

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 19, 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.: 2021-410 **Application for: LeSabre PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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 March 1, 2021.
2. The original written description dated June 15, 2021.
3. The original site plan dated February 26, 2021.

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 was one speaker who was concerned the amount of crime that may increase with approval. The Commissioners felt a new development may decrease the crime rate for the area.

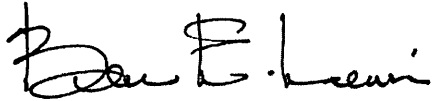
Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye

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

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-410 TO
PLANNED UNIT DEVELOPMENT

AUGUST 19, 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 2021-410 to Planned Unit Development.

Location: 5811 Le Sabre Road between 103rd Street and 118th Street

Real Estate Number(s): 013730-1000

Current Zoning District(s): Residential Low Density-60 (RLD-60)
Residential Medium Density-B (RMD-B)
Public Buildings and Facilities-2 (PBF-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Medium Density Residential (MDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Applicant/Agent: Paul M. Harden, Esq.
1431 Riverplace Blvd., Suite 901
Jacksonville, Florida 32207

Owner: Wayne Rowbottom
Park City Baptist Church, Inc.
7410 Park City Drive
Jacksonville, Florida 32244

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2021-410 seeks to rezone approximately 3.89 acres of land from RLD-60, RMD-D and PBF-2 to PUD. The rezoning to PUD is being sought to allow a maximum 24 duplexes / 48 dwelling units.

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 Low Density Residential (LDR) and Medium Density Residential (MDR) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5549-21C (Ordinance 2021-409) that seeks to amend the portion of the site that is within the LDR land use category to MDR.

MDR in the Suburban Development Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family and single-family dwellings are the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre. The proposed maximum number of 48 multi-family dwelling units is allowed within the 3.89 acre site of the MDR land use category.

Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5549-21C 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. 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.

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.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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.

(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): LDR and MDR. There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5549-21C (Ordinance 2021-409) that seeks to amend the portion of land that is within

the LDR land use category to 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.

Mobility # 106037.0 / CRC # 106037.1 / City Dev # 10098.000: CLDG-Le Sabre: Duplexes was approved by the Concurrency & Mobility Management System Office on 3/24/2021. It reserves 48 dwelling units in 24 duplex buildings and the Mobility fee that will need to be paid is \$63,476 prior to permit sign off by the CMMSO.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for multi-family duplexes. 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 written description contains development standards which will create a streetscape that is similar to the existing single family dwellings in the area.
- The treatment of pedestrian ways: A sidewalk will be constructed in front of the proposed duplexes and connecting to the existing sidewalks.
- Traffic and pedestrian circulation patterns: Eight duplexes will face Le Saber Road, the other duplexes will front on an internal cul-de-sac.
- The use and variety of building setback lines, separations, and buffering: The written description contains setbacks and development standards that are consistent with the Zoning Code requirements for duplexes and townhomes.

(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 generally surrounded by single family dwellings. The proposed duplexes are compatible with the adjacent residential dwellings, will not create any adverse impact and is appropriate infill development.
- 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	MDR	RLD-60	Single family dwellings
		RMD-D	Multi-family
South	LDR	RLD-60	Single family dwellings
East	LDR	RLD-60	Single family dwellings
West	LDR	RLD-60	Single family dwellings
		RMD-B	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a duplex development. The PUD is appropriate at this location because the proposed duplexes are similar in intensity to the single family dwellings in the area.

- The availability and location of utility services and public facilities and services: JEA indicates that water and sewer mains cross the property.

The Duval County School District indicates the development will generate 15 new students for Jacksonville heights ES, Charger Academy MS and Westside HS. There is sufficient capacity in the three schools for the anticipated students.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Both Cheryl Ann Lane and Le Sabre Road will provide access to the property. The City Traffic Engineer has the following comment.

If the site accesses Le Sabre Road, it will create a third leg to the Le Sabre Road/Cheryl Ann Lane intersection. The developer shall work with the COJ Traffic Engineering Division to modify the signage at the intersection for safe access through the new traffic pattern.

(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. 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 inspection of the subject property on August 19, 2021, 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 2021-410 be **APPROVED** with the following exhibits:

1. The original legal description dated March 1, 2021.
2. The original written description dated June 15, 2021.
3. The original site plan dated February 26, 2021.



Aerial view of subject property.



View of subject property



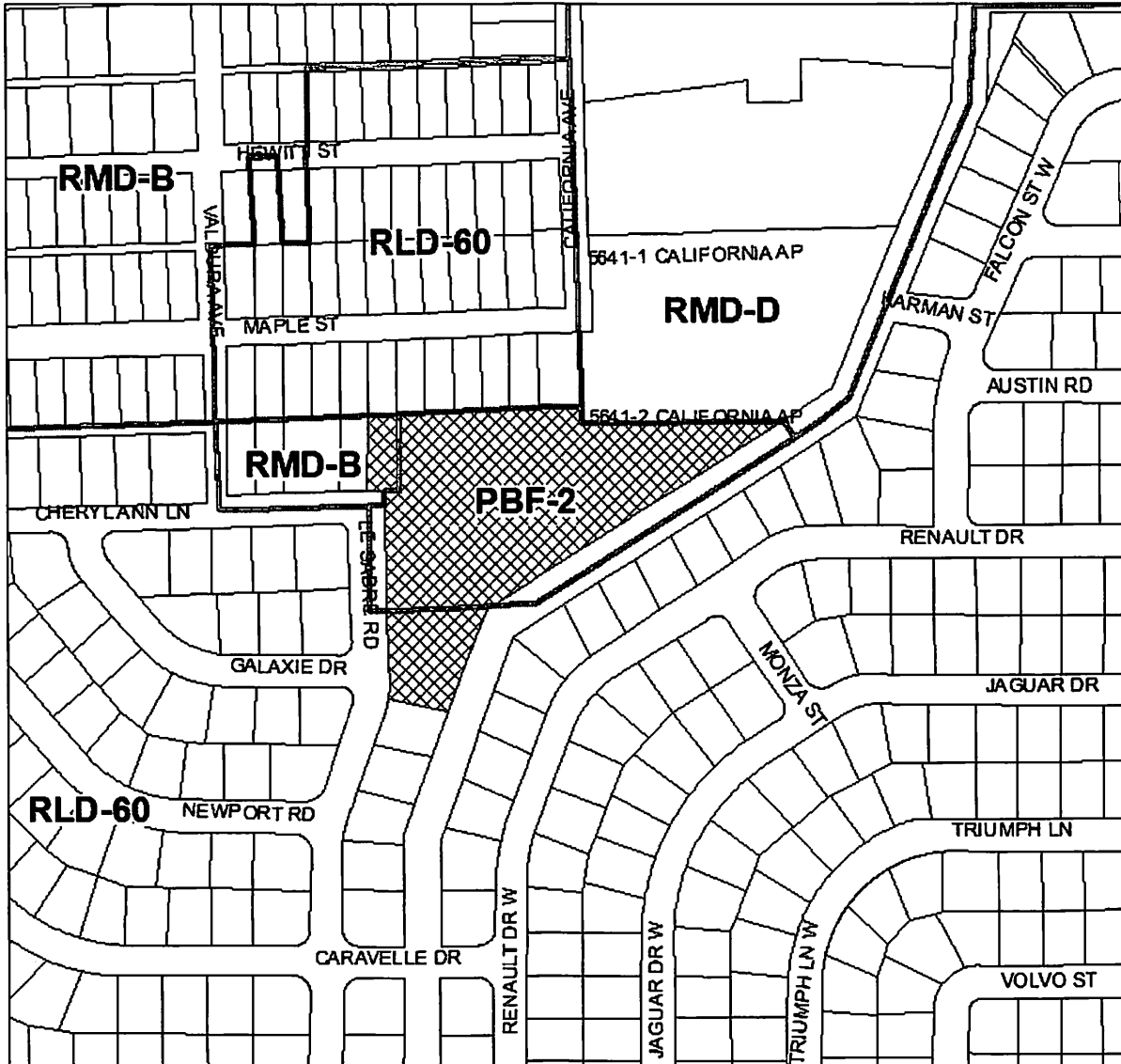
View of subject property



Single family dwelling across for subject property.



Single family dwelling across for subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PBF-2, RLD-60, & RMD-B</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>10</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0410</p>	<p>TRACKING NUMBER</p> <p>T-2021-3488</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD**Planning and Development Department Info**

Ordinance # 2021-0410 **Staff Sign-Off/Date** BEL / 06/15/2021
Filing Date 07/19/2021 **Number of Signs to Post** 2

Hearing Dates:

1st City Council 08/24/2021 **Planning Commission** 08/19/2021
Land Use & Zoning 09/08/2021 **2nd City Council** 09/14/2021

Neighborhood Association ARGYLE AREA CIVIC ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3488 **Application Status** FILED COMPLETE
Date Started 04/16/2021 **Date Submitted** 04/16/2021

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 ROWBOTTOM **First Name** WAYNE **Middle Name**

Company/Trust Name
PARK CITY BAPTIST CHURCH, INC

Mailing Address
7410 PARK CITY DR

City JACKSONVILLE **State** FL **Zip Code** 32244

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 013730 1000	10	4	PBF-2,RLD-60,RMD-B	PUD

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

Existing Land Use Category**Land Use Category Proposed?**

If Yes, State Land Use Application #
5549

Total Land Area (Nearest 1/100th of an Acre) 3.89

Development Number

Proposed PUD Name LE SABRE PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location**

ON THE EAST SIDE OF LE SABRE RD, SOUTH OF 103RD ST

House # 5811 **Street Name, Type and Direction** LE SABRE RD **Zip Code** 32244

Between Streets

103RD ST

and 118 ST

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
3.89 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee
107 Notifications @ \$7.00 /each: \$749.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,058.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

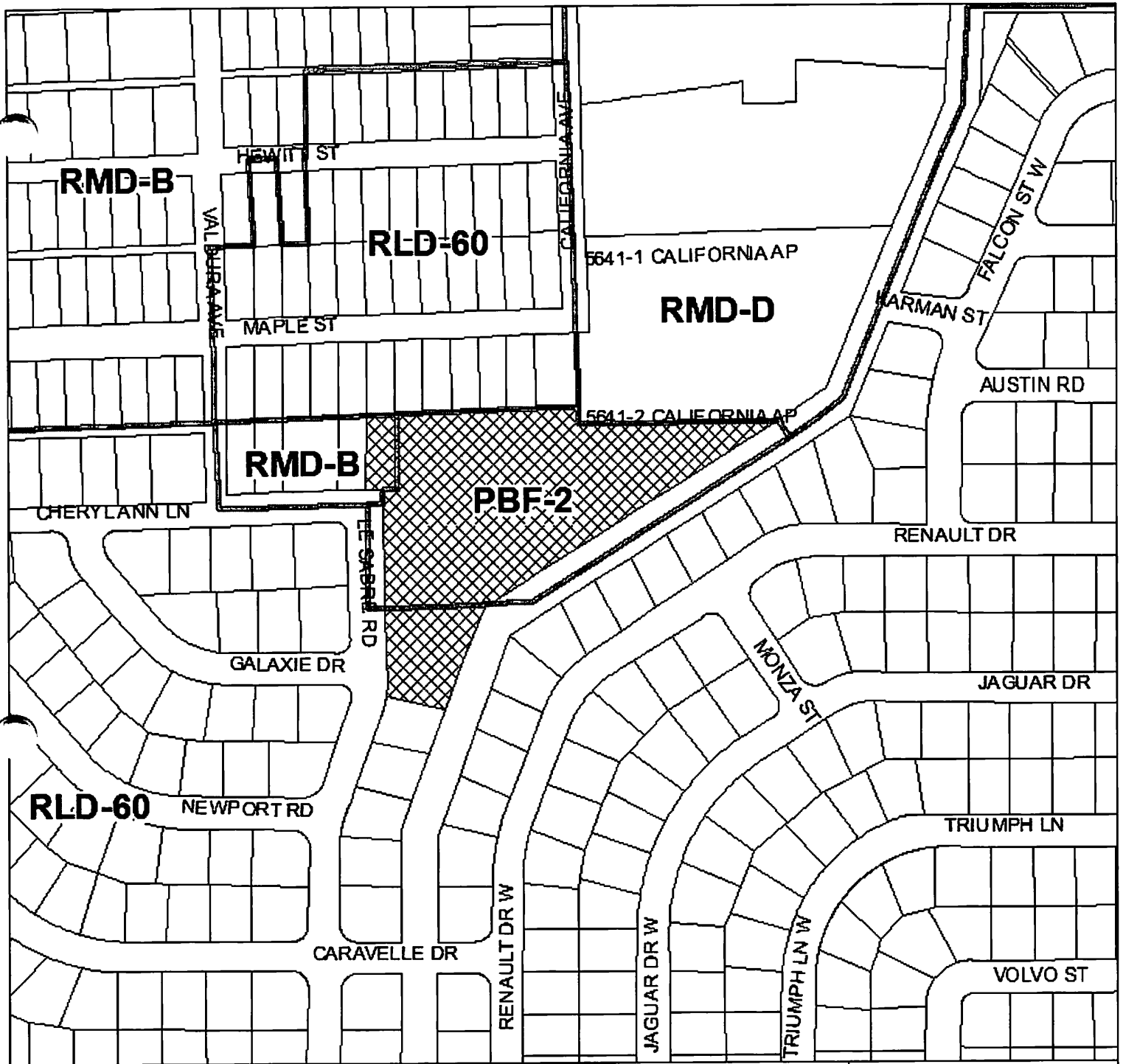
Legal Description

March 3, 2021

A portion of Blocks 97, 98, 111 and 112, Jacksonville Heights South Half Of Town Site, a plat recorded in Plat Book 3, page 50 of the current Public Records of Duval County, Florida, together with those portions of California Avenue, a 50 foot right of way, as closed per City of Jacksonville Ordinance 78-649-281 and Cheryl Ann Lane (formerly Oak Street), a 50 foot right of way, as closed per City of Jacksonville Ordinance 78-649-281, also being a portion of these lands described and recorded in Official Records Book 15785, page 1870, of said current Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way line of said Cheryl Ann Lane with the Easterly right of way line of Le Sabre Road, a 60 foot right of way as presently established; thence North $01^{\circ}42'35''$ West, along last said Easterly right of way line 50.00 feet to its intersection with the Northerly right of way line of said Cheryl Ann Lane; thence South $88^{\circ}17'25''$ West, along said Northerly right of way line, 27.55 feet to the Southeasterly corner of Lot 17, of said Block 98; thence North $01^{\circ}43'15''$ West, along the Easterly line and the Northerly prolongation thereof, 132.50 feet to a point lying on the centerline of a 15 foot alley, as closed per said Ordinance 78-649-281; thence North $88^{\circ}17'25''$ East, along said centerline, 375.00 feet to its intersection with the Westerly line of those lands described and recorded in Official Records Book 16947, page 1658, of said current Public Records, being the Easterly line of the West one-half of said California Avenue; thence South $01^{\circ}43'15''$ East, along last said line, 37.00 feet to the Southwesterly corner of last said lands; thence North $88^{\circ}17'25''$ East, along the Southerly line thereof, 351.35 feet to a point lying on the Northwesterly line of a 60 foot right of way for Drainage and Utilities as recorded in Deed Book 1070, page 124, of said current Public Records and as depicted on Oak Hill Unit 19, a plat recorded in Plat Book 33, page 61 of said current Public Records; thence South $56^{\circ}50'10''$ West, along last said line, 614.85 feet; thence South $20^{\circ}26'10''$ West, continuing along said Northwesterly line, 94.99 feet to the Southeasterly corner of Exhibit "A", as described and recorded in said Official Records Book 15785, page 1870; thence North $86^{\circ}21'06''$ West, along the Southerly line thereof, 139.08 feet to its intersection with the said Easterly right of way line of Le Sabre Road; thence North $01^{\circ}42'35''$ West, along last said line, 250.33 feet to the Point of Beginning.

Containing 3.89 acres, more or less.

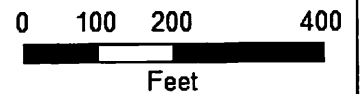
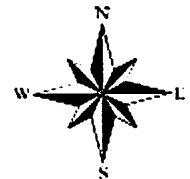
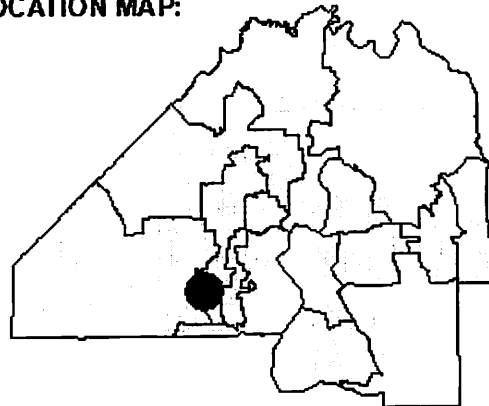


REQUEST SOUGHT:

FROM: PBF-2, RLD-60, & RMD-B

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

ORDINANCE NUMBER

ORD-2021-0410

TRACKING NUMBER

T-2021-3488

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

**Le Sabre PUD
RE# 013730-1000**

June 15, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.89 acres of property from PBF-2, RLD-60 and RMD-B to PUD. The parcel is located 5811 Le Sabre Road between 103rd Street and 118th Street.

The subject property is currently owned by Park City Baptist Church, Inc., 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 LDR and MDR, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the LDR portion to MDR. Surrounding uses include: MDR/RMD-D and RLD-60 to the north (single and multi-family); MDR/RMD-B and LDR/RLD-60 to the west (single and multi-family); and LDR/RLD-60 to the south and east (single family). The site will be developed as a medium density multi-family duplex use (as per the attached site plan).

Project Name: Le Sabre 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: 3.89 acres

Total number of dwelling units: not to exceed 48

Total amount of non-residential floor area: 72,432 s.f.

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: N/A

Total amount of land coverage of all residential buildings and structures: No more than 2.5 acres

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

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

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. Commercial Neighborhood Retail Sales and Service or Professional Office
10. Group care homes

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A.1. Lot Requirements (Multiple-family dwellings only):

- (a) Minimum lot area: 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 10 units per acre
- (b) Maximum lot coverage: 50 percent

- (c) Minimum front yard: 20 feet
- (d) Minimum side yard: 5 feet
- (e) Minimum rear yard: 15 feet
- (f) Maximum height of structures: 35 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 35 feet

A.2. Lot Requirements (Townhomes only):

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:
 - (1) Minimum lot width: - 15 feet; 20 feet for end units
 - (2) Minimum lot area: - 1,500 square feet
 - (3) Maximum lot coverage by all buildings: - 70 percent
 - (4) Maximum yard requirements:
 - (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
 - (b) Side - 0 feet; 5 feet for end units
 - (c) Rear - 10 feet
 - (5) Maximum height of structures. 35 feet
 - (6) Minimum open space. The gross density for an RLD 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 ratio shall be 1.50 parking spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Le Sabre 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.

(3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

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

E. Recreation and Open Space:

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

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

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

VII. STATEMENTS

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

The proposed PUD allows for a mix of uses needed for housing in the vicinity. The use allows for transition between the current mix of uses in the area

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.

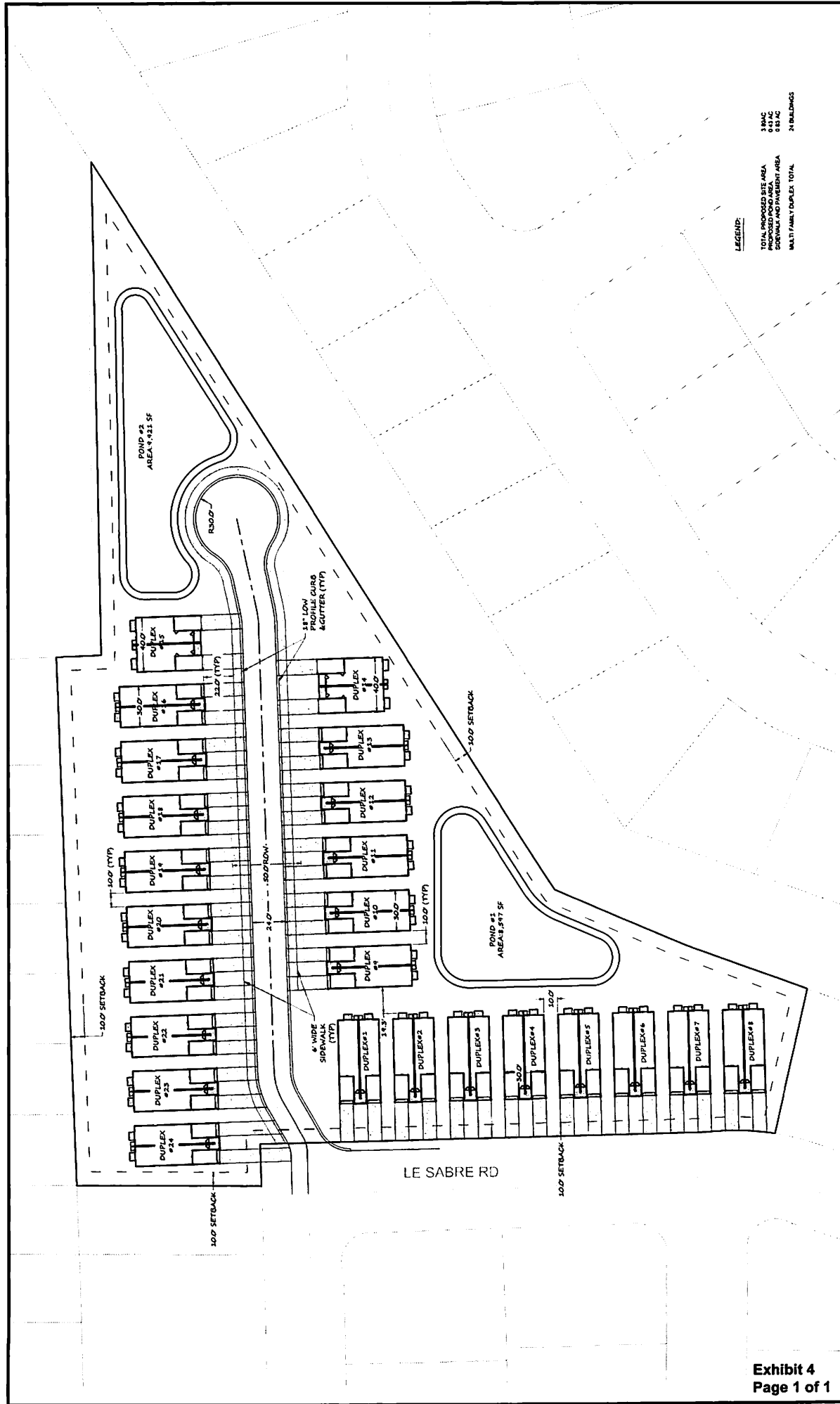
VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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 housing



LEGEND:
 TOTAL PROPOSED SITE AREA 23 AC
 TOTAL PAVED DRIVEWAY AND PAVEMENT AREA 2,887 AC
 MULTI-FAMILY DUPLEX TOTAL 24 BUILDINGS

CORNER LOT
 DEVELOPMENT GROUP
 BREEZE HOMES
 SIMPLER.

CORNER LOT
 LIVING

CONCEPT PLAN
 LE SABRE
 DIVAL COUNTY, FLORIDA

DATE: 02-26-2021
 SCALE BAR
 0 20 40 60 80 100
 W E
 N S

EXHIBIT F

PUD Name: LE SABRE PUD

Land Use Table

Total gross acreage	3.89 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	3.89 acres	
Total number of dwelling units	Up to 48	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space		
Passive open space		
Public and private right-of-way		
Maximum coverage of buildings and structures		50%



Availability Letter

anthony Gieb

3/2/2021

Corner Lot Development

1611 Atlantic Blvd

Jacksonville, Florida 32207

Project Name: Le Sabre Subdivision

Availability #: 2021-0880

Attn: anthony Gieb

Thank you for your inquiry regarding the availability of Chilled Water, 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: 2021-0880

Request Received On: 2/26/2021

Availability Response: 3/2/2021

Prepared by: Susan West

Expiration Date: 03/02/2023

Project Information

Name: Le Sabre Subdivision

Address: 5811 LE SABRE RD, JACKSONVILLE, FL 32244

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 16800

Parcel Number: 013730 1000

Location:

Description: 24 Duplexes

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main which crosses property

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Construction activities to limit or eliminate any outages on existing JEA infrastructure. Any adjustments to existing easements to be addressed during plan review. Contact JEA Real Estate for any activities planned within the JEA easement.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 10 inch gravity main which crosses property

Connection Point #2:

Sewer Special Conditions: Construction activities to limit or eliminate any outages on existing JEA infrastructure. Sewer bypass plan may be required. Any adjustments to existing easements to be addressed during plan review. Contact JEA Real Estate for any activities planned within the JEA easement.

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.