

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

October 6, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-668 Application for: West Ortega Landing PUD

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

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

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

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated June 10, 2022.**
- 2. The original written description dated August 1, 2022.**
- 3. The original site plan dated March 23, 2022.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1. The development shall be subject to the Transportation Planning Division memorandum dated September 23, 2022 or as otherwise approved by the Planning and Development Department.**

Planning Department conditions:

- 1. The development shall be subject to the Transportation Planning Division memorandum dated September 23, 2022 or as otherwise approved by the Planning and Development Department.**

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

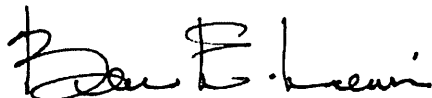
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

Alex Moldovan, Chair	Absent
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Jordan Elsbury	Absent
Joshua Garrison	Aye
David Hacker	Absent
Nicole Padgett (Alternate)	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 2022-668 TO****PLANNED UNIT DEVELOPMENT****OCTOBER 6, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-668 to Planned Unit Development.

Location: 6133 Blanding Boulevard between Westconnett Boulevard and Anderson Road

Real Estate Number(s): 097727-0100

Current Zoning District(s): Residential Medium Density-A (RMD-A)
Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)
Community General Commercial (CGC)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Applicant/Agent: Elizabeth Moore Rothenberg, Esquire
Sodl and Ingram, PLLC
233 East Bay Street, Suite 1113
Jacksonville Florida 32034

Owner: Patricia W. Banks
105 River Road
Jacksonville Florida 32189

Melissa W. Church

Judith A. Wilson

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-668 seeks to rezone approximately 4.06 acres of land from Residential Medium Density-A (RMD-A) and Commercial Community General-2 (CCG-2) to PUD. The rezoning to PUD is being sought to allow a maximum of 50 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 Medium Density Residential (MDR) and Community General Commercial (CGC) 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-5735-22C (Ordinance 2022-667) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5735-22C 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.

Policy 1.1.22 Future development orders, development permits, and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban

service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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.

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.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR) and Community General Commercial (CGC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5735-22C (Ordinance 2022-667) that seeks to amend the portion of land that is within the Medium Density Residential (MDR) and Community General Commercial (CGC) land use category to Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. MOB # 114735.0 / CRC # 114735.1 / City Dev # 10428.000: West Ortega Landing: Townhomes: 50 townhome units / \$56,573 mobility fee due prior to permitting.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development. 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: Based on the written description and site plan, the streetscape will be similar to the adjacent developments. The proposed townhomes will face an interior cul-de-sac and no unit will have direct frontage on Westconnett Blvd.
- The treatment of pedestrian ways: The site plan shows a sidewalk from the development to Westconnett Boulevard. There is an existing sidewalk on both sides of Westconnett Blvd.
- The use and variety of building setback lines, separations, and buffering: The intended plan of development is using similar development standards for townhomes.
- The use and variety of building groupings: The site plan shows seven buildings, with 6 or 8 units per building.
- Traffic and pedestrian circulation patterns: The development will have a single cul-de-sac from Westconnett Blvd.

(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: On the east side Westconnett Blvd. are single family dwellings, between Westconnett Blvd and Blanding Blvd. are a mix of commercial, office uses and some residential. The proposed townhomes will be a transition from the commercial uses and the single family uses.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	PUD (06-217)	Mobile home

	CGC		Undeveloped – proposed commercial uses
	BP		
South	CGC	CCG-2	Auto service garages, roofing company
East	LDR	RLD-60	Single family dwellings
West	CGC	PUD (07-225)	Undeveloped – proposed multi-family

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as multi-family residential development. The PUD is appropriate at this location because of the mix of residential and commercial uses in the area.

- The existing residential density and intensity of use of surrounding lands: On the east side Westconnett Blvd. are single family dwellings, between Westconnett Blvd and Blanding Blvd. are a mix of commercial, office uses and some residential. The proposed townhomes will be a transition from the commercial uses and the single family uses.
- The availability and location of utility services and public facilities and services: JEA has indicated there are water and sewer mains along Westconnett Blvd.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Westconnett Blvd. is classified as a Collector Roadway.

(7) Usable open spaces plazas, recreation areas.

Due to the number of units, a recreation area is not required.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 6, 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 2022-668 be **APPROVED with the following exhibits:**

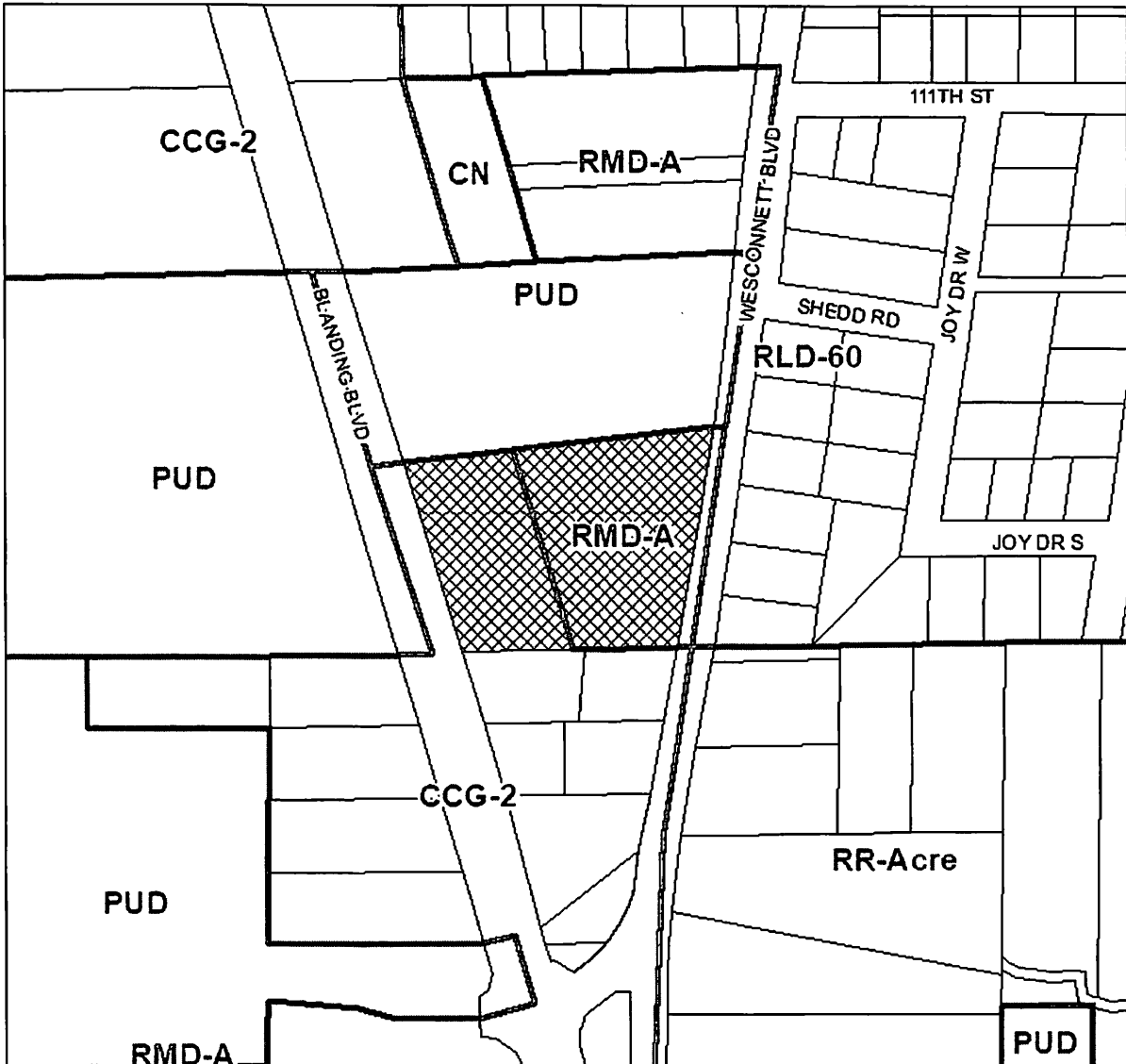
1. The original legal description dated June 10, 2022.
2. The original written description dated August 1, 2022.
3. The original site plan dated March 23, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-668 be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

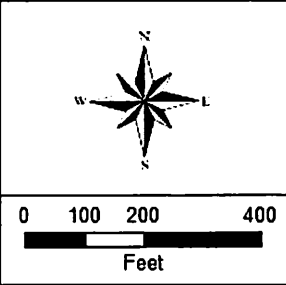
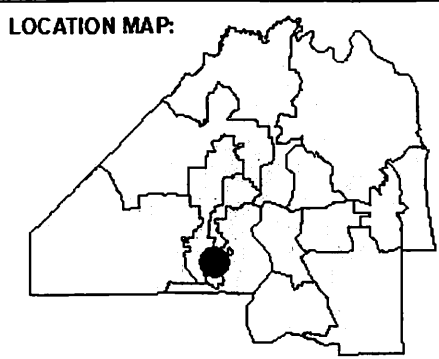
1. The development shall be subject to the Transportation Planning Division memorandum dated September 23, 2022 or as otherwise approved by the Planning and Development Department.



Aerial view of subject property.



REQUEST SOUGHT:
 FROM: RMD-A & CCG-2
 TO: PUD



COUNCIL DISTRICT:
 9

ORDINANCE NUMBER
 ORD-2022-0668

TRACKING NUMBER
 T-2022-4330

EXHIBIT 2
 PAGE 1 OF 1



ONE CITY. ONE
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City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
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TRANSPORTATION REVIEW

DATE: September 23, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: West Ortega PUD 2022-0668 (L-5735-22C)

Background Information:

The subject site is approximately 4.06 of an acre and is accessible from Wesconnett Blvd, a collector facility. Wesconnett Blvd is currently operating at 53.1% of capacity. This segment of Wesconnett Blvd has a maximum daily capacity of 15,479 vehicles per day (vpd) and average daily traffic of 8,219 vpd.

This PUD is a companion to pending small-scale land use application L-5735-22C (2022-0667). The applicant requests 50 dwelling units of multi-family (ITE Code 215), which could produce 360 daily trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum the West Ortega PUD 2022-0668 dated 09/23/2022.



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City of Jacksonville, Florida

Lenny Curry, Mayor

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MEMORANDUM

DATE: September 23, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: West Ortega PUD 2022-0668 (L-5735-22C)

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- There shall be no parking created in the city right of way.
- Wesconnett Blvd is a three-lane section. The center lane shall be modified to accept the new road.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0668 **Staff Sign-Off/Date** BEL / 08/17/2022
Filing Date 09/07/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 10/11/2022 **Planning Commission** 10/07/2022
Land Use & Zoning 10/18/2022 **2nd City Council** 10/25/2022
Neighborhood Association ARGYLE AREA CIVIC COUNCIL
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4330 **Application Status** PENDING
Date Started 06/08/2022 **Date Submitted** 06/10/2022

General Information On Applicant

Last Name ROTHENBERG **First Name** ELIZABETH **Middle Name** MOORE
Company Name
SODL AND INGRAM PLLC
Mailing Address
233 EAST BAY STREET, SUITE 1113
City JACKSONVILLE **State** FL **Zip Code** 32034
Phone 9044796425 **Fax** 9043472738 **Email** BETH.ROTHENBERG@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name BANKS **First Name** PATRICIA **Middle Name** WILSON
Company/Trust Name
Mailing Address
105 RIVER ROAD
City SATSUMA **State** FL **Zip Code** 32189
Phone **Fax** **Email**

Last Name CHURCH **First Name** MELISSA **Middle Name** W
Company/Trust Name
Mailing Address
City **State** **Zip Code**
Phone **Fax** **Email**

.....

Last Name **First Name** **Middle Name**
 WILSON JUDITH A

Company/Trust Name

Mailing Address

City **State** **Zip Code**

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	097727 0100	9	4	CCG-2	PUD
Map	097727 0100	9	4	RMD-A	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 #

5735

Total Land Area (Nearest 1/100th of an Acre) 4.06

Development Number

Proposed PUD Name WEST ORTEGA LANDING

Justification For Rezoning Application

PROPOSED DEVELOPMENT OF A RESIDENTIAL COMMUNITY CONSISTING OF UP TO 50 TOWNHOMES

Location Of Property

General Location

APPROXIMATELY 0.25 MILES NORTH OF BLANDING BOULEVARD AND 118TH STREET

House #	Street Name, Type and Direction	Zip Code
6133	BLANDING BLVD	32244

Between Streets

BLANDING BOULEVARD and WESCONNETT BOULEVARD

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

EXHIBIT 1

Legal Description

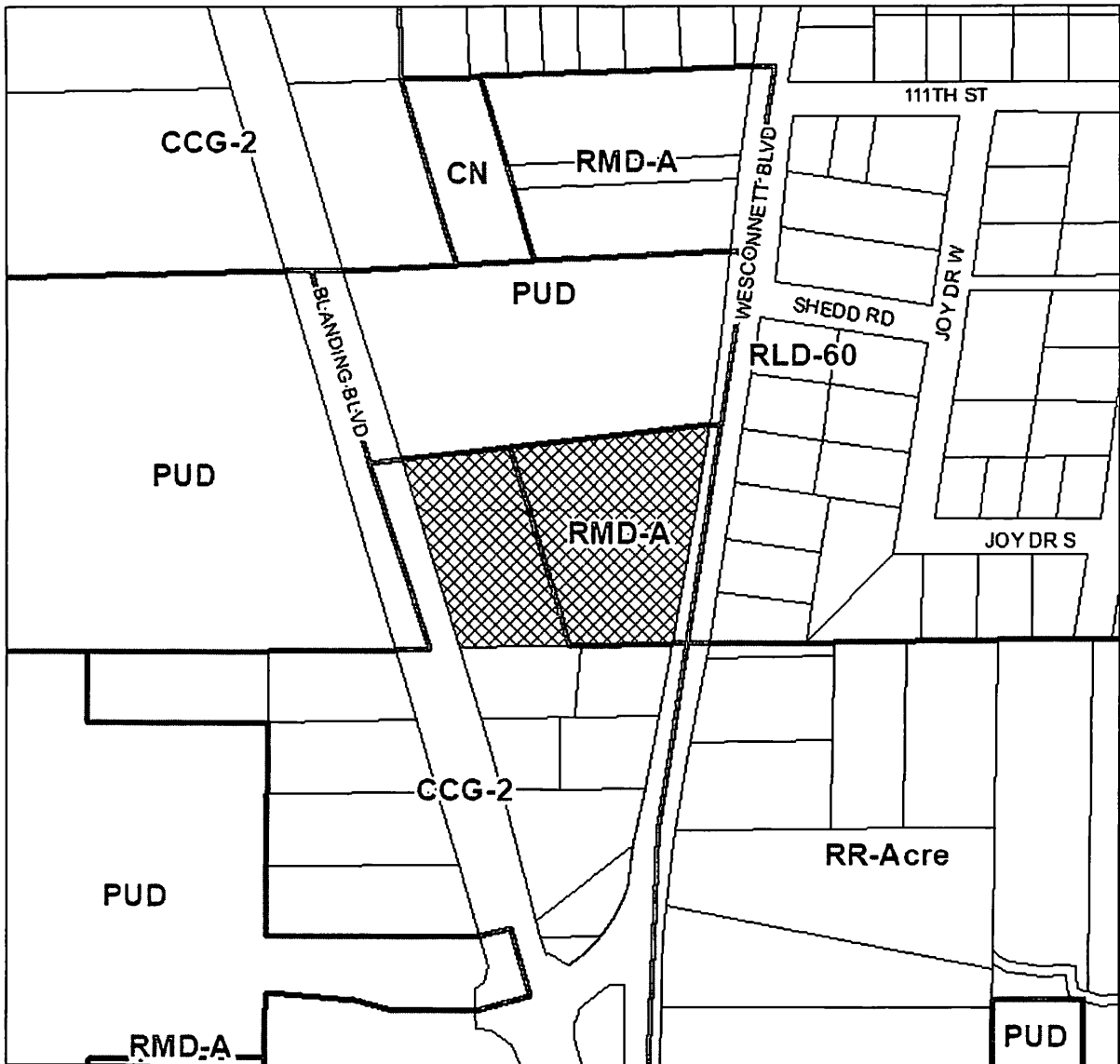
West Ortega Landing PUD

June 10, 2022

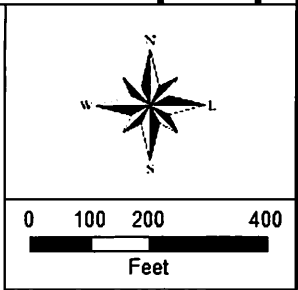
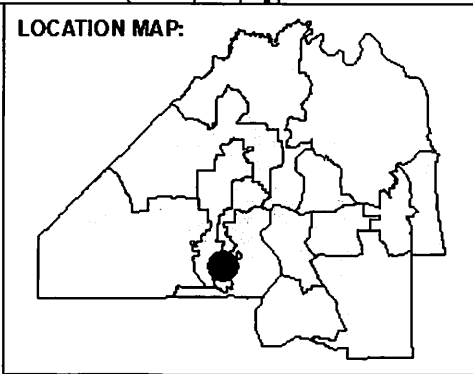
A PARCEL OF LAND BEING PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH RANGE 26 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT SITUATE IN THE EASTERLY RIGHT OF WAY LINE OF WESCONNETT BOULEVARD (AN 80 FOOT RIGHT OF WAY) AND 26.74 FEET NORTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF 111TH. STREET (A 66 FOOT RIGHT OF WAY), SAID POINT OF COMMENCEMENT BEING THE P.C. OF A CURVE IN SAID EASTERLY RIGHT OF WAY LINE OF WESCONNETT MANOR, AS RECORDED IN PLAT BOOK 27, PAGE 57 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 84 DEGREES 03 MINUTES 30 SECONDS WEST, 80.0 FEET TO THE P.C. OF A CURVE SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF WESCONNETT BOULEVARD; THENCE SOUTH 5 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF WESCONNETT BOULEVARD 329.96 FEET TO A POINT OF CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 5795.49 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AND SAID WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 272.13 FEET TO THE POINT OF BEGINNING SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 11 MINUTES 10 SECONDS WEST, 272.10 FEET; THENCE CONTINUE ALONG AND AROUND SAID CURVE TO THE RIGHT AND SAID WESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 121.74 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 07 MINUTES 59 SECONDS WEST, 121.73 FEET; THENCE SOUTH 09 DEGREES 44 MINUTES 09 SECONDS WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF WESCONNETT BOULEVARD 284.34 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5736, PAGE 1138 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88 DEGREES 47 MINUTES 13 SECONDS WEST, ALONG THE NORTHERLY BOUNDARYS OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5736, PAGE 1138, OFFICIAL RECORDS VOLUME 6662, PAGE 0941 AND OFFICIAL RECORDS VOLUME 6047, PAGE 1452 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 385.77 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 21 (BLANDING BOULEVARD); THENCE NORTH 17 DEGREES 25 MINUTES 16 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 21 (BLANDING BOULEVARD) 358.78 FEET; THENCE NORTH 83 DEGREES 15 MINUTES 22 SECONDS EAST, 564.41 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 4.05 ACRES MORE OR LESS.



REQUEST SOUGHT:
 FROM: RMD-A & CCG-2
 TO: PUD



COUNCIL DISTRICT:
 9

TRACKING NUMBER
 T-2022-4330

EXHIBIT 2
 PAGE 1 OF 1

EXHIBIT D

PUD Written Description

West Ortega Landing PUD

August 1, 2022

- I. PROJECT DESCRIPTION.** The Applicant proposes to rezone approximately 4.06 acres of property from CCG-2 (Commercial Community/General-2) and RMD-A (Residential Medium Density-A) to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit "E" (the "Site Plan"). The proposed PUD rezoning allow the development of a residential community of up to fifty (50) townhomes.

The subject property ("Property") is currently owned by Patricia Wilson Banks and David C. Church, and is more particularly described in the legal description attached as Exhibit 1. The Property is bordered to the west by Blanding Boulevard and to the east by Wesconnett Boulevard as shown on Exhibit "K" and currently is used for storage shed sales.

The Property is located in the "Urban Area" Development Area, and designated CGC (Community/General Commercial) and MDR (Medium Density Residential) on the Future Land Use Map in the City's Comprehensive Plan. Applicant is also separately seeking a small scale amendment to the Comprehensive Plan for the entire Property to be designated MDR.

The properties to the east are zoned RLD-60 (Residential Low Density-60); properties to the southeast are zoned RR-Acre (Rural Residential-Acre); properties to the south are zoned CCG-2; and properties to the west and north are zoned PUD. A combination of fencing, buffering, or landscaping, and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

CURRENT LAND USE DESIGNATION: CGC and MDR
CURRENT ZONING DISTRICT: CCG-2 and RMD-A
REQUESTED ZONING DISTRICT: PUD
REAL ESTATE NUMBERS: 097727-0100

II. USES AND RESTRICTIONS

A. Permitted uses and structures.

- 1.** Townhomes.
- 2.** Foster care homes.
- 3.** Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- 4.** Family day care homes meeting the performance standards and development criteria set forth in Part 4.
- 5.** Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
- 6.** Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
- 7.** Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, community center, leasing/management offices and similar uses.
- 8.** Mail center.
- 9.** Home occupations meeting the performance standards and development criteria set forth in Part 4.
- 10.** Excavations, lakes and ponds, dug as part of the development's stormwater retention system, subject to the regulations of Part 9 of the Zoning Code. Such excavations, lakes and ponds may be developed prior to submittal of construction plans for the subdivision improvements (i.e. 10-set/final engineering plans).
- 11.** Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.

- B. Density.** The maximum gross density of the PUD shall not exceed 13 units per gross acre. The PUD site plan proposes development of up to 50 dwelling units on the Property.
- C. Permitted accessory uses and structures.** Accessory uses and “accessory uses and structures in a residential district” are allowed in accordance with section 656.403, Jacksonville Zoning Code (April 25, 2022).
- D. Permissible uses by exception.** None
- E. Limitations on permitted or permissible uses by exception.** N/A
- F. Lot requirements.** Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments.
1. Minimum lot requirement (Width and Area): sixteen (16) feet wide and fourteen hundred (1,400) square feet in area
 2. Maximum lot coverage by buildings and structures at ground level: Seventy Percent (70%)
 3. Minimum yard requirements: The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - a. Front – 20 feet to the garage face and 15 feet to other portions of the building façade.
 - b. Side – 0 feet (Interior); 5 feet (End).
 - c. Rear – 10 Feet to the lot line or the top of bank of a pond, where the lot line extends into the pond. HVAC units may be placed in the required rear yard.
 4. Building height: The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (April 25, 2022).
- G. Impervious surface ratios.** The maximum impervious surface ratio is 75%.
- H. Recreation.** No recreation area is required; however, the owner reserves the right to provide recreation facilities onsite, either active or passive.

I. Differences from usual application of Zoning Code (comparing to RLD-TNH zoning).

1. Churches, golf courses and country clubs were omitted from the allowed list of uses. Also, none of the uses allowed by exception in RLD-TNH, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically permitted.
2. A PUD Site Plan is included with this application, showing the areas proposed for homes, stormwater pond(s), access, and recreation and/or open space areas. A rezoning to a conventional zoning district does not require a site plan.
3. The setback requirements are streamlined and clarified. Where sidewalks abut townhome front yards, the sidewalks will be within the right-of-way.
4. The minimum lot width is larger than that normally required in RLD-TNH.
5. The PUD zoning requires the establishment of a Property Owners Association to insure continued long-term operation and maintenance of common areas.

III. DESIGN GUIDELINES

A. Ingress, Egress, and Circulation.

1. Parking Requirements: A minimum of two (2) parking spaces will be provided for each unit plus one guest parking space per every three (3) units.
2. Vehicular Access: Vehicular access to the Property shall be provided via one access point from Wesconnett Boulevard. The final location of the access point is subject to the review and approval of the Development Services Division. Internal access within the Property shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

3. **Pedestrian Access:** Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the Code of Subdivision Regulations. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.
- B. Signage.** Signage shall be consistent with Part 13 of the Zoning Code (April 25, 2022), which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign under section 656.1312. The proposed development may include up to two (2) permanent, single-faced identity signs at the entrance of Wesconnett Boulevard, or one (1) permanent double-faced sign in the median of the entry road to the development. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height. Real estate and construction signs shall be allowed on each lot as provided for by sections 656.1306 and 656.1307.
- C. Landscaping.** Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (June 2, 2022) provided, however, that the minimum tree planting requirements for individual lots as required by section 656.1211 may be met by planting and/or preserving trees within the boundaries of the individual lots or alternatively within the common areas of the proposed development, depending on whether the size of individual lots can accommodate the trees. An uncomplimentary use buffer will be provided where required within this multi-family dwelling use consistent with the requirements of section 656.1216.
- D. Open Space.** At least 10 percent of the total development will be open space, which may consist of, in part, stormwater pond area.
- E. Utilities.** Electric, Water, and Sanitary Sewer service will be provided by JEA.
- F. Wetlands.** The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, U.S. Army Corps of Engineers, Florida Department of Environmental Protection, and all applicable local, state, and federal requirements (if any). There are no wetland impacts proposed.
- G. Stormwater retention.** Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
- H. Schedule.** Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within

the Property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the Property.

- I. **Continued operation and maintenance.** Long term, common areas will be maintained by a property owners' association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owners' association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.
- J. **Conformance to Zoning Overlay.** The Property is not within a zoning overlay district.

IV. **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. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. **JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION.** The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. **EXISTING SITE CHARACTERISTICS.** A portion of the Property is occupied by a storage shed sales business and its inventory of sheds and portable storage buildings. The remainder of the Property is primarily wooded.

VII. **PUD REVIEW CRITERIA**

- A. **Consistency with Comprehensive Plan.** The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives and Policies:

Goal 1 – To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the Property to PUD will allow for development consistent with residential uses in an area consisting of residential and commercial uses, and will also allow for a single-family townhome subdivision with more diversity in lot sizes in the immediate vicinity.

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.

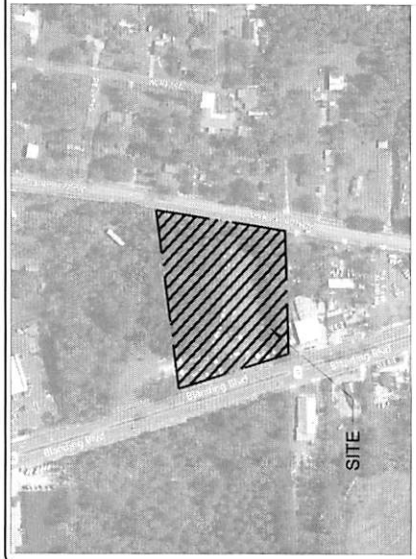
Analysis: The proposed zoning allows for an appropriate infill residential development in a growing transition area.

Objective 1.1 – Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses, and the Property has adequate access to public roads and utilities so as to allow for efficient development and growth. Development will allow for more efficient delivery of urban services in this area of Blanding Boulevard.

- B. Consistency with the Concurrency Management System.** The Property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.
- C. Allocation of residential land use.** The residential uses proposed in this PUD would be in an area primarily designated for medium density residential uses under the Comprehensive Plan.
- D. Internal compatibility/vehicular access.** The proposed uses are compatible with each other. Vehicular access is provided via Wesconnett Boulevard.
- E. External compatibility/intensity of development.** The proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses
- F. Recreation/open space.** Recreation and open space may be provided. Such area, if developed, shall be owned and maintained by an Owners Association.
- G. Impact on wetlands.** There are no wetland impacts proposed.

- H. **Listed species regulations.** Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.
- I. **Off-street parking & loading.** See the parking requirements proposed above. Parking will be provided for each home as required by Part 6 of the City of Jacksonville Zoning Code.
- J. **Sidewalks, trails, and bikeways.** The project will include provisions for internal pedestrian circulation. Sidewalks will be constructed as required by the 2030 Comprehensive Plan and Code of Subdivision Regulations.



VICINITY MAP

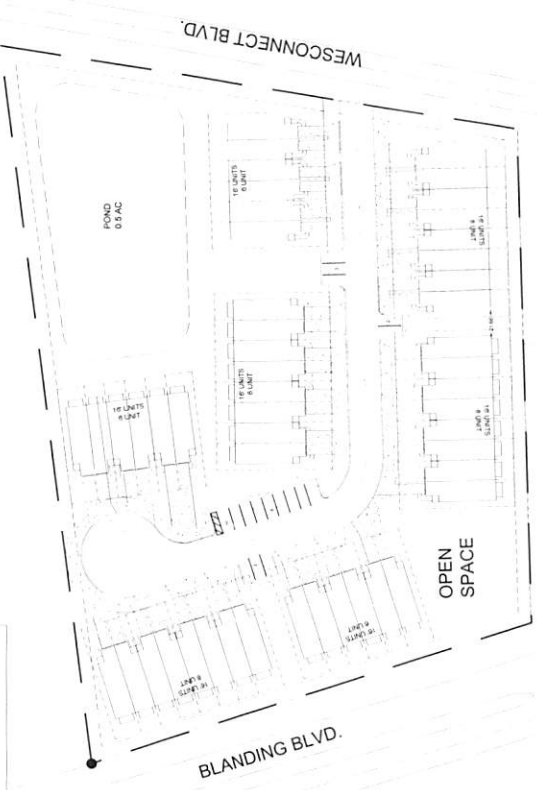
NTS

097727 0000
 0400 WESCONNECT BLVD
 JACKSONVILLE 32244
 4.81 AC

ZONING PUD
 FLU CCG2PMDR

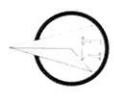
TOTAL GROSS ACREAGE	ACRES	4.04	100%
AMOUNT OF EACH DIFFERENT USE BY ACREAGE			
TOWNHOMES	1.8 ACRES +/-		44%
TOTAL NUMBER AND TYPE OF DWELLING UNITS BY EACH TIME OF SAME			
8 UNIT TOWNHOMES	18 DWELLING UNITS		
8 UNIT TOWNHOMES	32 DWELLING UNITS		
ACTIVE RECREATION AND/OR OPEN SPACE	N/A ACRES		0%
PASSIVE OPEN SPACE	1.3 ACRES +/-		33%
PUBLIC AND PRIVATE RIGHT-OF-WAY	5.84 +/- ACRES		17%
POUD	0.5 ACRES IN POND		12.32%
2.41 ACRES IMPERVIOUS			59%
1.68 ACRES PERVIOUS			41%
DEVELOPMENT STANDARDS			
LOT AREA	1440 S.F.		
LOT WIDTH	18 FEET		
LOT DEPTH	19 FEET		
MAX BUILDING HEIGHT	35 FEET		

MINIMUM LOT SETBACKS	9 FEET
FRONT YARD	19 FEET
REAR YARD	20 FEET
TOTAL UNITS	40
4 UNIT BUILDING	32
4 UNIT BUILDING	8
REQUIRED PARKING	2 SPACES PER UNIT PLUS 1 SP PER 3 UNITS = 116 SPACES
PARKING PROVIDE	2 SPACES PER UNIT PLUS 16 SPACES = 116 SPACES
LAND & ZONING INFORMATION	
CURRENT LAND USE DESIGNATION	CCG & MDR
CURRENT ZONING DISTRICT	IND & CCG-2
REQUESTED ZONING DISTRICT	PUD
REQUESTED ZONING DISTRICT PUD	
PERMITS	097727 0100
PERMITS	097727 0100



LEGEND

- BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK
- POND LINE
- ADJACENT PROPERTIES
- PAVEMENT



MULTIFAMILY
 CONCEPT
 PLAN

JOB NO: 2203
 DATE: March 23, 2022
 SCALE: AS SHOWN
 SHEET: 1

WEST ORTEGA LANDING
 FORESTAR

ADKINSON
 ENGINEERING
 6550 ST AUGUSTINE ROAD, SUITE 203
 JACKSONVILLE, FLORIDA 32217
 PHONE (904) 881-4206

ENGINEERS SEAL

EXHIBIT F

Land Use Table

West Ortega Landing PUD

June 10, 2022

Total Gross Acreage	4.06	100%
Amount of each different use by acreage:		
• Townhomes	1.8 Acres +/-	44%
Total number and type of dwelling units by each time of same:		
• Townhomes	50 dwelling units	
Active recreation and/or open space	N/A	0%
Passive open space	1.5 Acres +/-	39%
• Pond	0.5 Acres +/-	12.32%
Public and private right-of-way	0.66 Acres +/-	17%
Maximum lot coverage of buildings and structures at ground level:		70%
Maximum impervious surface ratio as required by section 654.129:		75%



Availability Letter

Elizabeth Moore

6/1/2022

Sodl & Ingram PLLC

233 East Bay Street, Suite 1113

Jacksonville, Florida 32034

Project Name: 6133 Blanding Boulevard PUD

Availability #: 2022-2194

Attn: Elizabeth Moore

Thank you for your inquiry regarding the availability of Electric, 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.

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

Susan West

 westsr@jea.com

(404) 665-7980

Availability Number: 2022-2194

Request Received On: 5/27/2022

Availability Response: 6/1/2022

Prepared by: Susan West

Expiration Date: 05/31/2024

Project Information

Name: 6133 Blanding Boulevard PUD

Address: 6133 BLANDING BLVD, JACKSONVILLE, FL 32244

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 12500

Parcel Number: 097727 0100

Location:

Description: Proposed development of 50 townhome units on the subject property

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Wesconnett Blvd

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 10 inch gravity sewer main along Wesconnett Blvd

Connection Point #2:

Sewer Special Conditions:

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

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.

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages.