

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.: 2021-744 **Application for: Kirk Russell 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**

This rezoning is subject to the following exhibits:

1. The original legal description dated May 21, 2021
2. The original written description dated September 2, 2021
3. The original site plan dated June 20, 2021

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: None

Planning Department conditions:

1. Norman Avenue, south of Russel Avenue is not maintained by the City of Jacksonville. There shall be no access from the proposed subdivision to Norman Avenue.
2. Request for sidewalks installed on one side of the street is denied. Follow standards found in section 654.133 of the Code of Subdivision Regulations.

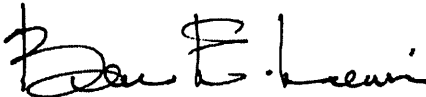
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There was one speaker in opposition whose concern was increased flooding from six new single family homes, contamination of well water, and narrow width of existing roads. The Commissioners felt bringing water and sewer to the area offsets the small lots.

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-0744 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 **2021-0744** to Planned Unit Development.

Location: 0 Kirk Road, Between Russell Avenue and Kirk Road

Real Estate Numbers: 108316 0000; 108315 0250; 108265 0050; 108265 0100

Current Zoning District: Residential Low Density-100A (RLD-100A)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 6 – North

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

Owner: David Jennings
PO Box 24655
Jacksonville, Florida 32241

Roger Schelsier
3530 New Berlin Road
Jacksonville, FL 32226

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0744** seeks to rezone approximately 11.82± acres of land from Residential Low Density-100A (RLD-100A) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a maximum of 66 single-family dwelling units.

The proposed lots will be a mixture of lots ranging from 40 to 50 feet in width, with lot sizes ranging from 4,000 to 4,500 square feet.

Located within the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan, the proposed density of the project will not exceed the land use category's seven units per acre.

The property located between and fronts Russell Avenue to the north and fronts Kirk Road to the south. Both streets are classified as local roadways according to the City's Functional Highway Classifications Map. According to a JEA letter dated August 8, 2021 both centralized water and sanitary sewer mains are located within the Main Street North right-of-way 800 feet to the west from the application site. Connection to both water and sewer is required to develop on lots smaller than one half of an acre and connection to one or the other utilities is required to develop on lots smaller than one quarter of an acre.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. Sixty-six single-family buildings lots is consistent within the LDR land use category.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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 (FLUE):

Policy 1.2.9

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

The subject property is located in the Rural Development Area and according to the attached JEA Availability Letter, **2021-1376**, the proposed development shall connect to City water and sewer.

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 directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

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.

The proposed rezoning to a PUD would allow for residential infill on traditionally vacant and underutilized parcels in the Pecan Park area. The PUD will also allow for a greater variety of residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element (ROSE):

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The proposed rezoning shall adhere to the policy mentioned herein once development of the site commences.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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 the subject parcels for a single-family dwelling development. Moreover, 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 with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation standards shall be in accordance with Section 656.420(c) of the Zoning Code.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via Kirk Road, and Russell Avenue.

(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 proposed development is located east of Main Street, in the Pecan Park area, where single-family dwellings are the predominate use. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Property Use</u>
North	LDR	RLD-100A	Single-Family Dwellings
South	LDR	RLD-120	Single-Family Dwellings
East	LDR	RLD-100A	Single-Family Dwellings
West	LDR/CGC	RLD-100A/PUD 2009-0141	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in an updated memo provided by JEA dated October 14, 2021, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal.

School Capacity:

Based on the Development Standards for impact assessment, the 11.82± acre proposed PUD rezoning has a development potential of 66 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and

high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S.

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have direct access via Russell Avenue and Kirk Road. Furthermore, the following comments were issued from the Traffic Engineer: Staff supports the Engineer's findings and forwards to you the following:

- Norman Avenue, south of Russel Avenue is not maintained by the City of Jacksonville. There shall be no access from the proposed subdivision to Norman Avenue.

Below are comments that were received from the Transportation Planning Division:

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. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands

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 subject site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

According to the submitted written description date September 2, 2021, pedestrian access shall be provided by sidewalks installed on one side of the street.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 20, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0744** be **APPROVED** with the following exhibits:

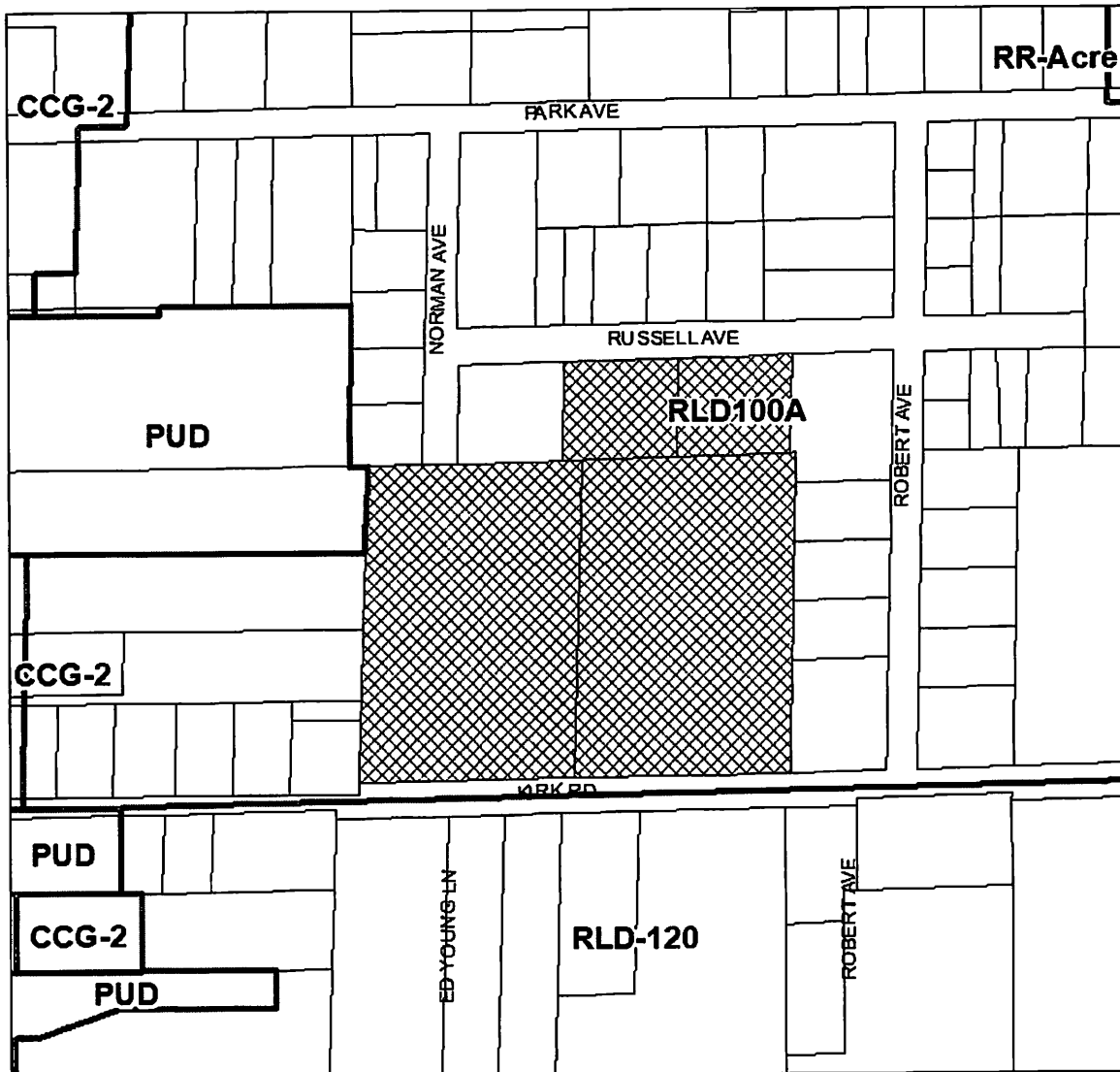
- The original legal description dated May 21, 2021
- The original written description dated September 2, 2021
- The original site plan dated June 20, 2021

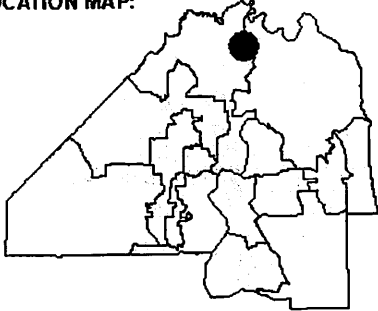

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0744** be **APPROVED** with the following **CONDITIONS**:

1. Norman Avenue, south of Russel Avenue is not maintained by the City of Jacksonville. There shall be no access from the proposed subdivision to Norman Avenue.
2. Request for sidewalks installed on one side of the street is denied. Follow standards found in section 654.133 of the Code of Subdivision Regulations.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-100A</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER ORD-2021-0744</p>	<p>TRACKING NUMBER T-2021-3642</p>	<p>COUNCIL DISTRICT: 2</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0744 **Staff Sign-Off/Date** KPC / 08/12/2021

Filing Date 09/27/2021 **Number of Signs to Post** 6

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 M & M DAIRY INC; THE EDEN GROUP INC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3642

Application Status PENDING

Date Started 07/01/2021

Date Submitted 07/01/2021

General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

Company Name
LAW OFFICE OF PAUL M. HARDEN

Mailing Address
1431 RIVERPLACE BLVD, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043965731		PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
JENNINGS	DAVID	

Company/Trust Name

Mailing Address
PO BOX 24655

City	State	Zip Code
JACKSONVILLE	FL	32241

Phone	Fax	Email

Last Name	First Name	Middle Name
SCHESLIER	ROGER	

Company/Trust Name

Mailing Address
3530 NEW BERLIN RD

City	State	Zip Code
JACKSONVILLE	FL	32226

Phone	Fax	Email

Last Name JENNING **First Name** RAYMOND **Middle Name**

Company/Trust Name

Mailing Address
10784 PACER CT

City JACKSONVILLE **State** FL **Zip Code** 32257

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 108316 0000	2	6	RLD-100A	PUD
Map 108315 0250	2	6	RLD-100A	PUD
Map 108265 0050	2	6	RLD-100A	PUD
Map 108265 0100	2	6	RLD-100A	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 11.82

Development Number

Proposed PUD Name KIRK RUSSELL PUD

Justification For Rezoning Application

TO PROVIDE A MIX OF RESIDENTIAL USES IN A MORE PRODUCTIVE MANNER THAN THE TYPICAL APPLICATION OF THE ZONING CODE.

Location Of Property

General Location

BETWEEN KIRK RD AND RUSSELL AVE, WEST OF MAIN ST.

House #	Street Name, Type and Direction	Zip Code
0	KIRK RD	32218

Between Streets

KIRK RD and RUSSELL AVE

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 | |
| 11.82 Acres @ \$10.00 /acre: | \$120.00 |
| 3) Plus Notification Costs Per Addressee | |
| 53 Notifications @ \$7.00 /each: | \$371.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,760.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

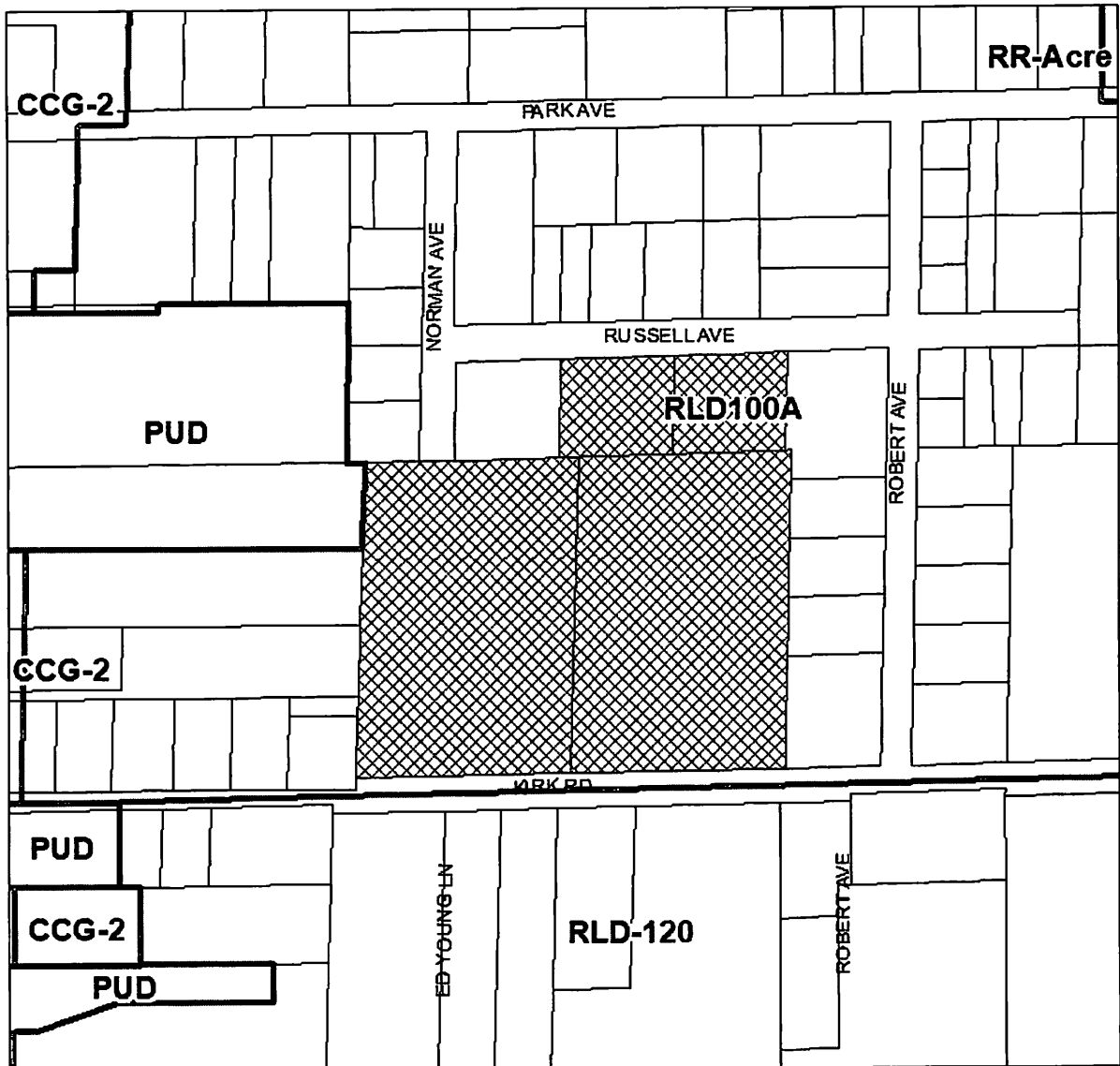
ORDINANCE _____

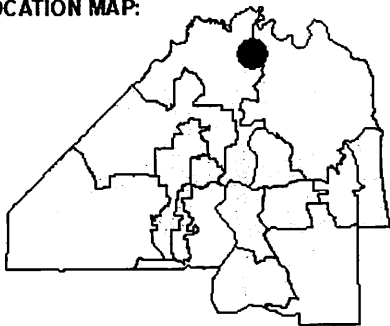
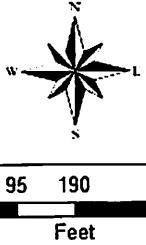
May 21, 2021

Legal Description

BEING LOTS 25 AND 26 OF PLEASANT PARK, AS RECORDED IN PLAT BOOK 9, PAGE 31, LESS THE SOUTHERLY 15 FEET LYING IN THE COUNTY ROAD TOGETHER WITH LOTS 84 THROUGH 91, BLOCK 4, PLEASANT PARK TERRACE, AS RECORDED IN PLAT BOOK 11, PAGE 39 ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THE LAND THUS DESCRIBED CONTAINING 11.82 ACRES, MORE OR LESS



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-100A</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER ORD-2021-0744</p>	<p>TRACKING NUMBER T-2021-3642</p>	<p>COUNCIL DISTRICT: 2</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

PUD WRITTEN DESCRIPTION
Kirk Russell Road PUD
September 2, 2021
RE # 108315-0250 & 108316-0000

I. PROJECT DESCRIPTION

- | | | |
|-----------|----------------------------|------------------------------|
| A. | Project Name: | Kirk Russell Road PUD |
| B. | Project Architect/Planner: | Corner Lot Development Group |
| C. | Project Engineer: | Corner Lot Development Group |
| D. | Project Developer: | Corner Lot Development Group |

The subject property is identified under Real Estate Numbers 108315-0250 & 108316-0000. The property contains 11.82 acres on the East side of Main Street, south of Pecan Park Road. Currently, the property has an LDR Future Land Use Map designation, with RLD-100A zoning designation. This PUD will allow up to 60 detached single-family homes.

II. QUANTITATIVE DATA

- | | |
|---|------------------------------|
| Total Acreage: | 11.82 acres |
| Total Number of Dwelling Units: | Up to 66 Single family units |
| Total amount of non-residential floor area: | N/A |
| Total amount of active recreation area: | N/A |
| Total amount of passive/open space: | 1.32 acres |
| Total amount of public/private rights of way: | TBD |
| Total amount of land coverage of all buildings and structures over the entire property: | 7.68 acres |
| Phase schedule of construction (include initiation dates and completion dates): | Single phase construction |

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures

- (1) Single-family dwellings.
- (2) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.

B. Permitted Use and Structures by Exception.

N/A

C. Permitted Accessory Use and Structures.

1. Accessory uses allowed in accordance with Section 656.403.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot requirements (Yellow lots on site plan).
 - a. Minimum lot width – 40 feet.
 - b. Minimum lot area – 4,000 square feet.
- (2) Minimum lot requirements (Green lots on site plan).
 - a. Minimum lot width – 50 feet.
 - b. Minimum lot area – 4,500 square feet.
- (3) Maximum lot coverage – 65%.
- (4) Minimum yard requirements.
 - a. Front – 20 feet.
 - b. Side – 3 feet.
 - c. Rear – 10 feet.
- (5) Maximum height of structures - 35 feet.

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.

(2) Vehicular Access:

Vehicular access to the property shall be via Kirk Road, Russell Avenue and Norman Avenue, substantially as shown on 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:

Pedestrian access shall be provided by sidewalks installed on one side of the street.

C. Signage.

All signs shall meet the requirements of Part 13 of the Zoning Code.

D. Landscaping.

The Property shall be developed in accordance with Part 12 of the Zoning Code.

E. Recreation and Open Space.

Recreation standards shall be in accordance with §656.420(c), Zoning Code.

F. Utilities.

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA. Water, Sanitary Sewer and Electric will be provided by JEA.

G. Wetlands.

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

H. Site Plan and Modifications.

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals, however, all final designs shall be consistent with the location and massing as shown on the site plan.

V. 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.

VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is compatible with the City of Jacksonville 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by providing a transition in intensity of uses and building height. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of urban design of the site;
- B. Allows for a mix of products but are nonetheless consistent with adjoining uses;
- C. A mix of product allows for a more efficient use of the land;
- D. Provide an environment that will meet the characteristics of the surrounding area.
- E. Supportive of property values and a substantial improvement of the quality of development potential on the property as of the date hereof; and,
- F. Proposes land uses and intensities which will meet certain planning goals and create a balance for the community.

VII. DEVIATIONS REQUESTED.

None

VIII. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** According to the Future Land Use Map Series (FLUMs) of the 2030 Comprehensive Plan, the designated Land Use Category is LDR. If the PUD is approved, the site will be consistent with the LDR Land Use Category and the Comprehensive Plan.
- B. **Consistency with the Concurrency Management System.** The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO).
- C. **Allocation of Commercial Land Use.** This is a residential PUD.
- D. **Internal Compatibility Vehicular Access.** The proposed PUD contains limitations of the uses permitted on the subject Property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, and other issues relating to

common areas and vehicular and pedestrian traffic. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the Development Services Division.

- E. External Compatibility/Intensity of Development.** The Property is located in an existing residential area along North Main Street. The aesthetic and design guidelines will be consistent with the residential development in the general area.
- F. Recreation/Open Space.** As per the 2030 Comprehensive Plan. The lake or water feature will be used as passive recreation for the site.
- G. Impact on Wetlands.** Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. Listed Species Regulations.** A listed species survey will not be required.

RUSSELL AVE

NORMAN AVE

KIRK RD

RLD 100A

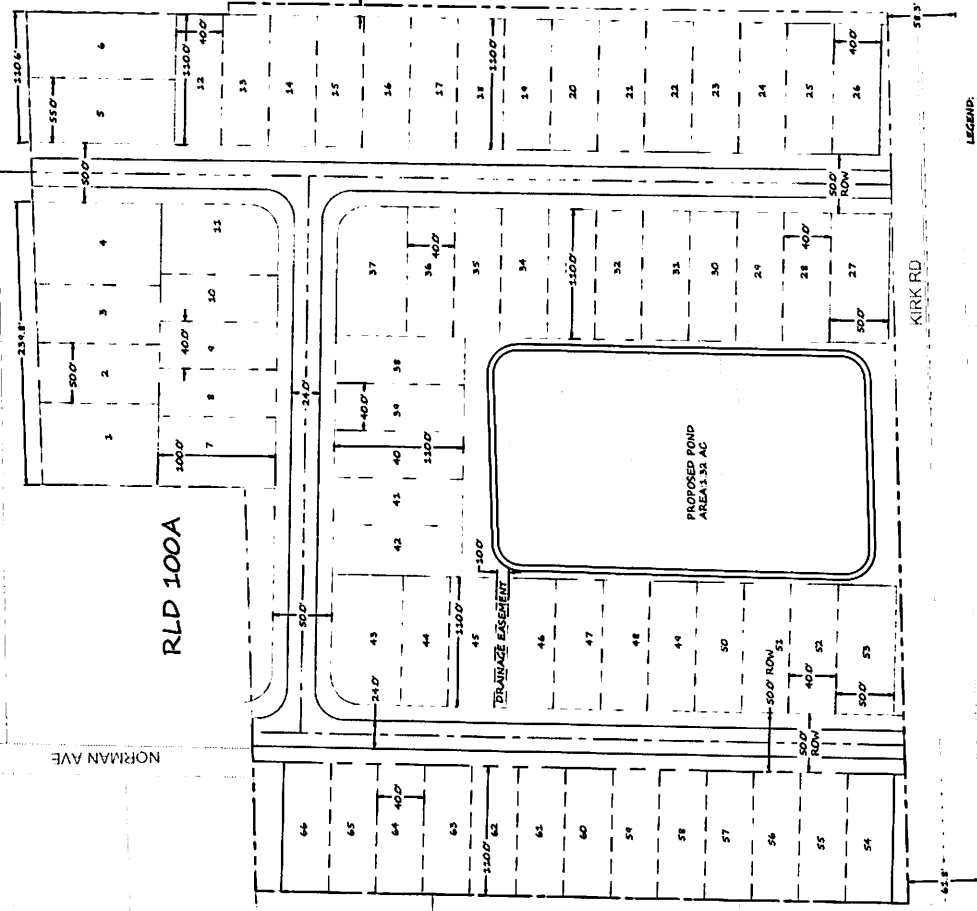
RLD 120

PUD

PUD

CCG-2

MAIN ST N



LEGEND:
 TOTAL PROPOSED SITE AREA 11.21 AC
 PROPOSED POND AREA 1.35 AC

SINGLE FAMILY LOTS 50' WIDE 4 LOTS
 SINGLE FAMILY LOTS 40' WIDE 4 LOTS
 TOTAL 8 LOTS

CORNER LOT
 DEVELOPMENT GROUP

BREEZE HOMES
 SIMPLER.

CORNER LOT
 LIVING

CONCEPT PLAN
 KIRK RUSSELL ROAD
 DUVAL COUNTY, FLORIDA

DATE: 06-20-2021

SCALE BAR
 1" = 40'

N
 W E
 S

EXHIBIT F

PUD Name: Kirk Russell PUD

Land Use Table

Total gross acreage	11.82 acres	100%
Single family	10.50 acres	
Total number of dwelling units	Up to 66	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space		
Passive open space	1.32 acres	
Public and private right-of-way		
Maximum coverage of buildings and structures	7.68 acres	