

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

November 4, 2021

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.: 2021-746 **Application for: Tison/Pecan Park 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 Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated June, 2021.
2. The revised written description dated October 12, 2021
3. The original site plan dated June 28, 2021.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The maximum number of dwelling units shall be limited to 20 units per acre, consistent with the density requirements of the MDR Land Use Category in the Suburban Development Area.
2. A traffic study will be provided at Civil Site Plan Review. The Traffic Professional shall set up a methodology meeting prior to the commencement of the study to determine the limits of the study. The methodology meeting shall include the Chief of Traffic Engineering, the Chief of Transportation Planning, and the Traffic Reviewer from Development Services.

Planning Department conditions:

1. The maximum number of dwelling units shall be limited to 239 to conform to the density requirements of the MDR Land Use Category in the Suburban Development Area.

2. A traffic study will be provided at Civil Site Plan Review. The Traffic Professional shall set up a methodology meeting prior to the commencement of the study to determine the limits of the study. The methodology meeting shall include the Chief of Traffic Engineering, the Chief of Transportation Planning, and the Traffic Reviewer from Development Services.

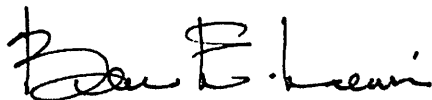
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were three speakers in opposition and their concerns were the multi-family were not appropriate for the rural area, the increase in the number of units is inappropriate. The Commissioners felt the increase in the number of units will not create substantial impacts.

Planning Commission Vote:	5-0
David Hacker, Chair	Absent
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

Sincerely,



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

PUD Revised Written Description

Tison/ Pecan Park PUD

September 1, 2021 October 12, 2021

RE# 019566-0200 & 019578-0020

I. DESCRIPTION OF PLANS

Applicant seeks approval of a Planned Unit Development for development of a project known as Tison/Pecan Park PUD. The parcel shall allow for multi-family dwelling units. The parcel is 12.09 acres in size and is located on the northwest quadrant of Tison Road and Pecan Park Road.

II. PLANNED UNIT DEVELOPMENT USE RESTRICTIONS

As shown on the Site Plan attached as Exhibit E and dated June 28, 2021, the property will be developed to accommodate not more than 240 multi-family dwelling units. The units shall be either for rent product or a condominium type ownership.

A. PERMITTED USES AND RESTRICTIONS

The current land use category is MDR and the site is zoned for multi-family use, pursuant to the provisions of Ordinance 2008-784-E.

B. RESIDENTIAL DEVELOPMENT STANDARDS

1. Minimum Lot and Building Requirements

The minimum lot size, lot width, building height and minimum yard requirements, as set forth in the Zoning Code pursuant to §656.306 for the RMD-D category, shall apply to the multi-family use. No building shall exceed 45 feet in height.

2. Vehicular Access Residential

Residential vehicular access to the property shall be as shown on the site plan.

3. Parking

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code ~~There shall be a total of 526 parking spaces, for a ratio of 2.2 spaces per unit.~~

4. Pedestrian Circulation System

The sidewalks will meet the requirements of the City of Jacksonville Subdivision Standards and the 2030 Comprehensive Plan.

C. DEVELOPMENT STANDARDS

1. Retention

Stormwater will be treated in accordance with the surface water runoff requirements of the City of Jacksonville and any state or local agency with jurisdiction. The location of such stormwater detention areas shall be as permitted upon the final engineering plans provided the stormwater detention area continues to meet the standards and requirements of the St. Johns River Water Management District. A stormwater detention area shall be located in the area of the northwest corner.

2. Utilities

All streets and drainage improvements will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville and the Public Works Department. The electrical power will be underground. The sewer service will be gravity flow and the potable water will be furnished by JEA as well as water for the fire hydrants. The street lighting system will be designed in accordance with the standards and specifications of the JEA. The power for the street lights will be constructed and paid for by the developer and then dedicated to the City of Jacksonville for acceptance and permanent maintenance.

3. Wetlands

Any jurisdictional areas shall be dealt with in accordance with the requirements of the St. Johns River Water Management regulation and impacts will be minimized in adherence with District rules.

D. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

1. Buffers

Residential Landscape will be designed generally in accordance with the regulations for residentially zoned districts meeting the provisions of the City of Jacksonville Code 656 Part 12; however, landscaping may be relocated by approval of the Planning and Development Department to allow for improved design and utilization of the site. The development shall meet the requirements of §656.1222 for the Pecan Park frontage.

2. Signage

There may be two (2) single-sided subdivision identification signs. The signs will be designed and constructed of durable materials that will be complimentary to the neighborhood. The sign faces will not be larger than 24 square feet and the height not greater than ten (10) feet and will

be constructed in accordance with the zoning and signage code. The developer reserves the right to allow the builders to place miscellaneous directional, temporary marketing throughout the development on phases being developed at the time.

3. Recreation

The developer shall comply with the recreation requirements of the 2030 Comprehensive Plan.

E. EXTERNAL COMPATIBILITY

1. Uses On or Near the Perimeter

The site is currently zoned for 192 multi-family units and designated in the MDR zoning district. Adjoining lands are in an LDR use. The development shall include a six foot visual barrier along the property lines, except along Pecan Park Road.

F. INTENSITY OF DEVELOPMENT

1. Proposed Use

The PUD shall be a single use PUD with an integrated multi-family product.

2. Availability of Utility Services

All utilities are available for the proposed PUD.

3. Access to and Suitability of Transportation Arteries

The proposed PUD is located at the intersection of Tison Road and Pecan Park Road and has convenient access to I-95 by way of Pecan Park Road.

The proposed development will have one (1) entrance as shown on the site plan. The design of the internal circulation is designed for low-speed residential traffic, with transportation signage meeting the City of Jacksonville requirements.

JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project allows for residential development consistent with the current zoning on the site. The project design is in harmony with the general purpose and intent of the City of Jacksonville Zoning Code and surrounding uses. The project is proposed to meet a need for work force housing in the area as well as a niche for housing needs of those downsizing from larger single-family residences.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-0746 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 4, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0746 to Planned Unit Development.

Location: 15582 Tison Road
Between Tison Road and Pecan Park Road

Real Estate Number(s): 019566-0200; 019578-0020

Current Zoning District(s): Planned Unit Development (PUD 2008-0784)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

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

Owner: Patrick Gleber
Pecan Park I LLC
Pecan Park II LLC
1717 North Bayshore Drive #1134
Miami, Florida 33132

Staff Recommendation: **APPROVE with CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-0746 seeks to rezone approximately 11.98 acres of land from PUD (2008-0784) to PUD. The rezoning to PUD is being sought to increase the number of residential units allowed from 192 units to 240 units, and to remove the restriction on the 2 story height limit of the perimeter units on the north and west sides. The legal description acreage total of 11.98 only allows for a total of 239 Units under the MDR Density requirements.

The department is recommending a condition limiting the total units to 239 in order to be compliant with the MDR Land Use Category Density Requirements.

The current PUD was approved without conditions.

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 request is to amend the zoning district from PUD to PUD to allow for a residential development. The site is located within the Medium Density Residential (MDR) land use category, within the Suburban Development Area. The maximum gross density within the Suburban Area is 20 dwelling units per acre. The PUD proposes a maximum of 240 dwelling units, which is one more than the maximum allowed pursuant to the density requirements of the MDR land use category.

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

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

Future Land Use Element:

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): 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 maximum of 240 dwelling 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The application states that 1.6± acres of land will be provided for passive recreational space. According to the written description, the subject site will meet the

requirements of the 2030 comprehensive plan.

- The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code with the caveat that the Planning Department can approve the relocation of some landscaping if it is determined it would help the design or utilization of the property.
- The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan.
- Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Pecan Park Road. The transportation division has left the following comments in regards to the proposed PUD: This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

(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 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	AGR-IV	AGR	Single Family Dwellings
South	PBF	PUD	Vacant Governmental
East	AGR-IV	AGR	Single Family Dwellings
	LDR	PUD	
West	LDR	PUD	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as a multi-family residential use. The PUD is appropriate at this location because it will offer alternative housing options for those employed in the area near Jacksonville International Airport.

- The availability and location of utility services and public facilities and services: Duval County Schools indicates the proposed development will generate 59 students.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES #269	1	30	667	703	105	100
Highlands MS #244	1	12	1071	697	65	75
First Coast HS #265	7	17	2212	2194	99	101

- o The existence and treatment of any environmental hazards to the proposed PUD property or surrounding lands: Due to the extraordinary growth in the area staff recommends a traffic study be required for each development within this PUD. The traffic engineer conducting each study shall have a methodology meeting with representatives from Transportation Planning, Traffic Engineering, and Development Services prior to the commencement of the study to determine the study limits and requirements.

(7) Usable open spaces plazas, recreation areas.

The project will be developed meeting the requirements of the 2030 Comprehensive Plan

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

The site will 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 confirmation from the applicant via the required sign posting affidavit October 26, 2021, the required Notice of Public Hearing sign was posted.



*Source: Law Office of Paul M. Harden
Date: October 26, 2021*

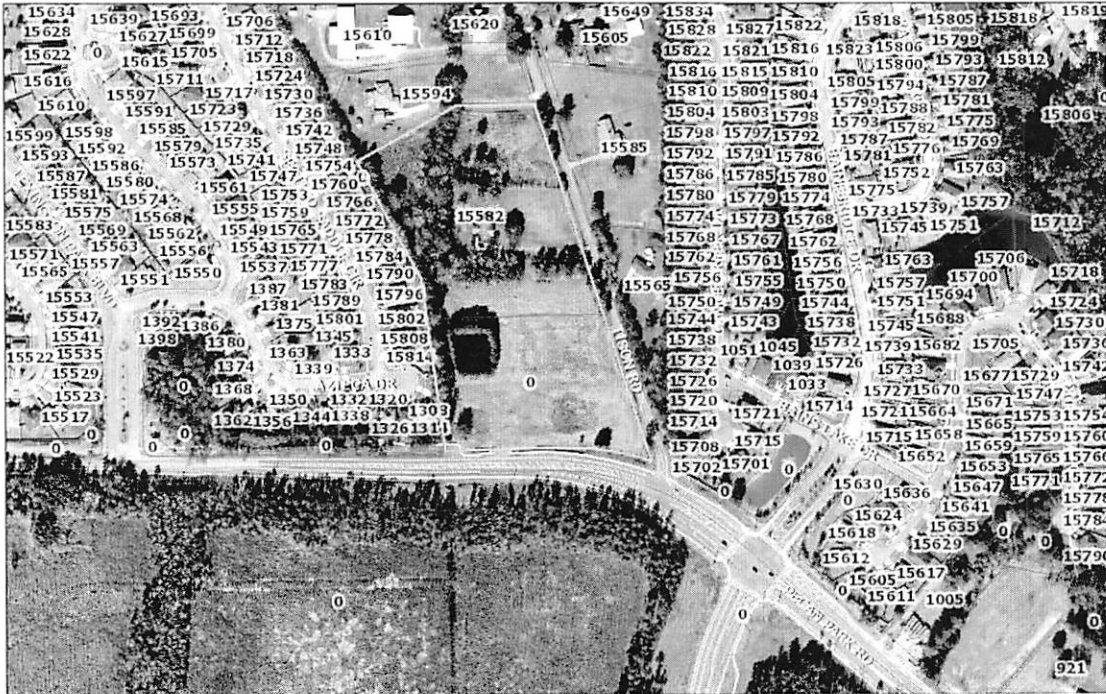
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-0746 be **APPROVED with the following exhibits:**

1. The original legal description dated June, 2021.
2. The revised written description dated October 12, 2021
3. The original site plan dated June 28, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0746 be **APPROVED with the Following CONDITION:**

- 1.) **The maximum number of dwelling units shall be limited to 239 to conform to the density requirements of the MDR Land Use Category in the Suburban Development Area.**
- 2.) **A traffic study will be provided at Civil Site Plan Review. The Traffic Professional shall set up a methodology meeting prior to the commencement of the study to determine the limits of the study. The methodology meeting shall include the Chief of Traffic Engineering, the Chief of Transportation Planning, and the Traffic Reviewer from Development Services.**



Aerial View

Source: JaxGIS
Date: October 25, 2021



View of the Subject Site

Source: Planning and Development Department
Date: October 26, 2021



View of the entrance to the single family neighborhood to the west

Source: Planning and Development Department

Date: October 26, 2021



View looking towards the single family neighborhood to the east

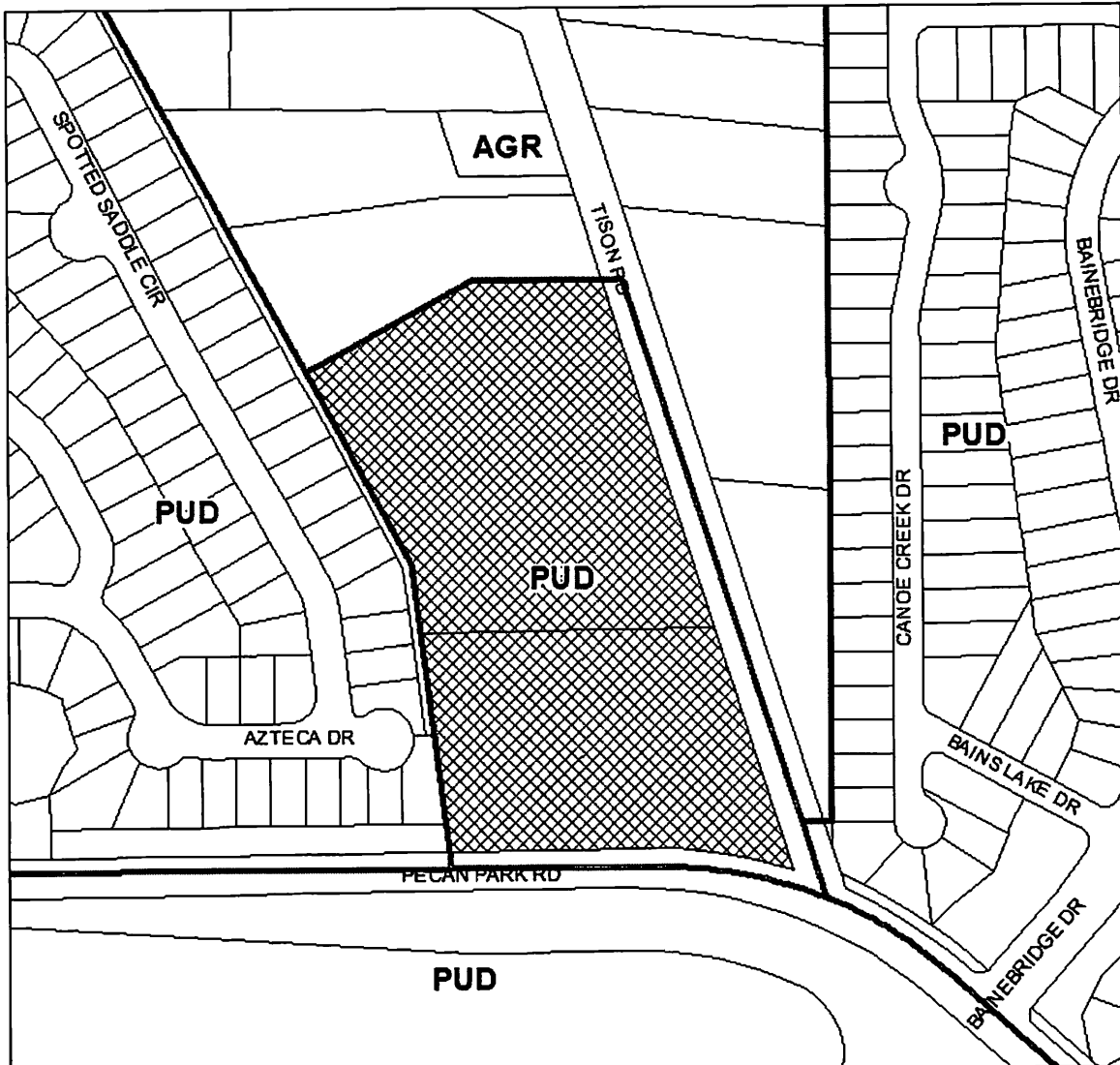
Source: Planning and Development Department

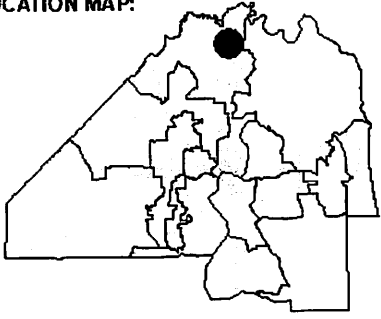

Date: October 26, 2021



View looking down Tison Road from the Subject Site

*Source: Planning and Development Department
Date: October 26, 2021*



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER ORD-2021-0746</p>	<p>TRACKING NUMBER T-2021-3656</p>	<p>COUNCIL DISTRICT: 7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map

Source: JaxGIS
 Date: October 25, 2021

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0746 **Staff Sign-Off/Date** CMC / N/A

Filing Date 10/06/2021 **Number of Signs to Post** 8

Hearing Dates:

1st City Council 11/09/2021 **Planning Commission** 11/04/2021

Land Use & Zoning 11/16/2021 **2nd City Council** N/A

Neighborhood Association THE EDEN GROUP INC.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3656

Application Status PENDING

Date Started 07/08/2021

Date Submitted 07/08/2021

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

GLEBER

First Name

PATRICK

Middle Name

Company/Trust Name

PECAN PARK I LLC

Mailing Address

1717 NORTH BAYSHORE DRIVE #1134

City

MIAMI

State

FL

Zip Code

33132

Phone

Fax

Email

Last Name

GLEBER

First Name

PATRICK

Middle Name

Company/Trust Name

PECAN PARK II LLC

Mailing Address

1717 NORTH BAYSHORE DRIVE #1134

City

MIAMI

State

FL

Zip Code

33132

Phone

Fax

Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 019566 0200	7	6	PUD	PUD
Map 019578 0020	7	6	PUD	PUD

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 11.98

Development Number

Proposed PUD Name TISON/PECAN PARK PUD

Justification For Rezoning Application

THE PROPOSED PROJECT ALLOWS FOR RESIDENTIAL DEVELOPMENT CONSISTENT WITH THE CURRENT ZONING ON THE SITE. THE PROJECT DESIGN IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE CITY OF JACKSONVILLE ZONING CODE AND SURROUNDING USES. THE PROJECT IS PROPOSED TO MEET A NEED FOR WORK FORCE HOUSING IN THE AREA AS WELL AS A NICHE FOR HOUSING NEEDS OF THOSE DOWNSIZING FROM LARGER SINGLE-FAMILY RESIDENCES.

Location Of Property

General Location

NORTHWEST QUADRANT OF TISON RD AND PECAN PARK RD

House #	Street Name, Type and Direction	Zip Code
15582	TISON RD	32218

Between Streets

TISON RD and PECAN PARK RD

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 | |
| 11.98 Acres @ \$10.00 /acre: | \$120.00 |
| 3) Plus Notification Costs Per Addressee | |
| 82 Notifications @ \$7.00 /each: | \$574.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,973.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

June 9, 2021

Parcel 1:

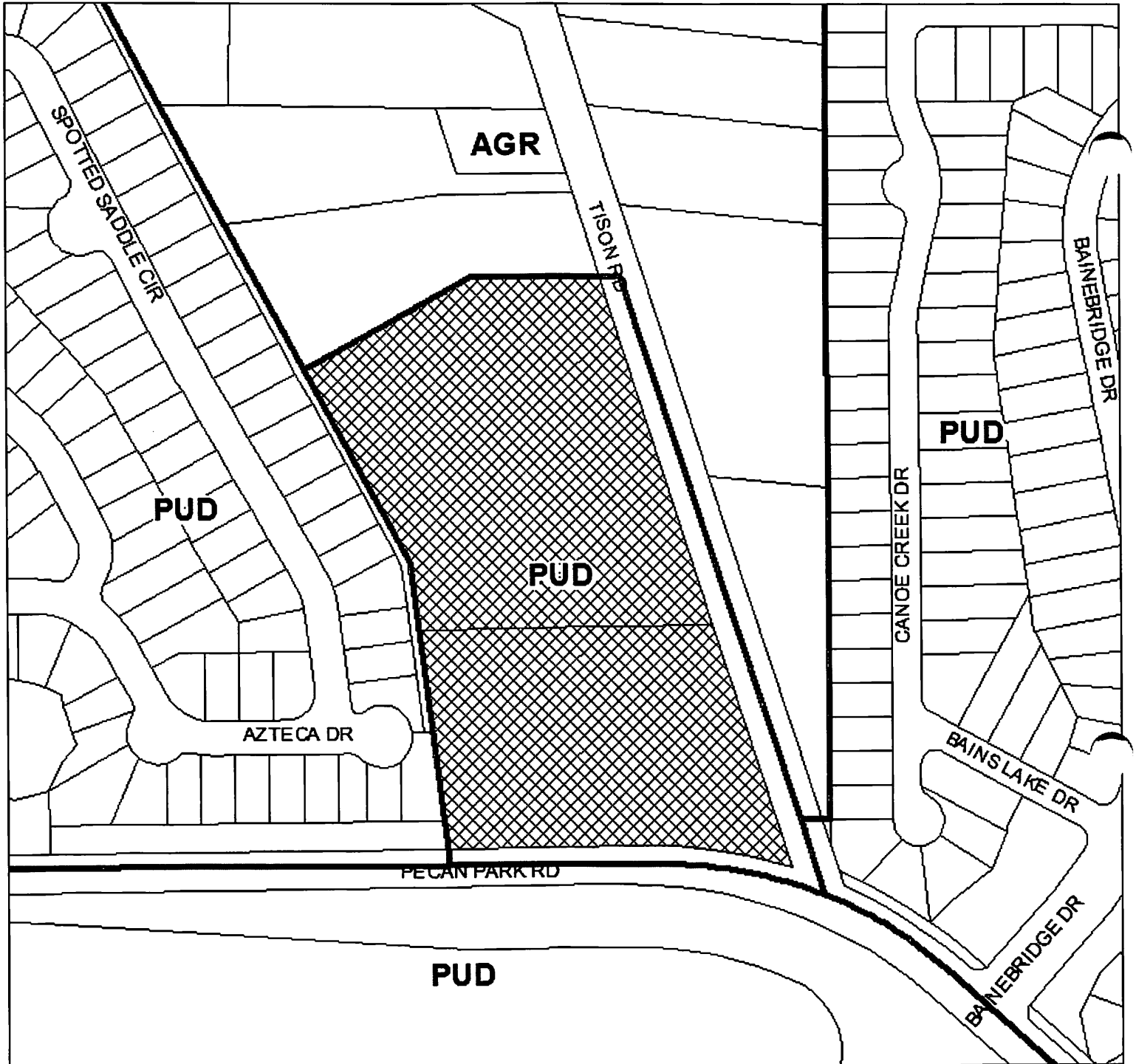
Part of Lot 5, Tisons Subdivision of the Charles Seton Grant, Section 39, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

Begin at the point of intersection of the Northerly right of way line of Pecan Park Road (a 60 foot right of way as currently established) with the Southwesterly right of way line of Tison Road (a 60 foot right of way as currently established), said point being on a non-tangent curve, concave Southwesterly and having a radius of 746.88 feet; thence the following two courses along said Northerly right of way line of Pecan Park Road and around said curve to the left; 1) through a central angle of $19^{\circ}27'18''$ an arc distance of 253.60 feet and a chord bearing and distance of North $81^{\circ}00'29''$ West, 252.39 feet to its point of tangency; 2) thence South $89^{\circ}15'52''$ West, 354.49 feet; thence departing said Northerly right of way line North $07^{\circ}37'41''$ West, 390.06 feet; thence North $89^{\circ}15'52''$ East, 518.08 feet to said Southwesterly right of way line of Tison Road; thence South $17^{\circ}47'50''$ East, 449.69 feet along said Southwesterly right of way line to the Point of Beginning.

Parcel 2:

Part of Lot 5, Tisons Subdivision of the Charles Seton Grant, Section 39, Township 1 North, Range 26 East, Duval County, Florida, being more particularly described as follows:

For a point of reference, commence at the point of intersection of the Northerly right of way line of Pecan Park Road (a 60 foot right of way as currently established) with the Southwesterly right of way line of Tison Road (a 60 foot right of way as currently established); thence North $17^{\circ}47'50''$ West, 449.69 feet, along said Southwesterly right of way line to the Point of Beginning; thence South $89^{\circ}15'52''$ West, 518.08 feet; thence North $07^{\circ}37'14''$ West, 120.29 feet; thence North $28^{\circ}42'19''$ West, 384.41 feet; thence North $61^{\circ}17'41''$ East, 332.85 feet; thence North $89^{\circ}51'42''$ East, 230.81 feet to the Southwesterly right of way line of said Tison Road; then to said Southwesterly right of way line to the Point of Beginning.

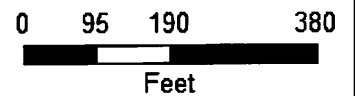
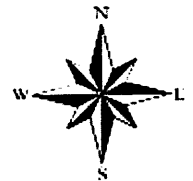
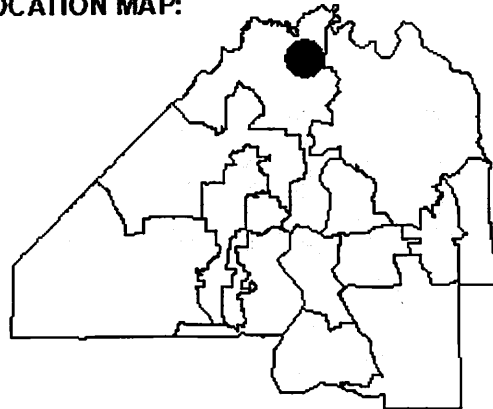


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2021-3656

**EXHIBIT 2
PAGE 1 OF 1**

PUD Revised Written Description
Tison/ Pecan Park PUD
October 12, 2021

RE# 019566-0200 & 019578-0020

I. DESCRIPTION OF PLANS

Applicant seeks approval of a Planned Unit Development for development of a project known as Tison/Pecan Park PUD. The parcel shall allow for multi-family dwelling units. The parcel is 12.09 acres in size and is located on the northwest quadrant of Tison Road and Pecan Park Road.

II. PLANNED UNIT DEVELOPMENT USE RESTRICTIONS

As shown on the Site Plan attached as Exhibit E and dated June 28, 2021, the property will be developed to accommodate not more than 240 multi-family dwelling units. The units shall be either for rent product or a condominium type ownership.

A. PERMITTED USES AND RESTRICTIONS

The current land use category is MDR and the site is zoned for multi-family use, pursuant to the provisions of Ordinance 2008-784-E.

B. RESIDENTIAL DEVELOPMENT STANDARDS

1. Minimum Lot and Building Requirements

The minimum lot size, lot width, building height and minimum yard requirements, as set forth in the Zoning Code pursuant to §656.306 for the RMD-D category, shall apply to the multi-family use. No building shall exceed 45 feet in height.

2. Vehicular Access Residential

Residential vehicular access to the property shall be as shown on the site plan.

3. Parking

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

4. Pedestrian Circulation System

The sidewalks will meet the requirements of the City of Jacksonville Subdivision Standards and the 2030 Comprehensive Plan.

C. DEVELOPMENT STANDARDS

1. Retention

Stormwater will be treated in accordance with the surface water runoff requirements of the City of Jacksonville and any state or local agency with jurisdiction. The location of such stormwater detention areas shall be as permitted upon the final engineering plans provided the stormwater detention area continues to meet the standards and requirements of the St. Johns River Water Management District. A stormwater detention area shall be located in the area of the northwest corner.

2. Utilities

All streets and drainage improvements will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville and the Public Works Department. The electrical power will be underground. The sewer service will be gravity flow and the potable water will be furnished by JEA as well as water for the fire hydrants. The street lighting system will be designed in accordance with the standards and specifications of the JEA. The power for the street lights will be constructed and paid for by the developer and then dedicated to the City of Jacksonville for acceptance and permanent maintenance.

3. Wetlands

Any jurisdictional areas shall be dealt with in accordance with the requirements of the St. Johns River Water Management regulation and impacts will be minimized in adherence with District rules.

D. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

1. Buffers

Residential Landscape will be designed generally in accordance with the regulations for residentially zoned districts meeting the provisions of the City of Jacksonville Code 656 Part 12; however, landscaping may be relocated by approval of the Planning and Development Department to allow for improved design and utilization of the site. The development shall meet the requirements of §656.1222 for the Pecan Park frontage.

2. Signage

There may be two (2) single-sided subdivision identification signs. The signs will be designed and constructed of durable materials that will be complimentary to the neighborhood. The sign faces will not be larger than 24 square feet and the height not greater than ten (10) feet and will be constructed in accordance with the zoning and signage code. The developer reserves the right

to allow the builders to place miscellaneous directional, temporary marketing throughout the development on phases being developed at the time.

3. Recreation

The developer shall comply with the recreation requirements of the 2030 Comprehensive Plan.

E. EXTERNAL COMPATIBILITY

1. Uses On or Near the Perimeter

The site is currently zoned for 192 multi-family units and designated in the MDR zoning district. Adjoining lands are in an LDR use. The development shall include a six foot visual barrier along the property lines, except along Pecan Park Road.

F. INTENSITY OF DEVELOPMENT

1. Proposed Use

The PUD shall be a single use PUD with an integrated multi-family product.

2. Availability of Utility Services

All utilities are available for the proposed PUD.

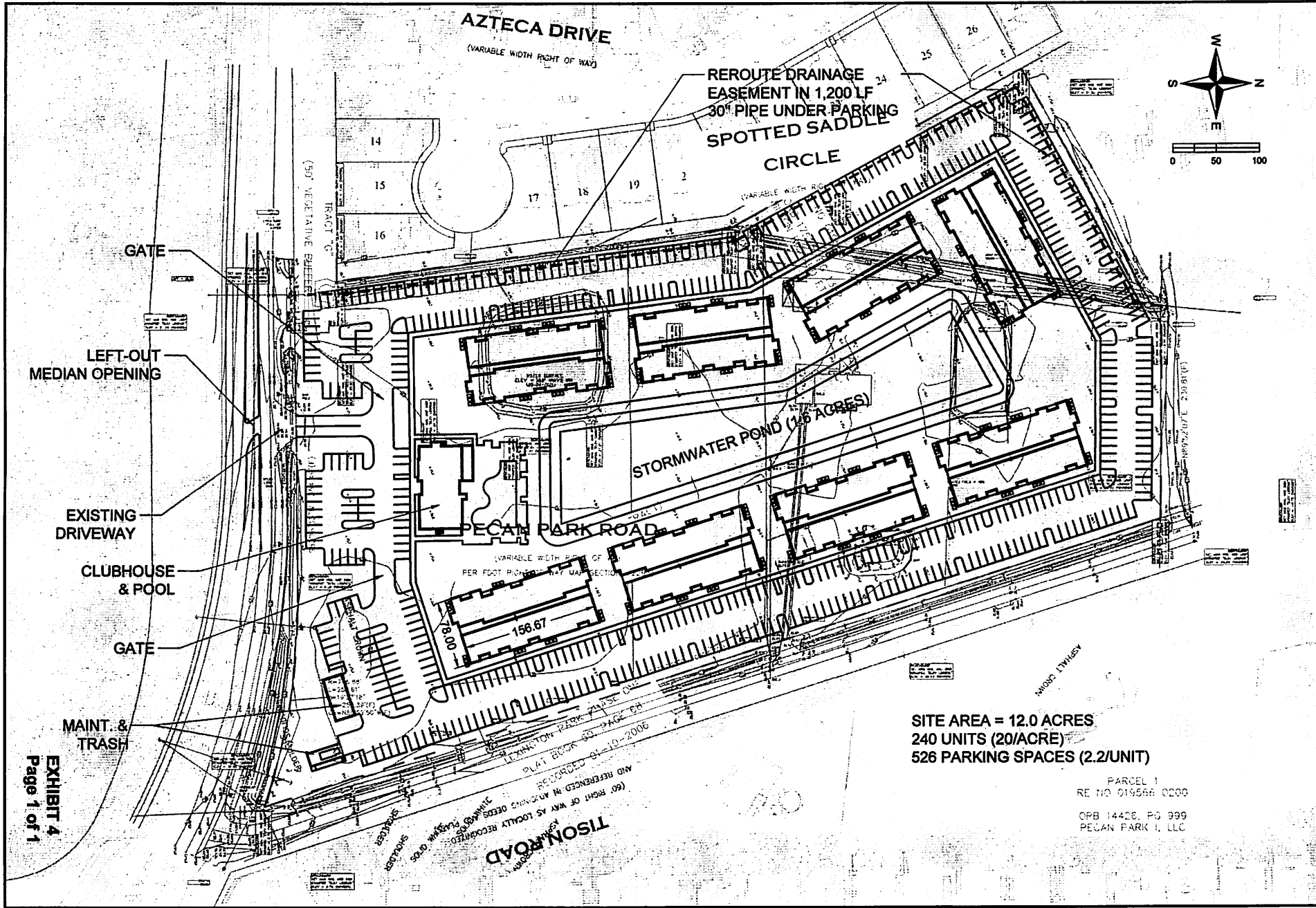
3. Access to and Suitability of Transportation Arteries

The proposed PUD is located at the intersection of Tison Road and Pecan Park Road and has convenient access to I-95 by way of Pecan Park Road.

The proposed development will have one (1) entrance as shown on the site plan. The design of the internal circulation is designed for low-speed residential traffic, with transportation signage meeting the City of Jacksonville requirements.

JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project allows for residential development consistent with the current zoning on the site. The project design is in harmony with the general purpose and intent of the City of Jacksonville Zoning Code and surrounding uses. The project is proposed to meet a need for work force housing in the area as well as a niche for housing needs of those downsizing from larger single-family residences.



SITE AREA = 12.0 ACRES
240 UNITS (20/ACRE)
526 PARKING SPACES (2.2/UNIT)

PARCEL 1
 RE NO 019566 0200
 OPB 14426, PG 999
 PECAN PARK I, LLC

06/28/2021

Site Plan

C-1

EXHIBIT 4
 Page 1 of 1