

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

April 21, 2022

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.: 2022-196**

**Application for: Broward Interstate Villas 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 Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated December 22, 2021.
2. The original written description dated February 1, 2022.
3. The original site plan dated December 22, 2021.

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

1. The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
2. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Traffic Engineer does not require a traffic study, provide documentation stating so and this comment will be removed.

**Planning Department conditions:**

1. The front building setbacks shall be a minimum of 20' from the right of way.
2. The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
3. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Traffic Engineer does not require a traffic study, provide documentation stating so and this comment will be removed.

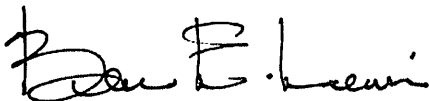
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,



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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2022-196 TO**  
**PLANNED UNIT DEVELOPMENT**

**APRIL 21, 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 2022-196 to Planned Unit Development.

***Location:*** East of Broward Road, south of Clark Road and west of I-95

***Real Estate Number(s):*** 022105-0010

***Current Zoning District(s):*** Commercial Community General-1 (CCG-1)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Proposed Land Use Category:*** Community General Commercial (CGC)  
With Site Specific Policy

***Planning District:*** North, District 6

***Applicant/Agent:*** T.R. Hainline, Esq.  
Rogers Towers, PA  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** DPC JAX, LLC  
11250 Old St. Augustine Road, Suite 15-311  
Jacksonville, Florida 32257

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-196 seeks to rezone approximately 16.19 acres of land from CCG-1 to PUD. The rezoning to PUD is being sought to allow a maximum of 114 duplexes (57 buildings).

## **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 Community General Commercial (CGC) 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-5652-22C (Ordinance 2022-195) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Community General Commercial (CGC) with a Site Specific Policy. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5652-22C 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.

**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.

**Objective 3.1** Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the

Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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

***(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): Community General Commercial (CGC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5652-22C (Ordinance 2022-195) that seeks to amend the portion of land that is within the Community General Commercial (CGC) land use category to Community General Commercial (CGC) with a Site Specific Policy. 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 duplex development consisting of 114 units (57 buildings). This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The proposed site plan shows the existing buildings fronting the existing parking areas, which is typical of multi-family developments.
- The use and variety of building setback lines, separations, and buffering: The proposed project will utilize the existing structures on site today that will be retrofitted for the proposed apartments.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The appropriate landscape buffers are shown between the different drive aisles.

***(5) External Compatibility***

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

- The type, number and location of surrounding external uses: The subject property is surrounded on two sides by limited access roadways, a retention pond and woods. There is a small conveniences store and filling station and low intensity commercial development. The proposed development is not expected to create any adverse impacts to the surrounding area
- 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	CGC	PUD (21-70)	Undeveloped, Interstate ramp
South	CGC	CCG-1	Undeveloped
East	CGC	CCG-1	I-95, church
	BP	IBP	Union hall
West	MDR	RMD-D	Undeveloped, marsh

***(6) Intensity of Development***

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a multi-family development. The PUD is appropriate at this location because it will offer alternative housing options.

- The existing residential density and intensity of use of surrounding lands: Presently, there are no other residential developments in the immediate area. However recently, parcels have been rezoned for multi-family uses, but no construction has been commenced.
- The availability and location of utility services and public facilities and services: JEA indicates there are water and sewer mains within the Broward Road right of way.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City's Traffic Engineer has the following comments
  - The front building setbacks shall be a minimum of 20' from the right of way.
  - The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
  - A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew [CLeDew@coj.net](mailto:CLeDew@coj.net)), the Chief of the Transportation Division (currently Laurie Santana [LSantana@coj.net](mailto:LSantana@coj.net)) and the traffic reviewer from Development Services (currently John Kolczynski [JohnFK@coj.net](mailto:JohnFK@coj.net)). If the Traffic Engineer does not require a traffic study, provide documentation stating so and this comment will be removed.

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with the required amount of open space and recreation area.

***(8) Impact on wetlands***

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

***(9) Listed species regulations***

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

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

The site will be developed in accordance with Part 6 of the Zoning Code, except that no guest parking will be provided. The applicant indicates the garages and the driveways will provide sufficient parking for residents and guests.

***(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 April 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 **2022-196** be **APPROVED with the following exhibits:**

1. The original legal description dated December 22, 2021.
2. The original written description dated February 1, 2022.
3. The original site plan dated December 22, 2021.

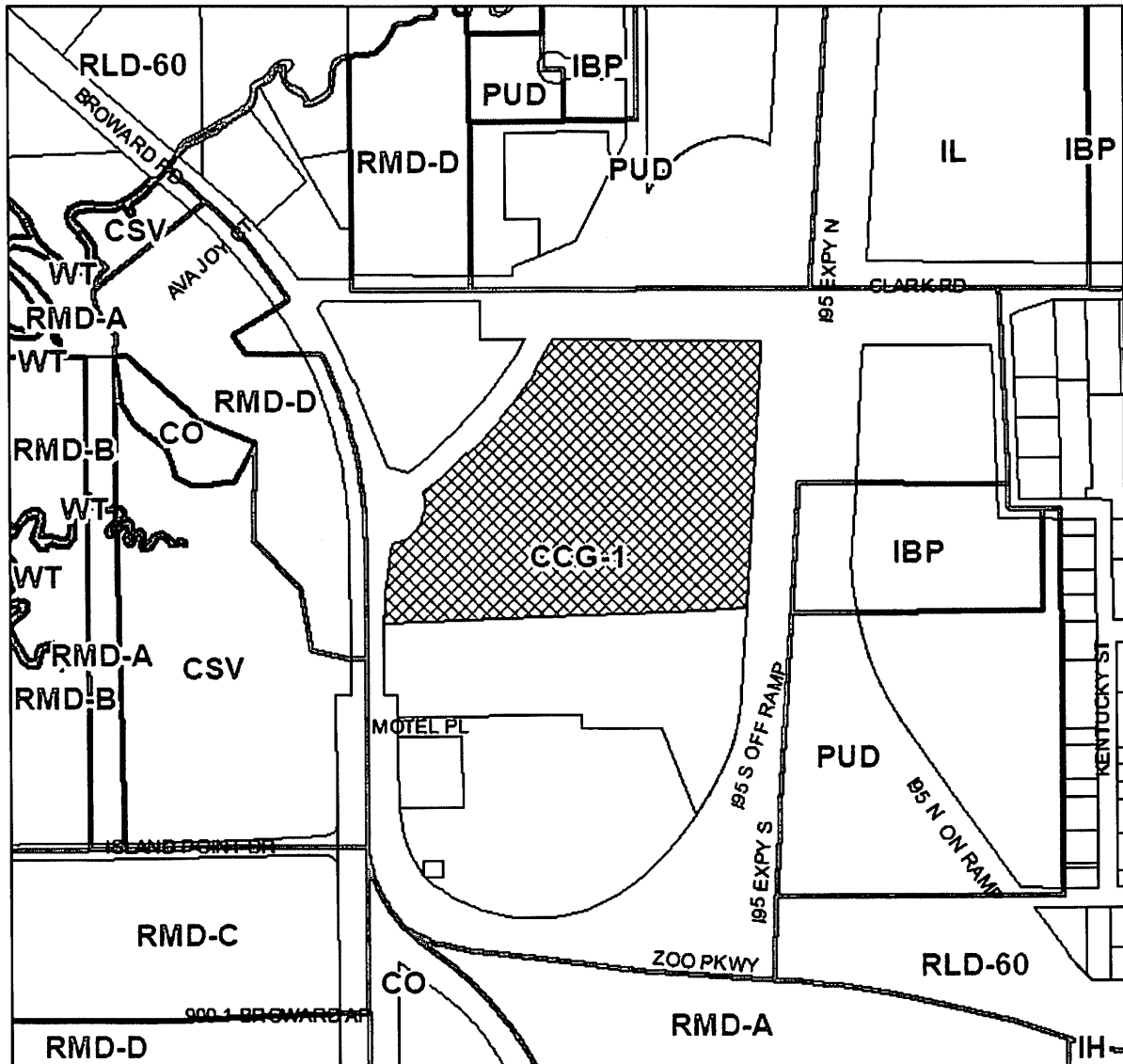
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-196** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. **The development shall be subject to the Transportation Planning Division memorandum dated April 8, 2022 or as otherwise approved by the Planning and Development Department.**





Aerial view of the subject property



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 160 320 640 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>ORDINANCE NUMBER ORD-2022-0196</p>	<p>TRACKING NUMBER T-2021-3974</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



ONE CITY. ONE  
JACKSONVILLE.

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
[www.coj.net](http://www.coj.net)

## **MEMORANDUM**

**DATE:** April 11, 2022

**TO:** Bruce Lewis, City Planner Supervisor  
Current Planning Division

**FROM:** Chris Schoenig, City Planner III  
Transportation Planning Division

**SUBJECT:** Transportation Memorandum 2022-0196

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

- The front building setbacks shall be a minimum of 20' from the right of way.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew [CLeDew@coj.net](mailto:CLeDew@coj.net)), the Chief of the Transportation Division (currently Laurie Santana [LSantana@coj.net](mailto:LSantana@coj.net)) and the traffic reviewer from Development Services (currently John Kolczynski [JohnFK@coj.net](mailto:JohnFK@coj.net)). If the Traffic Engineer does not require a traffic study, provide documentation stating so and this comment will be removed.

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0196 **Staff Sign-Off/Date** BEL / 03/09/2022  
**Filing Date** 03/16/2022 **Number of Signs to Post** 7  
**Hearing Dates:**  
**1st City Council** 04/26/2022 **Planning Commission** 04/21/2022  
**Land Use & Zoning** 05/03/2022 **2nd City Council** 05/10/2022  
**Neighborhood Association** TROUT RIVER JAX, THE EDEN GROUP, INC.  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 3974 **Application Status** PENDING  
**Date Started** 12/22/2021 **Date Submitted** 12/22/2021

## General Information On Applicant

**Last Name** HAINLINE **First Name** T.R. **Middle Name**  
**Company Name** ROGERS TOWERS, P.A.  
**Mailing Address** 1301 RIVERPLACE BOULEVARD, SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** SEE **First Name** BELOW **Middle Name**  
**Company/Trust Name** DPC JAX, LLC  
**Mailing Address** 11250 OLD ST. AUGUSTINE RD., STE. 15-331  
**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 022105 0010	8	6	CCG-1	PUD

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

**Existing Land Use Category**

CGC



**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**

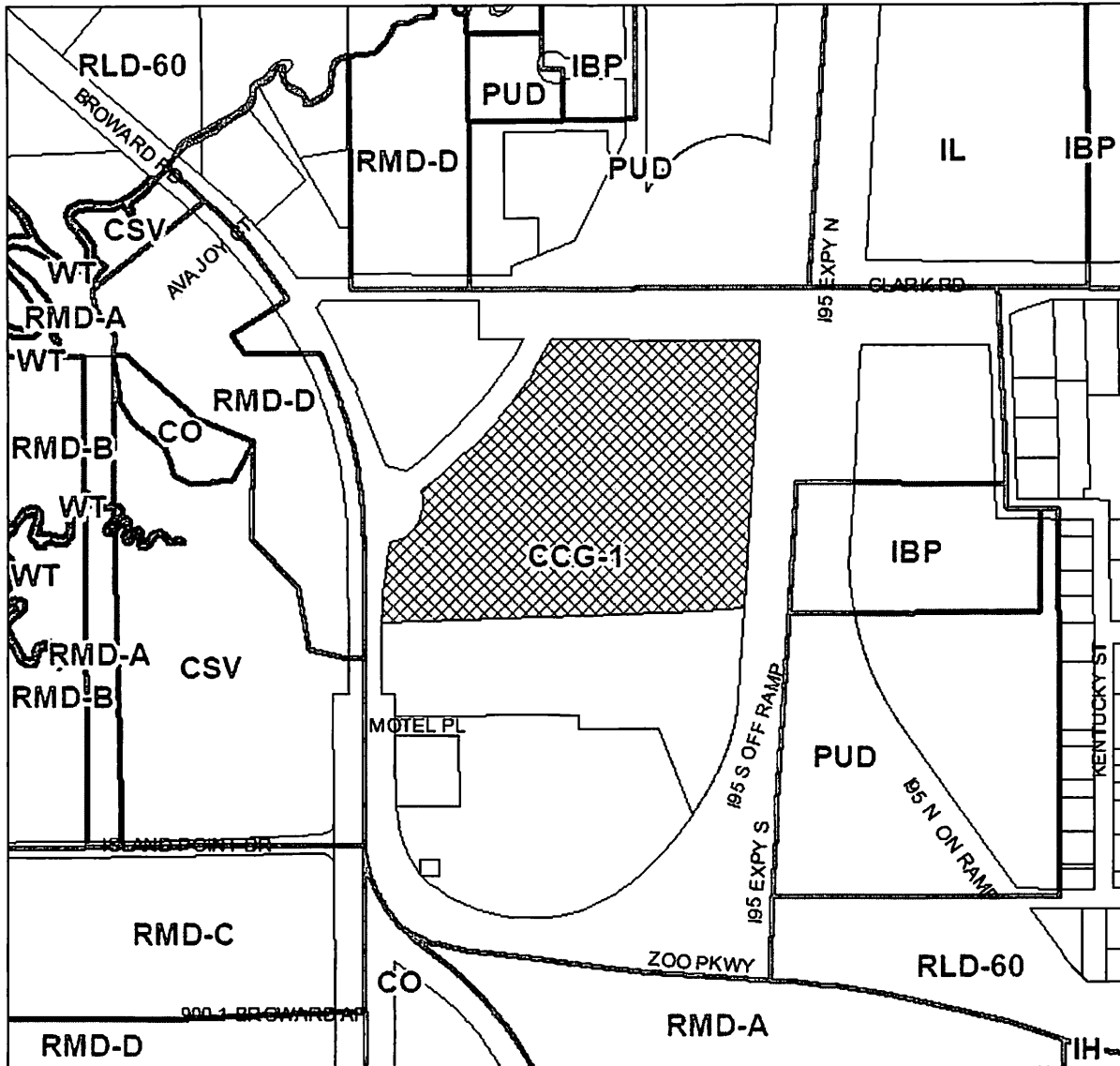
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**

- |  |                   |
|--|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>16.19 Acres @ \$10.00 /acre:</b>                                    | <b>\$170.00</b>   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>10 Notifications @ \$7.00 /each:</b>                                | <b>\$70.00</b>    |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$2,509.00</b> |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

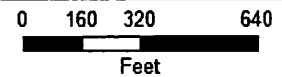
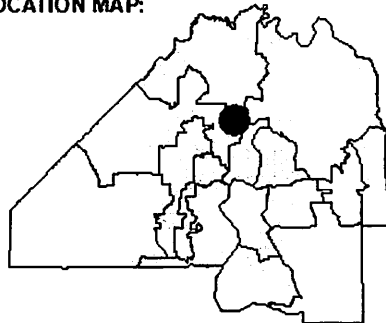


REQUEST SOUGHT:

FROM: CCG-1

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3974

**EXHIBIT 2**  
**PAGE 1 OF 1**

**Broward/Interstate Villas PUD**

**Written Description  
February 1, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 022105 0010
- B. Current Land Use Designation: CGC
- C. Proposed Land Use Designation: CGC, with site specific text amendments
- D. Current Zoning District: CCG-1
- E. Proposed Zoning District: PUD

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

Richmond American Homes (the “Applicant”) proposes to rezone approximately 16.19 acres of property located east of the intersection of Broward Road and Interstate Center Drive, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with townhomes containing two units in each building (referred to herein as “paired villas”) with a common scheme of development, as shown on the PUD Conceptual Site Plan dated December 22, 2021 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4”**. The PUD continues to allow, alternatively, for commercial development on the Property, subject to approval of a minor modification to this PUD to substitute a site plan for the same.

The Property lies within the Community General Commercial (CGC) land use category on the Future Land Use Map (FLUM) and within the Urban Development Area of the Comprehensive Plan. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC	CCG-1	Vacant
East	CGC, BP	CCG-1, IBP	I-95, Church, Union Office
North	CGC	CCG-1	Vacant
West	MDR	RMD-D	Vacant



As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the Property from CGC to CGC but with two site-specific text amendments to remove (i) the requirement that residential uses shall not be the sole use and shall not exceed 80 percent of a development, and (ii) the requirement that residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. The foregoing site-specific text amendments are consistent with Planning and Development Department policies when a development within CGC is in close proximity to other lands within the CGC land use category that are developed with commercial uses, which, in effect, provide for a mix of uses in the overall area.

### **III. DESCRIPTION OF PERMITTED USES**

#### **A. Maximum Densities/Intensities**

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the CGC Urban Area land use designation, maximum density on the Property shall be forty (40) units per acre.

#### **B. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the 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.

#### **C. Permitted Uses**

##### **1. *Permitted uses and structures.***

##### **Residential Uses**

- a. Single-family dwellings.
- b. Townhomes, including paired villas, subject to Section 656.414 of the Zoning Code as modified by Section III.C.6 of this Written Description.
- c. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- d. Housing for the elderly.
- e. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- f. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4 of the Zoning code.
- g. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- h. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning code.

Non-residential Uses

- a. Those uses and structures permitted in the CCG-1 zoning district.

2. *Permissible uses by exception:*

Residential Uses

- a. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- b. Nursing Homes.
- c. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.

Non-residential Uses

- a. Those uses permitted by exception in the CCG-1 zoning district.

3. *Maximum gross density:* The CGC land use category in the Urban Development Area permits a maximum of forty (40) units per acre.

4. *Lot and yard requirements:*

Residential Uses

- a. Those lot and yard requirements set forth by the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code as modified by Section III.C.6 of this Written Description.

Non-residential Uses

- a. Those lot and yard requirements set forth by the CCG-1 zoning district,

5. *Maximum height of structure:*

Residential Uses

- a. The maximum heights set forth by the RMD-A zoning district.

Non-residential Uses

- a. The maximum heights set forth by the CCG-1 zoning district.

6. *Townhomes and rowhouses:* The requirements of section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that the side yard set back for townhomes developed as paired villas shall be five (5) feet.

**D. Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

**E. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

**F. Height Limitations**

Building height shall be measured as set forth in Part 16 of the Zoning Code.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**1. Recreation**

Active recreation will be provided for residential uses pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

**2. Access**

Access will be provided as shown on the Site Plan via Interstate Center Drive. The location and design of the access points on Interstate Center Drive and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design

of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

**3. Signage**

Residential

- a. Signage will be provided within the Monument Sign Location Area as shown on the Site Plan in accordance with Part 13 of the Zoning Code for property within the RMD-A zoning district.

Non-residential

- a. Signage will be provided in accordance with Part 13 of the Zoning Code for property within the CCG-1 zoning district.

**4. Construction offices/model homes/real estate sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out and may be permitted and obtain certificates of occupancy prior to final plat approval or acceptance of the improvements in the applicable "unit" or "phase". Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**5. Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

**6. Landscaping/Buffer**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations), with residential uses meeting residential requirements in Part 12 and non-residential uses meeting non-residential requirements in Part 12. Because the proposed residential use consists of paired villas (similar to duplexes, which are defined as attached single family in the 2030 Comprehensive Plan), the proposed paired villa use is not subject to the requirements of Sections 656.1214, 656.1215 and 656.1216.

**7. Modifications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

The PUD continues to allow, alternatively, for commercial development on the portion of the Property now intended for paired villas, subject to approval of a minor modification to this PUD to substitute a site plan for the same.

**8. Parking**

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that no guest parking spaces shall be required for townhomes (paired villas) with 2-car garages. Each townhome unit within each paired villa is intended to be developed with a 2-car garage. Additionally, each townhome lot is intended to be 30 feet wide, as opposed to the minimum of 25 feet for end units and 15 feet for interior units pursuant to Section 656.414 of the Zoning Code. As such, the development will have ample parking within the garages and driveways, without providing additional guest parking. To the extent that any townhomes are developed with single car garages, guest parking shall only be provided for townhome units with single car garages in the amount specified by Section 656.604(a)(2) of the Zoning Code.

**9. Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**10. Utilities**

Electric power, water and sewer will be provided by JEA.

**11. PUD Conceptual Site Plan**

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, 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.

**V. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on December 13, 2021.

**VI. JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a townhome (paired villas) community with a common scheme of development. The PUD allows for certain deviations from the Zoning Code based on the fact that the intended development is for paired villas, and the Zoning Code requirements for townhomes are designed primarily for

townhomes containing more than two units within each building. The PUD design ensures consistency with the surrounding zoning and existing uses.

**VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it allows for reduced setbacks for townhomes developed as paired villas; it allows for reduced guest parking for townhomes with two-car garages, and it limits permitted residential uses on the property, as compared to those uses permitted in the RMD-A zoning district. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Side Yard for Paired villas	Section 656.414 of the Zoning Code requires a minimum side yard setback of 10 feet for end units on townhomes.	This PUD reduces the side yard setback for townhomes developed as paired villas to 5 feet.	This PUD allows for development of paired villas in a manner consistent with the spirit and intent of the Zoning Code. Section 656.414 of the Zoning Code is intended to address townhomes with 3 or more units in each building (c.g. it contains lot requirements for interior units). In a paired villa, both units are end units. Given the fewer units in the building and the smaller overall size of each building, it is logical to reduce the side yard setback. The proposed setback for paired villa of 5 feet is greater than the required setback for single-family homes in the RMD-A zoning district.
Guest Parking	Part 6 of the Zoning Code requires one guest parking space for every 3 townhome units.	This PUD requires no guest parking for townhome units with 2 car garages.	The Zoning Code permits interior townhome units to be a minimum of 15 feet wide, which units could not be developed with a two-car garage. This PUD proposes paired villas with two-car garages. As such, ample parking will be provided in garages and driveways, without the need for additional guest parking, as is necessary with smaller interior units with one-car garages.
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

**VIII. Names of Development Team**

Developer: Richmond American Homes

Planner/Engineer: Kimley Horn.

Architects: N/A

**IX. Land Use Table**

A Land Use Table is attached hereto as Exhibit "F."

**X. PUD REVIEW CRITERIA**

**1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the CGC land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

**2. Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

**3. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**4. Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

**5. External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

**6. Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s). JEA will maintain the utilities.

**7. Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

**8. Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**9. Listed Species Regulations:**

The Property is less than fifty acres and therefore a listed species survey is not required.

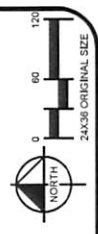
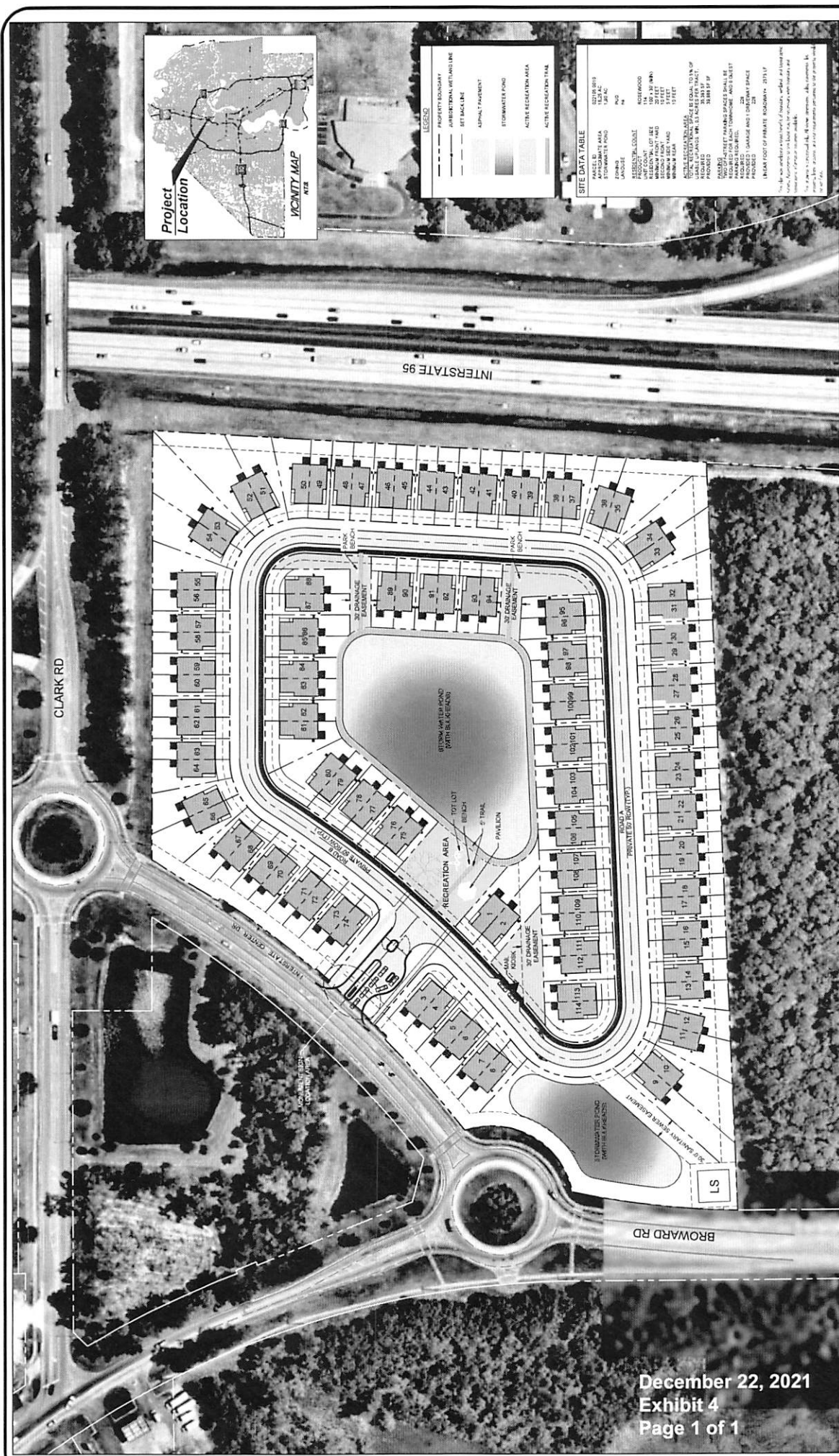
**10. Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

**11. Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.





**Kimley»Horn**

**DUVAL COUNTY  
FLORIDA**

**NORTH JAX - CONCEPTUAL PLAN D.05  
2021-12-14 CONTACT: THOMAS INMAN, P.E. (904) 828-3900**

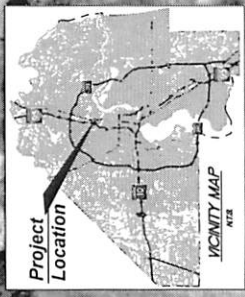


**December 22, 2021  
Exhibit 4  
Page 1 of 1**

LEGEND	
---	PROPERTY BOUNDARY
---	ADJACENT BOUNDARY LINE
---	SETBACK LINE
---	ADJACENT FOOTPRINT
---	STORMWATER POND
---	ACTIVE RECREATION AREA
---	ACTIVE RECREATION TRAIL

SITE DATA TABLE	
PARCEL ID	22108 005
PERMITTED AREA	1.36 AC
PERMITTED POND	1.36 AC
ZONING	R-4
LANDUSE	R-4
RESIDENTIAL DENSITY	20 UNITS/AC
MINIMUM LOT SIZE	100 x 30 (MIN)
MINIMUM FRONT YARD SETBACK	10 FEET
MINIMUM SIDE YARD SETBACK	5 FEET
MINIMUM REAR YARD SETBACK	5 FEET
ACTIVE RECREATION AREA	1.36 AC
STORMWATER POND	1.36 AC
ADJACENT BOUNDARY LINE	1.36 AC
ADJACENT FOOTPRINT	1.36 AC
SETBACK LINE	1.36 AC
PROPERTY BOUNDARY	1.36 AC

**NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
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 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.



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 Date: 12/14/2021 10:08am  
 By: Craig Rice

Exhibit F

<b>Total gross acreage</b>	<b>16.19 ac</b>	<b>100 %</b>
<b>Amount of each different land use by acreage</b>		
<b>Residential</b>	<b>15.27 ac</b>	<b>94 %</b>
<b>Total number of dwelling units</b>	<b>114</b>	
<b>Total amount of parks/active recreation (5% usable uplands)</b>	<b>0.92 ac</b>	<b>6 %</b>
<b>Maximum coverage of buildings and structures at ground level</b>		
<b>Residential Parcel</b>	<b>70</b>	<b>N/A</b>

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).