ordinances 21-69-E and 21-414-E, which were rezonings to RMD-D, less than a ½ mile south of the subject property. It is the opinion of the Planning and Development Department that the requested rezoning will be compatible with the surrounding uses.
- 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(s)
North	CGC	PUD (18-72)	Retention pond
East	CGC	PUD (01-70)	Vacant office building
South	CGC	PUD (01-70)	Undeveloped
West	LDR	PUD (18-72)	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as an infill multi-family residential development. The PUD is appropriate at this location because it will offer alternative housing options for the emerging area.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The site is adjacent to a retention pond to the north and wetlands/marsh to the west and south. The proposed development is not expected to create any adverse impacts to the surrounding uses.
- The availability and location of utility services and public facilities and services: The proposed developed will be served with JEA electric, water sewer.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is accessible from Interstate Center Drive, a local facility. The subject site is located north of Clark Road, a collector facility. Clark Road is currently operating at 16.59% of capacity. This segment of Clark Road has a maximum daily capacity of 14,742 vehicles per day (vpd) and average daily traffic of 2,445 vpd. This PUD is a companion to pending small-scale land use application L-5624-21C (2022-0009). The applicant indicates a maximum of 22 multi-family units (ITE Code 220), which could produce 148 daily vehicular trips.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(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 any wetlands 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 site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 22, 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 **2019-10** be **APPROVED with the following exhibits:**

1. The original legal description dated October 7, 2022.
2. The original written description dated February 22, 2022.
3. The original site plan dated February 10, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-10** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

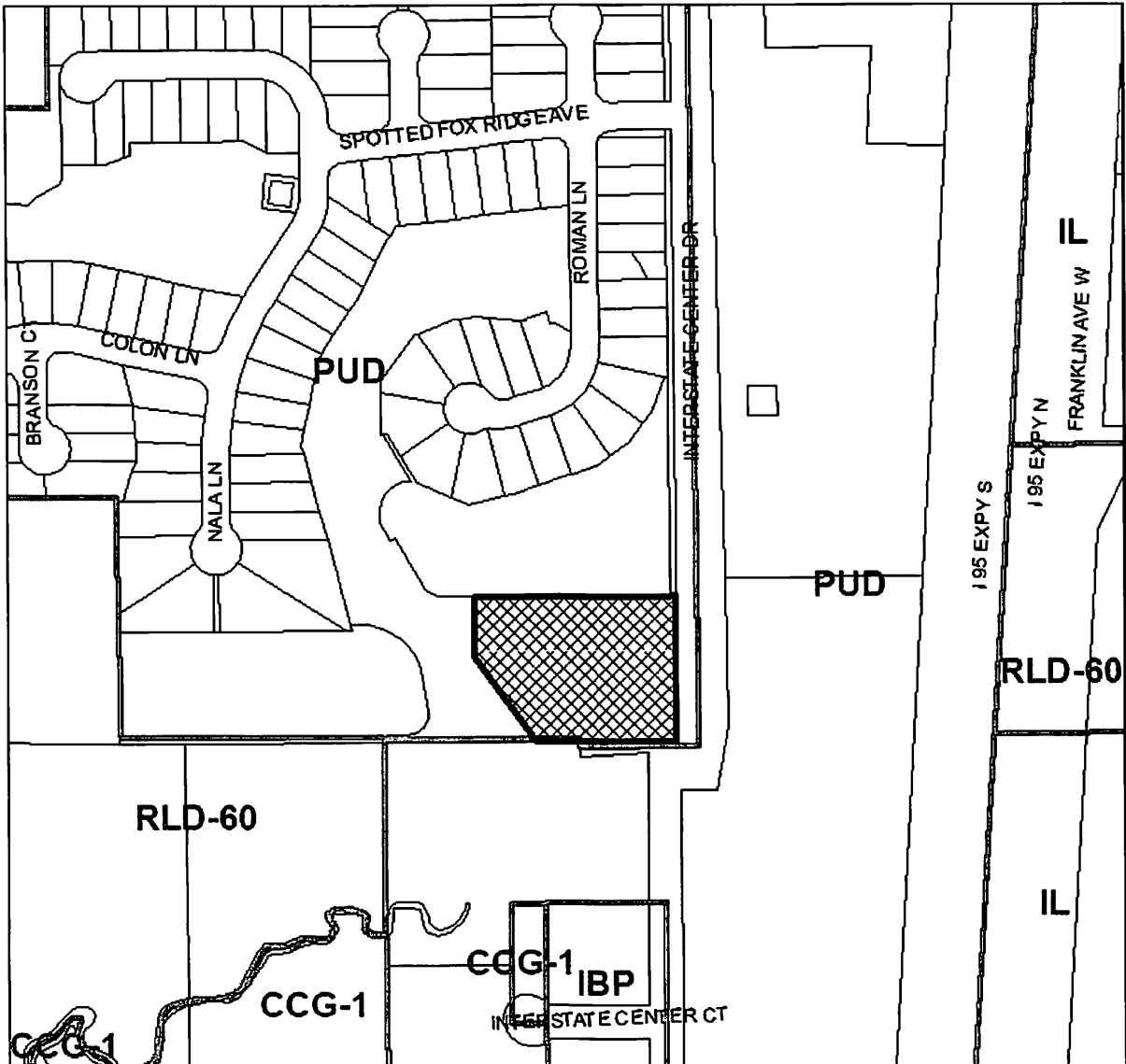
1. The driveway to the subject parcel will align with or be 75' from any driveway across Interstate Center Drive, subject to the review and approval of the Planning and Development Department.



View of subject site and adjacent subdivision with fence.



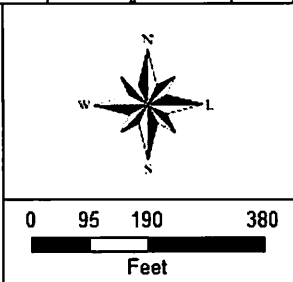
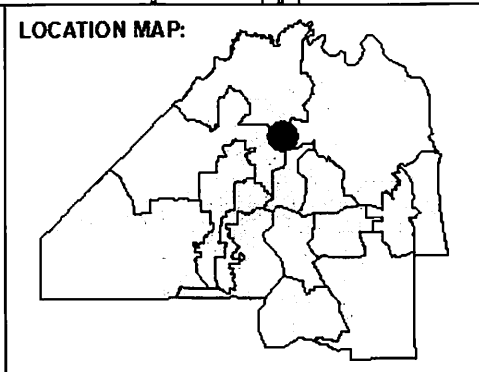
Aerial view of subject property



REQUEST SOUGHT:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

8

ORDINANCE NUMBER

ORD-2022-0010

T-2021-3822

EXHIBIT 2
PAGE 1 OF 1

**Application For Rezoning To Conventional Zoning District
Planned Unit Development Zoning District**

Planning and Development Department Info

Ordinance # 2022-0010 **Staff Sign-Off/Date** BEL / 10/13/2021
Filing Date 12/22/2021 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 02/08/2022 **Planning Commission** 02/03/2022
Land Use & Zoning 02/15/2022 **2nd City Council** 02/22/2022
Neighborhood Association TROUT RIVER JAX
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3822 **Application Status** PENDING
Date Started 10/05/2021 **Date Submitted** 10/05/2021

General Information On Applicant

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

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name LEONE **First Name** GEORGE **Middle Name**
Company/Trust Name
 CLDG LAND III, LLC
Mailing Address
 1611 ATLANTIC BLVD
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2018-0072

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 020703 0010	8	6	PUD	RMD-D PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

5624

Total Land Area (Nearest 1/100th of an Acre) 1.89

Justification For Rezoning Application

TO DEVELOP THE SITE WITH MEDIUM-DENSITY RESIDENTIAL USES, SIMILAR TO THE ADJACENT USES TO THE NORTH.

Location Of Property

General Location

WEST OF I-95, NORTH OF CLARK RD

House #

Street Name, Type and Direction

Zip Code

0

INTERSTATE CENTER DR

32218

Between Streets

INTERSTATE CENTER DR

and BROWARD RD

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

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 by my signature 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

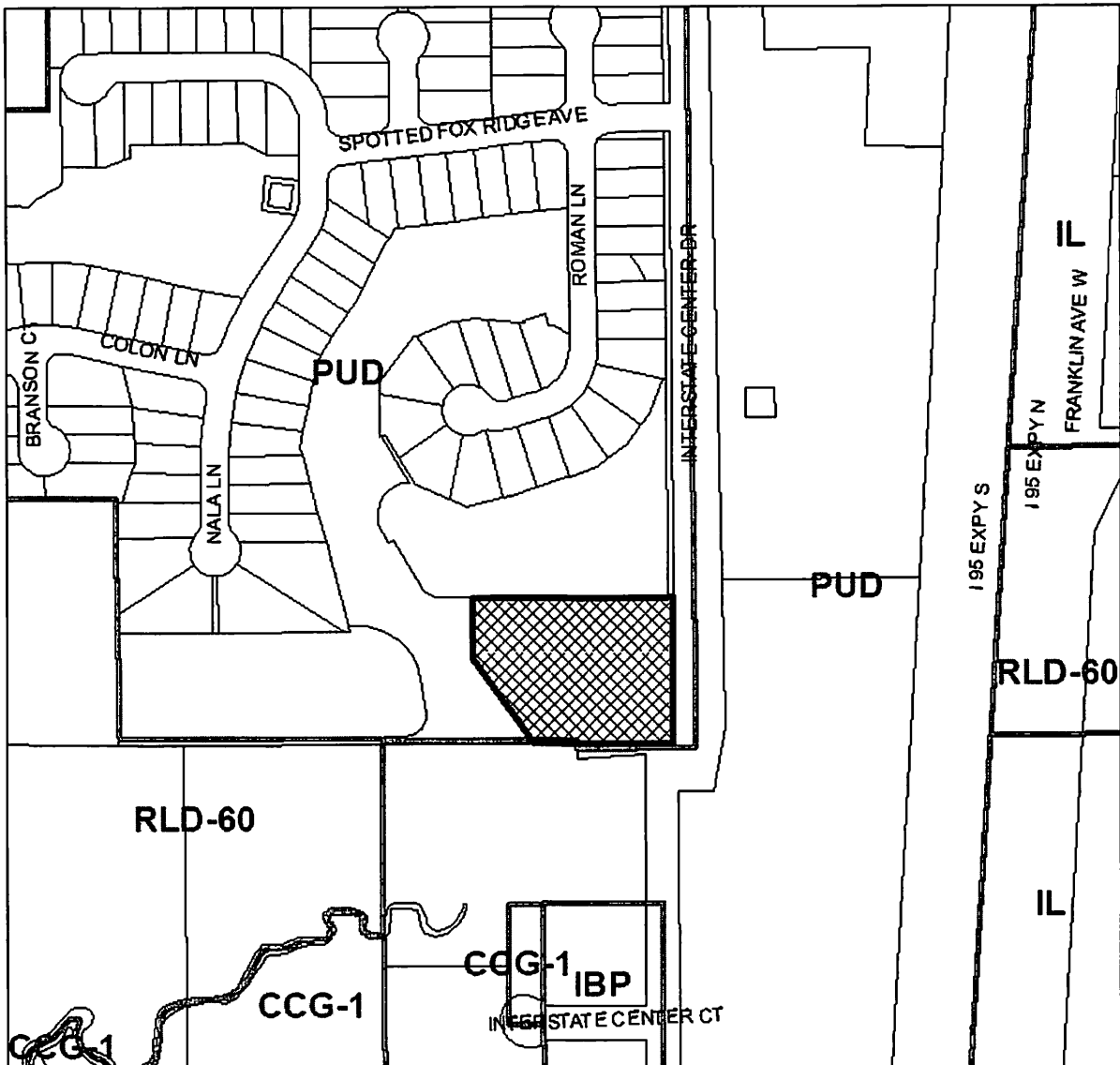
- 1) Rezoning Application's General Base Fee: \$2,000.00**
- 2) Plus Cost Per Acre or Portion Thereof**
 1.89 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
 22 Notifications @ \$7.00 /each: \$154.00
- 4) Total Rezoning Application Cost: \$2,174.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

October 7, 2021

PROPOSED COMMERCIAL PARCEL A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 AT THE SOUTHWESTERLY CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 (ALSO BEING THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1208, PAGE 545, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY) AND RUN NORTH 89°46'45" EAST, ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 13 AND THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 1208, PAGE 545, A DISTANCE OF 313.67 FEET TO THE SOUTHEASTERLY CORNER OF SAID OFFICIAL RECORDS VOLUME 1208, PAGE 545; THENCE NORTH 89°47'25" EAST ALONG THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13 A DISTANCE OF 731.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 35°43'11" WEST, A DISTANCE OF 182.33 FEET; THENCE NORTH 00°25'21" WEST, A DISTANCE OF 106.02 FEET; THENCE SOUTH 89°34'39" EAST, A DISTANCE OF 352.89 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE CENTER DRIVE (A 60' RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S00°25'21" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 255.74 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13; THENCE S89°47'17" WEST ALONG THE SOUTHERLY LINE OF THE SOUTHERLY LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, A DISTANCE OF 247.54 FEET TO THE POINT OF BEGINNING. CONTAINING: 82,202 SQ. FT. - 1.9 ACRES±

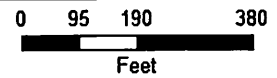
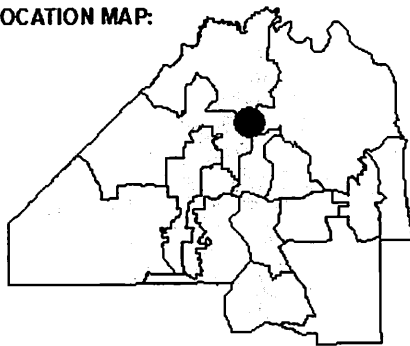


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

T-2021-3822

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

**Interstate Center PUD
RE# 020703-0010**

February 22, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.89 acres of property from PUD to PUD. The parcel is located on the West side of Interstate Center Dr., North of the Clark Rd. intersection.

The subject property is currently owned by CLDG Land III, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of CGC and PUD, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the CGC portion to MDR. Surrounding land uses include LDR to the west; CGC and MDR to the North; and CGC to the south, along Interstate Center Drive. The site will be developed as a medium density multi-family duplex use (as per the attached site plan).

Project Name: Interstate Duplexes PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 1.89 acres

Total number of dwelling units: not to exceed 22 units

Total amount of non-residential floor area: N/A

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: 0.41 acres

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

Not more than 30%

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

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses (Parcel A):

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

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements

A.1. Townhomes:

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:

- (1) Minimum lot width: - 20 feet
- (2) Minimum lot area: - 1,800 square feet
- (3) Maximum lot coverage by all buildings: - 60 percent
- (4) Maximum yard requirements:
 - (a) Front - 20 feet
 - (b) Side - 0 feet; 5 feet for end units
 - (c) Rear - 10 feet
- (5) Maximum height of structures. 35 feet
- (6) Minimum open space. The gross density for an RMD Zoning District may not exceed the Land Use Category density. Where individual lot sizes may exceed the Land Use Category density, open space shall be platted as a separate tract and designated as "open space" on such plat.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

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

(2) *Vehicular Access.*

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

(3) *Pedestrian Access.*

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

C. Signs.

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

(2) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

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

E. Recreation and Open Space:

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

F. Utilities

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

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

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

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

VII. STATEMENTS

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

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

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

All areas will be maintained by the owner.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

- A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for alternate use to meet market demand for residential and commercial uses



PROJECT
 INTERSTATE CENTER DUPLEXES
 10000 Spouter Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 726-5038 FAX: (904) 726-5031 www.cwml.com
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LANDSCAPE ARCHITECT
 CONNELLY & WICKER, INC.
 1819 COOMAN STREET JACKSONVILLE, FL 32204
 PH: 904-551-2540

ENGINEER
 CONNELLY & WICKER, INC.
 1819 COOMAN STREET JACKSONVILLE, FL 32204
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DEVELOPER
 CLDG LAND III LLC
 10000 Spouter Lake Drive, Suite 500 Jacksonville, FL 32246
 PH: 904-265-3030

LANDSCAPE ARCHITECT
 BITTMAN LANDSCAPE ARCHITECTURE
 4049 SAN SEVERA DR. N. JACKSONVILLE, FL 32217
 PH: 904-227-7718

SURVEYOR AND MAPPING
 CONTRACT: JOHN MARTELL
 5202 SAN JUAN AVENUE JACKSONVILLE, FL 32210
 PH: 904-384-8377



EXHIBIT F

PUD Name

Interstate Center PUD

Land Use Table

Total gross acreage	1.89 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	1.89 Acres	100 %
Total number of dwelling units	22 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	 %
Other land use	0 Acres	 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0.41 Acres	 %
Maximum coverage of buildings and structures	24,698 Sq. Ft.	30 %



Availability Letter

Erich Geisler

10/5/2021

Corner Lot Development Group
1611 Atlantic Blvd.
Jacksonville, Florida 32207

Project Name: Interstate Commercial - Duplexes
Availability #: 2021-4830

Attn: Erich Geisler

Thank you for your inquiry regarding the availability of Electric, Reclaim, 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. This availability letter will expire two years from the date above.

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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-4830

Request Received On: 10/4/2021

Availability Response: 10/5/2021

Prepared by: Kyle Watson

Expiration Date: 10/05/2023

Project Information

Name: Interstate Commercial - Duplexes

Address:

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 8400

Parcel Number: 020703 0010

Location: Interstate Center Drive & Clark Road

Description: 24 unit duplex development project located off of Interstate Center Drive.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 12" water main within the Interstate Center Dr. ROW, adjacent to this property.

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the

Water Special Conditions: mains by JEA. JEA must approve construction and accept the lines prior to meter issuance. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: No sewer main abuts this property. Existing 6" sewer force main within the Interstate Center Dr. ROW, approx. 50 ft. south of this property.

Connection Point #2:

Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Plan Submittal and Alternative Connection team requests can be made within Step 2 of the project portal. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. 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.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Force main connection pressure letter and development meeting requests can be made within Step 2 of the project portal.

Sewer Special Conditions:

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.

General Conditions:

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 the water/wastewater team by going to Step 2 in Sages. If you need representative from 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. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages. After your plans are approved, you can submit your permit applications by access Step 3 in Sages, select Permit Determination. If your project requires Shop Drawings to be approved you can submit them by

Subsequent steps you need accessing Step 3 in Sages. If your project requires the submittal of Deeds, Easements, to take to get service: Plats, Temporary Construction Easements and/or Hold Harmless Agreements, you can submit them by accessing Step 3 in Sages. After your plans, permits and shop drawings have been approved, as applicable, you can request a Pre-Construction Meeting by accessing Step 4 in Sages. Any required inspections you need for your project can be requested by accessing Step 4 in Sages. Project As-Builts can be submitted by accessing Step 4 in Sages. After your as-builts are approved you can submit your Permit COC applications by accessing Step 4 in Sages. After your permits are cleared, you can submit your project Acceptance Package by accessing Step 5 in Sages. After your project has been accepted you can submit your Residential New Service Application by accessing Step 2 in Sages.