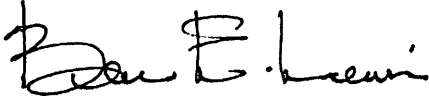


Planning Commission Report
Page 2

| | |
|-------------------------|--------|
| Jason Porter, Secretary | Aye |
| Marshall Adkison | Aye |
| Daniel Blanchard | Aye |
| Jordan Elsbury | Aye |
| Joshua Garrison | Absent |
| David Hacker | 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 2021-573 TO****PLANNED UNIT DEVELOPMENT****OCTOBER 20, 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 2021-573 to Planned Unit Development

Location: 0 Ramona Boulevard West; Between Estates Cove Road and Cahoon Road

Real Estate Number: 007018-0010; 007018-0020; 007019-000;
007020-0000; 007022-0010, 007022-0020,
007023-0000; 007023-0010

Current Zoning District: Residential Rural -Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: District 5—Northwest

Applicant/Agent: Curtis Hart
Hart Resources
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Adam Eisman
Shepherds Chase, LLC
7563 Phillips Highway
Jacksonville, FL 32256

Renee F. McNulty
8172 Ramona Boulevard West
Jacksonville Florida 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2021-573** seeks to rezone 8.44 acres of a property from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD) to allow for the development of 84 townhomes.

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) 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-5548-21C (Ordinance 2021-572)** that seeks to amend the portion of the site that is within the Low Density Residential (LDR) 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-5548-21C** 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 1.1.12 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.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while

protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The subject property is currently zoned for residential development, RR-Acre. The applications for Land Use Amendment and Rezoning will allow for more dense development of residential dwellings. The proposed development is appropriate for the location, at the corner of two collector streets and quick access to an Interstate.

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

The proposed rezoning at the subject site would provide for a greater variety of housing products for Jacksonville residents in the Rolling Hills neighborhood and it is conveniently located between I-10, I-295, Hammond Boulevard, and Lenox Avenue, all major roadways in Westside Jacksonville.

(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.

(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): Low Density Residential (LDR). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5548-21C (Ordinance 2021-572) that seeks to amend the portion of land that is within the Low Density Residential (LDR) 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 maximum of 84 multi-family 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 treatment of pedestrian ways: The site plan shows an interior side walk that encompasses the development and connects to the existing side walk on Cahoon Road.
- Traffic and pedestrian circulation patterns: The site plan shows a single connection on Cahoon Road with a circular interior roadway, providing simple vehicular circulation.
- The use and variety of building setback lines, separations, and buffering: The written description is providing similar development standards for townhomes that are in the Zoning Code.
- The use and variety of building groupings: The site plan shows a variety of building sizes between 6 and 8 units per building. This different sizes will reduce the monotony if all buildings were the same size.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: Each townhouse will have two parking spaces. There is also an additional 24 spaces for guests and overflow.

(5) External Compatibility

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

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The PUD proposes a 20 foot wide landscape buffer along Ramona Boulevard and Cahoon Road. Additionally, there is a 10 foot wide landscape buffer along the west and south sides which are adjacent to single family dwellings.
- 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 | RPI | CRO | Single family dwellings |
| | CGC | CN | Animal Hospital |
| South | LDR | RR-Acre | Single family dwelling |
| East | LDR | RLD-60 | Single family dwellings |
| West | LDR | RR-Acre | Single family dwelling |

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The PUD proposes a 20 foot wide landscape buffer along Ramona Boulevard and Cahoon Road. Additionally, there is a 10 foot wide landscape buffer along the west and south sides which are adjacent to single family dwellings.

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a multi-family development. The PUD is appropriate at this location because it will offer an alternative form of infill housing in the area.

- The availability and location of utility services and public facilities and services: JEA indicates that a water line is within the Ramona Blvd and Cahoon Rd rights of way. A sewer main is within the Estates Cove Road right of way to the west.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site will have access on Cahoon Road which is classified as a collector. Cahoon intersects with Ramona Boulevard West, also a collector, and direct access to Hammond Boulevard and I-10.

(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

Ramona Boulevard is undergoing roadway improvements including new sidewalks. There is an existing sidewalk along Cahoon Road fronting the subject property. The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 25, 2022, the required Notice of Public Hearing sign was posted.



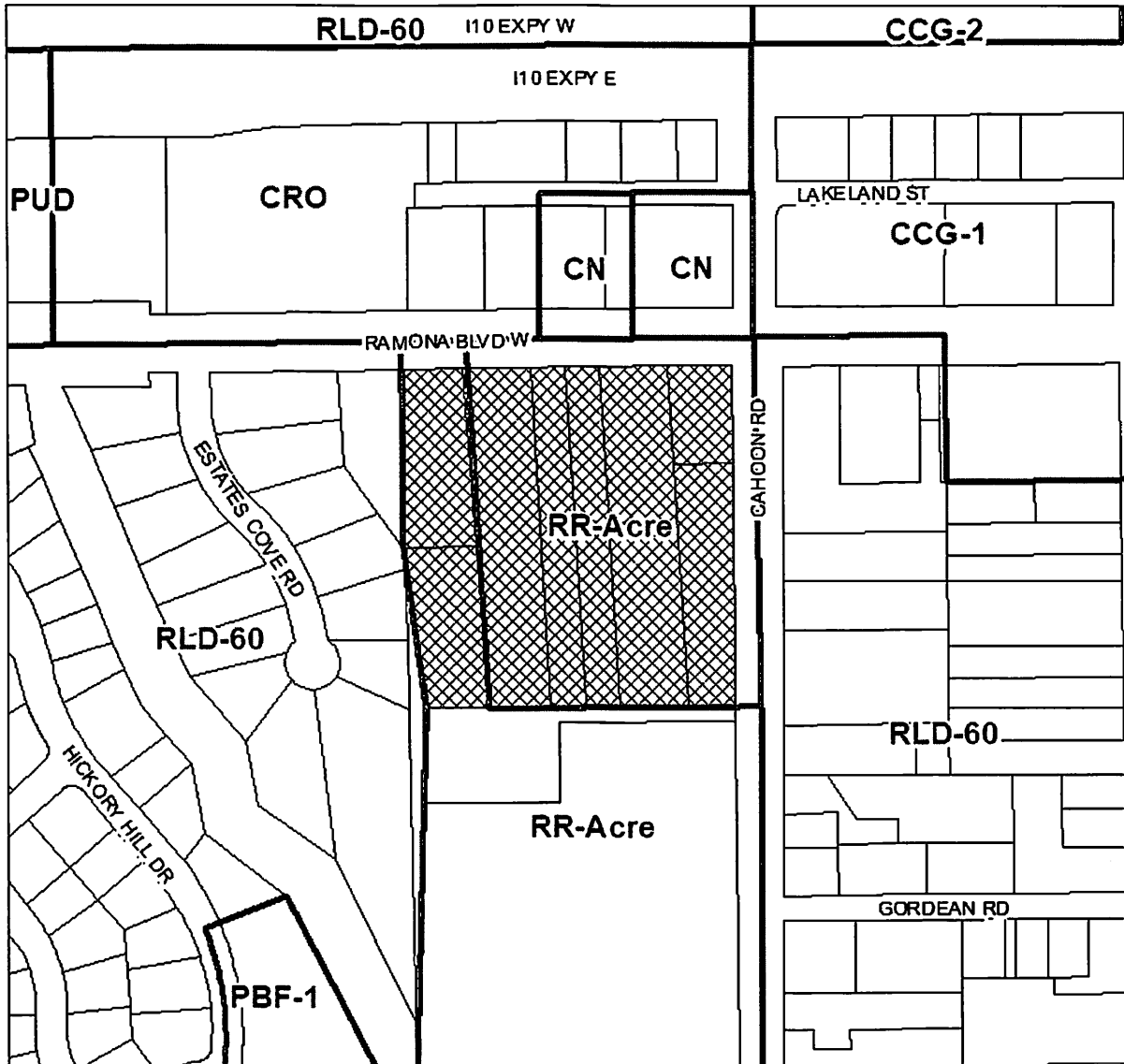
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-573** be **APPROVED** with the following exhibits:

1. The original legal description dated June 21, 2021.
2. The original written description dated August 22, 2022.
3. The original site plan dated August 9, 2022.



Aerial view of subject property



| | | |
|--|--|--|
| <p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p> | <p>0 100 200 400 Feet</p> |
| <p>ORDINANCE NUMBER:</p> <p>ORD-2021-0573</p> | <p>TRACKING NUMBER</p> <p>T-2021-3602</p> | <p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p> |

Planned Unit Development Zoning District

Application For Rezoning To

Planning and Development Department Info

Ordinance # 2021-0573 **Staff Sign-Off/Date** CMQ / 11/16/2021
Filing Date 12/14/2021 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 01/25/2022 **Planning Commission** 01/20/2022
Land Use & Zoning 02/01/2022 **2nd City Council** 02/08/2022
Neighborhood Association ROLLING HILLS; WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 3602 **Application Status** APPROVED
Date Started 06/17/2021 **Date Submitted** 06/21/2021

General Information On Applicant

Last Name HART **First Name** CURTIS **Middle Name** L
Company Name
HART RESOURCES LLC
Mailing Address
8051 TARA LANE
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name EISMAN **First Name** ADAM **Middle Name**
Company/Trust Name
SHEPHERDS CHASE LLC
Mailing Address
7563 PHILIPS HIGHWAY
City JACKSONVILLE **State** FL **Zip Code** 32256
Phone **Fax** **Email**

Last Name MCNULTY **First Name** RENEE **Middle Name** F
Company/Trust Name
Mailing Address
8172 RAMONA BOULEVARD WEST
City JACKSONVILLE **State** FL **Zip Code** 32221
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 | 007019 0000 | 12 | 5 | RR-ACRE | PUD |
| Map | 007020 0000 | 12 | 5 | RR-ACRE | PUD |
| Map | 007023 0000 | 12 | 5 | RR-ACRE | PUD |
| Map | 007023 0010 | 12 | 5 | RR-ACRE | PUD |
| Map | 007022 0010 | 12 | 5 | RR-ACRE | PUD |
| Map | 007018 0010 | 12 | 5 | RR-ACRE | PUD |
| Map | 007022 0020 | 12 | 5 | RR-ACRE | PUD |
| Map | 007018 0020 | 12 | 5 | RR-ACRE | PUD |

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5584

Total Land Area (Nearest 1/100th of an Acre) 8.44

Justification For Rezoning Application

THIS PROPERTY IS ADJACENT TO ZONING DESIGNATIONS OF RR-ACRE, COMMERCIAL NEIGHBORHOOD, AND CRO. THE PROPOSED ZONING DESIGNATION FROM RR-ACRE TO RMD-D WOULD BE A GOOD TRANSITION BETWEEN RR-ACRE, CN AND CRO AND WOULD BE COMPATIBLE WITH SURROUNDING AREA.

Location Of Property

General Location

SOUTHSIDE OF RAMONA BLVD W

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 0 | RAMONA BLVD W | 32221 |

Between Streets

CAHOON ROAD and ESTATE COVE ROAD

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
8.44 Acres @ \$10.00 /acre: \$90.00
- 3) Plus Notification Costs Per Addressee
41 Notifications @ \$7.00 /each: \$287.00
- 4) Total Rezoning Application Cost: \$2,357.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

Parcel ID 007018-0010; 007023-0010

THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS LESS AND EXCEPT THE WEST 142 FEET AND THE NORTH 180 FEET THEREOF AND FURTHER EXCLUDING THOSE PORTIONS THEREOF ACQUIRED FOR THE RIGHT OF WAY PURPOSES SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH

THE EAST 62 FEET OF THE WEST 286 FEET OF THE NORTH ½, TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. (EXCEPT THAT PORTION OCCUPIED BY THE COUNTY AND STATE ROADS)

Parcel ID 007018-0020

THE NORTH 180 FEET OF THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, EXCEPT THE WEST 142 FEET THEREOF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel ID 007019-0010; 007020-0010

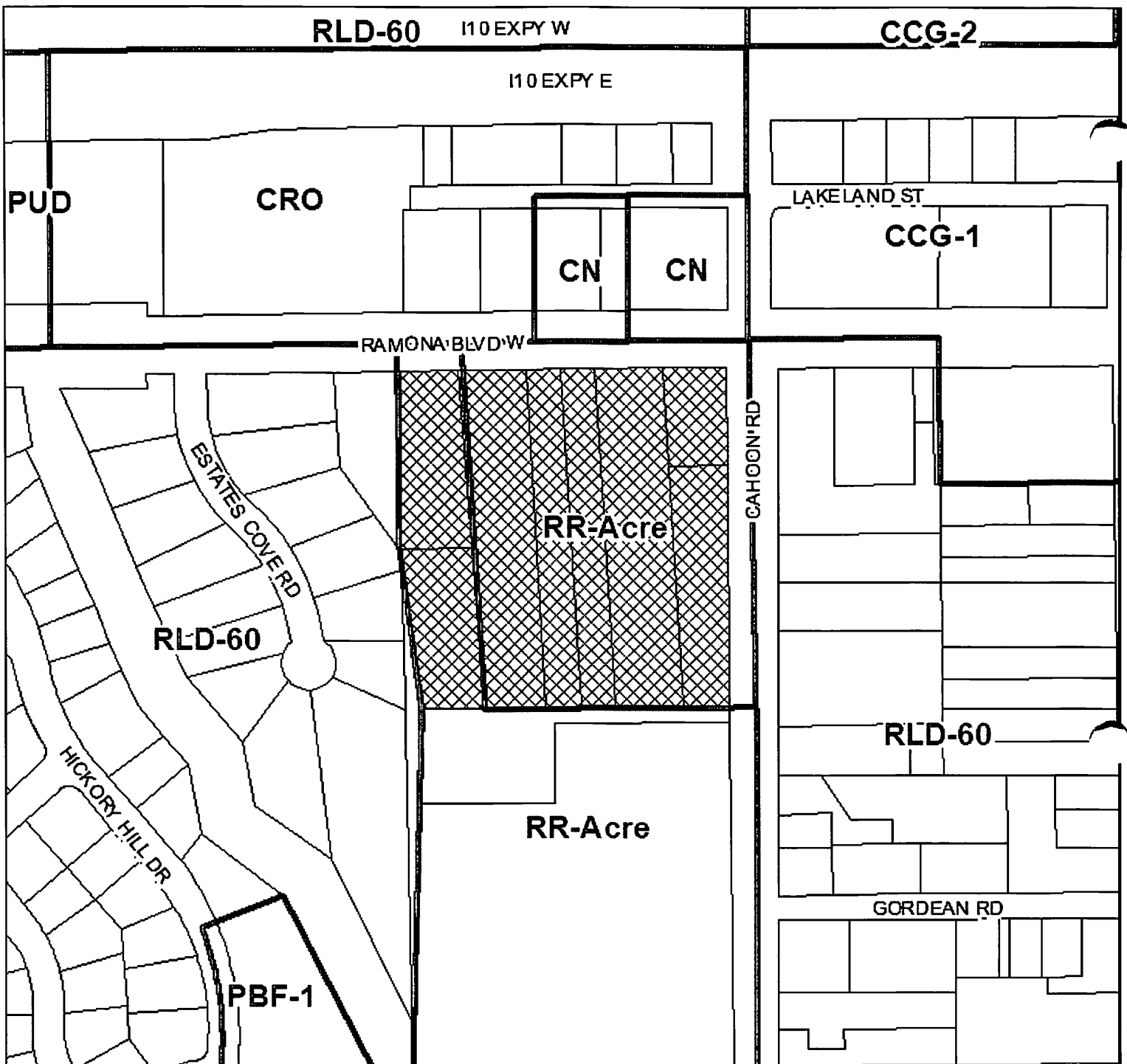
THE EAST 44 FEET OF THE NORTH ½ OF TRACT 4, AND THE WEST 18 FEET OF THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE EAST ONE HUNDRED TWENTY-FOUR FEET (124') OF THE WEST ONE HUNDRED FORTY TWO FEET (142') OF THE NORTH ½ OF TRACT 3, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel ID 07023-0000

THE EAST 124 FEET OF THE WEST 224 FEET OF THE NORTH ½ OF TRACT 4, BLOCK 4, JACKSONVILLE HEIGHTS, SECTION 22, TOWNSHIP 2 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING IS A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF RAMONA BOULEVARD (A 100-FOOT PUBLIC RIGHT-OF-WAY, BEING A PAVED ROAD) WHICH IS 100 FEET EAST OF THE WEST LINE OF SAID TRACT 4: THENCE PROCEED NORTH 09 DEGREES 14 MINUTES 31 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 124.00 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 49 SECONDS EAST DEPARTING SAID RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6352, PAGE 1837, A DISTANCE OF 611.93 FEET; THENCE SOUTH 09 DEGREES 05 MINUTES 21 SECONDS WEST ALONG THE NORHT LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6016, PAGE 803, A DISTANCE OF 107.50 FEET TO THE SOUTHEAST CORNER OF THE LANDS IN OFFICIAL RECORDS VOLUME 6016, PAGE 803; THENCE NORTH 03 DEGREES 37 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6016, PAGE 803, A DISTANCE OF 612.82 FEET TO THE POINT OF BEGINNING.

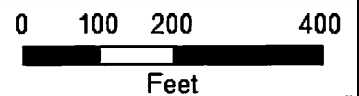
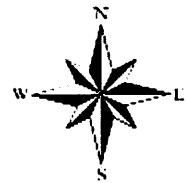
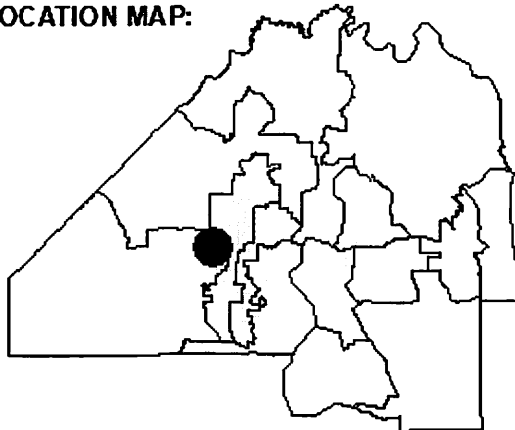


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

ORDINANCE NUMBER:

ORD-2021-0573

TRACKING NUMBER

T-2021-3602

**EXHIBIT 2
PAGE 1 OF 1**

RAMONA PUD
Written Description
August 22, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 007018-0010, 007018-0020, 007019-0000, 007020-0000, 007023-0000, 007023-0010, 007022-0010, 007022-0020
- B. Current Land Use Designation: LDR
- C. Proposed Land Use: MDR
- D. Current Zoning District: RR-Acre
- E. Proposed Zoning District: PUD

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

Shepherd Chase LLC of Jacksonville Florida, Inc. (the “Applicant”) proposes to rezone approximately 8.44 +/- acres of property from Rural Residential Acre (“RR-Acre”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”**

The subject property (“Property”) is currently owned by the applicant and Renee McNulty. The property is located on Ramona Boulevard West between Cahoon Road and Estate Cove Road, as shown on **Exhibit “K”**. The property will be designated Medium Density Residential (“MDR”) in the Future Land Use Map in the City’s Comprehensive Plan and is currently vacant. The gross density is approximately ten (9.9) units per acre which is less than the maximum of (20) units per acre per Section 656.306 of the Zoning Code.

The proposed multifamily product will consist of twelve buildings containing 5-8 units per building for a maximum of 84 units, as depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, and landscaping are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Multi-Family units: 84 units/8.44 acres = 9.9 units per acre.

B. Site Development Standards

1. *Permitted Uses and Structures:* All uses permitted within the Residential Medium Density (“RMD-D”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width):*
 - a. Width – 16 feet
 - b. Area – 1,760 sq ft (interior)
4. *Maximum lot coverage by all buildings and structures: 70%*
5. *Minimum setback requirements:*
 - a. Front – 20 feet from face of garage
 - b. Side – 0 feet interior/ 10 feet for end units
 - c. Rear – 10 feet
6. *Maximum height of structures: 35 feet*

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided through Ramona Boulevard as shown on the PUD Site Plan. The access as shown on the PUD Site Plan and interior road will be publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

Per section 656.420 recreation/open space is not required for multifamily developments with less than 100 units. Since this development has a total of 84 units, the developer is exempt from this requirement.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

D. Signage

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the development on Ramona Boulevard. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

A minimum of (2) two parking spaces shall be provided for each lot and one additional parking spot for every three units for a total of (28) twenty-eight additional parking spots.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

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

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways

shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Phasing.

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any. Construction will be completed in one phase.

K. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

L. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and lot size, the proposed development cannot reasonably meet certain requirements of the Zoning Code and therefore requires a PUD.

N. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below. This PUD will assure the surrounding property owners the location of the ponds, buffers, and maximum number of units.

| Element | Zoning Code | Proposed PUD | Reasoning |
|---------|--|--|--|
| Buffer | For multi-family uses: Not required | For multi-family uses: Buffer around entire project | This PUD allows for an extensive buffer around the entire project which will remediate any impact the project may have with the adjacent properties. |

O. Names of Development Team

Agent: Hart Resources, LLC

Planner/Engineer: HALFF Associates, Inc.

P. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR – Medium Density Residential land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

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

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners’ association.

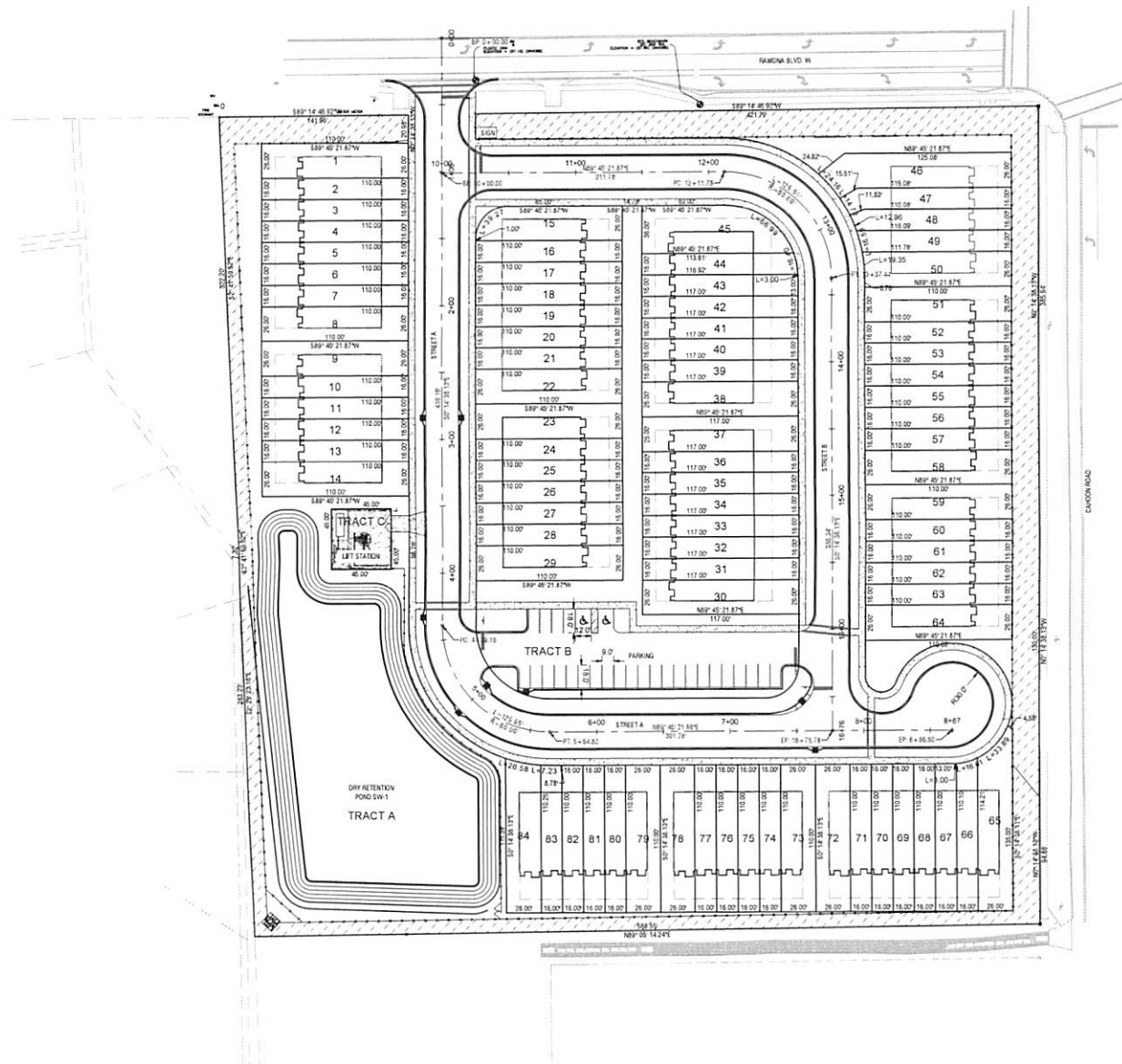
G. Usable Open spaces, Plazas, Recreation Areas: The PUD is exempt from the recreation/common area per Section 656.420 of the Zoning Code.

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

I. Listed Species Survey: Not required.

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. Sidewalks, Trails, and Bikeways: Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.



LEGEND

- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- PROPOSED LOT LINES
- LANDSCAPE BUFFER
- PROPOSED SETBACKS
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPOSED FENCE

SITE PARKING DATA TABLE

PROPOSED USE: SINGLE FAMILY (TOWNHOUSE)

| PARKING | REQUIRED | MAXIMUM | PROVIDED |
|---------------|----------|-------------|----------|
| TOTAL VEHICLE | 28 | - | 28 |
| STANDARD | 26 | - | 26 |
| ADA | 2 | - | 2 |
| MOTORCYCLE | 0 | 5% OF TOTAL | 0 |
| BICYCLE | 0 | - | 0 |

- NOTES**
- YARD AND LOT COVERAGE REQUIREMENTS PER CITY OF JACKSONVILLE CODE OF ORDINANCES SECTION 656.414 (A) (1).
 - SIGN SETBACK PER CITY OF JACKSONVILLE CODE OF ORDINANCES SECTION 616.1301 (1) (2).
 - PARKING REQUIREMENTS PER CITY OF JACKSONVILLE CODE OF ORDINANCES SECTION 656.604.

SITE LOT DATA TABLE

| | | |
|----------------------------|-----------------------|-----------------|
| SITE AREA | 367,648 SF (8.44 AC) | |
| BUILDING AREA | 81,684 SF (1.88 AC) | |
| IMPERVIOUS AREA | 175,735 SF (4.03 AC) | |
| NUMBER OF LOTS | 65 | |
| INTERIOR LOTS MIN. AREA | 1,760 SF | |
| CORNER/END LOTS MIN. AREA | 2,860 SF | |
| EXISTING ZONING | RR-ACRE | |
| PROPOSED ZONING | PUD | |
| YARD REQUIREMENTS | REQUIRED | PROVIDED |
| MINIMUM FRONT | 20' | 20' |
| MINIMUM SIDE END UNIT | 10' | 10' |
| MINIMUM SIDE INTERIOR UNIT | 0' | 0' |
| MINIMUM REAR | 10' | 10' |
| SIGN SETBACK | 10' FROM RIGHT-OF-WAY | |
| LOT REQUIREMENTS | MAXIMUM | PROVIDED |
| 1F LOT COVERAGE (BUILDING) | 70% | 70% |
| 2F LOT COVERAGE (BUILDING) | 70% | 43% |
| 3F LOT COVERAGE (BUILDING) | 70% | 32% |



SHEPHERD'S CHASE

SHEPHERD'S CHASE LLC

HALFF

7607 SAN MICKELSON ROAD EAST, SUITE 200
 JACKSONVILLE, FL 32216
 PHONE: 904.726.8360 WWW.HALFF.COM
 FL. LIC. 20006465

PROJECT NAME: SHEPHERD'S CHASE
 PROJECT NO: 45434.001
 ISSUED: 8/9/2022
 DRAWN BY: ND
 CHECKED BY: CBS
 SCALE: 1" = 40'

SEAL

CODY B. SMITH, PE
 FL LICENSE # 81393

PERMIT SET - NOT FOR CONSTRUCTION

SITE PLAN

C-100

EXHIBIT F

PUD Name

SHEPHERD'S CHASE

Land Use Table

| | | | |
|--|------|---------|-------|
| Total gross acreage | 8.44 | Acres | 100 % |
| Amount of each different land use by acreage | | | |
| Single family | 4.02 | Acres | 48 % |
| Total number of dwelling units | 84 | D.U. | |
| Multiple family | | Acres | % |
| Total number of dwelling units | | D.U. | |
| Commercial | | Acres | % |
| Industrial | | Acres | % |
| Other land use | 0.33 | Acres | 4 % |
| Active recreation and/or open space | 2.29 | Acres | 27 % |
| Passive open space | | Acres | % |
| Public and private right-of-way | 1.80 | Acres | 21 % |
| Maximum coverage of buildings and structures | 1.88 | Sq. Ft. | 22 % |