

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 19, 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-662 **Application for: De Carlo Lane PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated October 6, 2020
2. The original written description dated October 6, 2020
3. The original site plan dated October 6, 2020

Recommended Planning Commission Conditions to the Ordinance: **None**

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

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

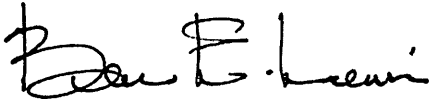
Planning Commission Vote: 6-0

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

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

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2020-0662 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 19, 2020

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 2020-0662 to Planned Unit Development.

Location: 3148 De Carlo Lane and 3206 De Carlo Lane
Between Fiesta Lane and Cathedral Lane

Real Estate Number: 119305-0000 and 119306-0000

Current Zoning Districts: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 2-Greater Arlington/Beaches

Applicant/Agent: Fred Atwill
Atwill, LLC
9001 Forest Acres Lane
Jacksonville, Florida 32234

Owners: Stephanie Cobb
Care Options Support Services, LLC
3206 De Carlo Lane
Jacksonville, Florida 32277

James Gordon
4896 Toproyal Lane
Jacksonville, Florida 32209

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-0662 seeks to rezone approximately 0.38± acres of land from Residential Low Density-60 to PUD. The rezoning to a PUD is being sought to permit for a community residential home with a maximum of eight (8) residents.

Since 2007, Care Options Support Services (COSS) has operated a foster care home at 3148 De Carlo Lane (RE: 119305-0000) with a maximum of five (5) residents. COSS plans to acquire and convert the abutting single-family dwelling located at 3206 De Carlo Lane (RE: 119306-0000) into a foster home with a maximum of three (3) residents. This will bring the cumulative total of allowed residents within the proposed PUD to eight (8) residents.

The need for the PUD arises from the current zoning district's limitations on the number of allowed residents in a community residential home and its strict adherence to the performance standards outlined in Part 4 of the Zoning Code. Currently, RLD-60 allows for a maximum of six (6) residents. The performance standards further restrict community residential homes to being located no closer than 1,000 feet from another community residential home. Because both residential structures are physically detached and under different ownership, this PUD would remove the 1,000-foot distance requirement and increase the number of allowed residents to eight (8) residents between both structures. For more information, please see the attached Written Description (**Exhibit 3**).

Old Arlington Neighborhood Action Plan

The subject site is located in the Old Arlington Neighborhood Action Plan area. The plan does not address community residential homes or foster care facilities.

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. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Urban Development Area is intended to provide for low density residential development. The maximum gross density is up to seven dwelling units per acre when full urban services are available to the site. Foster care homes or community residential homes are a secondary use in the LDR land use category. Group Homes are not allowed. The facility must meet the following definitions in order to be consistent with the Comprehensive Plan.

- Foster Care Facility - A facility which houses foster residents and provides a family living environment for the residents, including such supervision and care as may be necessary to meet the physical, emotional, and social needs of the residents and serving either children or adult foster residents. See also S.39,F.S. and S.419,F.S.
- Community Residential Home - A residential unit licensed to serve clients of the Department of Children and Families which provides a living environment for up to fourteen residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents. The residents of the community residential home shall not be related to the owner/operator by law, blood, marriage or adoption and shall be limited to those persons defined as "residents" in s. 419.001 (d), Florida Statutes.

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 Urban Area and according to the attached updated JEA Availability Letter, **2020-3382**, the proposed development must connect to City water and sewer using the property's existing JEA water and sewer accounts. The proposed project design shall meet the JEA Design Standards in order to accommodate an additional 700 gpd.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

The proposed rezoning to a PUD would allow for a residential parcel with existing infrastructure and utilities to be converted into nonresidential space for the adjacent property. The PUD will directly address the needs of City residents by accommodating for a greater variety of housing options.

(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 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 properties for a community residential. 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: Although recreation and open space is not required for institutional uses, the applicant has stated the intention to preserve the existing open space, per the rear yards of the two (2) dwellings.

The use of existing and proposed landscaping: In the event of redevelopment, 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. Otherwise, existing landscaping conditions shall remain.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks will be provided.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using De Carlo Lane.

(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: Although being developed for institutional use, the subject site will preserve the residential character of the area by not expanding the footprint of the existing structures. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RLD-60	Single-Family Dwellings
South	LDR	RLD-60	Single-Family Dwellings
East	LDR	RLD-60	Single-Family Dwellings
West	LDR	RLD-60	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category with specific reference to the following:

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. The proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an estimated 700 gpd.

The amount and size of open spaces, plazas, common areas and recreation areas: Although recreation and open space is not required for institutional uses, the applicant has stated the intention to preserve the existing open space, per the rear yards of the two (2) dwellings.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via De Carlo Lane. Moreover, the Traffic Engineer has reviewed the application and has issued no objections to the proposed rezoning.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(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, the written description states “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 project will be developed in accordance with the Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 5, 2020** 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 **2020-0662** be **APPROVED** with the following exhibits:

- The original legal description dated October 6, 2020**
- The original written description dated October 6, 2020**
- The original site plan dated October 6, 2020**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0662** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 10/06/20

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 11/03/20

View of the existing community residential home at 3148 De Carlo Lane, facing west.

Figure C:



Source: Planning & Development Dept, 11/03/20

View of the proposed community residential home at 3206 De Carlo Lane, facing west.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 65 130 260 Feet</p> <p>COUNCIL DISTRICT: 1</p>
<p>ORDINANCE NUMBER ORD-2020-0662</p>	<p>TRACKING NUMBER T-2020-3086</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0662 Staff Sign-Off/Date ATW / 10/06/2020

Filing Date 10/21/2020 Number of Signs to Post 2

Hearing Dates:

1st City Council 11/24/2020 Planning Commission 11/19/2020

Land Use & Zoning 12/01/2020 2nd City Council N/A

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study OLD ARLINGTON NAP

Application Info

Tracking # 3086

Application Status FILED COMPLETE

Date Started 08/28/2020

Date Submitted 08/28/2020

General Information On Applicant

Last Name	First Name	Middle Name
ATWILL	FRED	

Company Name
ATWILL LLC

Mailing Address
9001 FOREST ACRES LANE

City	State	Zip Code
JACKSONVILLE	FL	32234

Phone	Fax	Email
9046108975	904	ATWILLFRED15@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
COBB	STEPHANIE	

Company/Trust Name
CARE OPTIONS SUPPORT SERVICES, LLC

Mailing Address
4896 TOPROYAL LANE

City	State	Zip Code
JACKSONVILLE	FL	32277

Phone	Fax	Email
9045045032		COBBO32@COMCAST.NET

Last Name	First Name	Middle Name
GORDON	JAMES	

Company/Trust Name

Mailing Address
4896 TOPROYAL LANE

City	State	Zip Code
JACKSONVILLE	FL	32277

Phone	Fax	Email
9047443842		COBBO32@COMCAST.NET

Property InformationPrevious Zoning Application Filed For Site?

If Yes, State Application No(s) V-20-03

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	119305 0000	1	2	RLD-60	PUD
Map	119306 0000	1	2	RLD-60	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) 0.38

Development Number

Proposed PUD Name CARE OPTIONS SUPPORT SERVICES, LLC PUD

Justification For Rezoning Application

CARE OPTIONS SUPPORT SERVICES, LLC MISSION IS TO OFFER SMALL SCALE INDIVIDUALIZED HOME CARE SERVICES FOR ITS RESIDENTS WITHIN A TRADITIONAL SINGLE FAMILY ORIENTED RESIDENTIAL NEIGHBORHOOD, BLENDING HARMONIOUSLY INTO THE FABRIC OF THE COMMUNITY. THIS SMALL SCALE PRACTICE FURNISHES AND FOSTERS A FAMILY TYPE ATMOSPHERE FOR ITS RESIDENTS, A LIFE EXPERIENCE THAT IS NOT TYPICALLY ENJOYED BY RESIDENTS OR THEIR FAMILIES IN LARGE INSTITUTIONS OFFERING SIMILAR CARE AND EXPERIENTIAL LIVING OPPORTUNITIES

Location Of Property**General Location**

ARLINGTON HILLS SUBDIVISION UNIT NUMBER 7

House #	Street Name, Type and Direction	Zip Code
3148	DE CARLO LN	32277

Between Streets

FIESTA LANE and CATHEDRAL LANE

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**
0.38 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**

45 Notifications @ \$7.00 /each: \$315.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,594.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

For 3148 De Carlo Lane RE# 119305-0000:

27-99 03-2S-27E

04-2S-27E

Arlington Hills Unit No. 7

Lot 12 Block 12

For 3206 De Carlo Lane RE# 119306-0000:

27-99 03-2S-27E

Arlington Hills Unit No. 7

Lot 13 Block 12

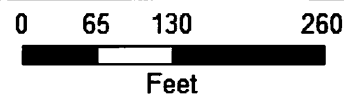
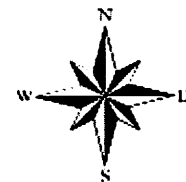
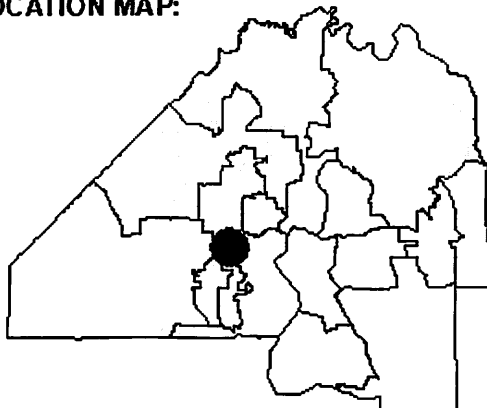


REQUEST SOUGHT:

FROM: RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

1

TRACKING NUMBER

T-2020-3086

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit 3

WRITTEN DESCRIPTION

**Care Options Support Services, LLC PUD
3148 & 3206 De Carlo Lane, Jacksonville, Florida 32277
October 6, 2020**

I. PROJECT DESCRIPTION

A. The proposed Care Options Support Services, LLC ("COSS") RLD-60 to PUD Rezoning (the "PUD") asks for the conversion of 3148 De Carlo Lane, an existing single family detached dwelling unit, to a five (5) resident Community Foster Care Home, that will be located immediately next door to an existing COSS Community Foster Care Home at 3206 De Carlo Lane, a small scale Community Residential Home that has housed three (3) residents for the past thirteen (13) years (Please see Conceptual Site Plan at Exhibit "3") .

The Project Name is "Care Options Support Services, LLC PUD".

COSS is a small scale Social Services Advocacy Group currently serving and caring for a total eight (8) residents at its 3546 Fitzgerald Street Group Home (5 residents) and at the aforementioned 3206 De Carlo Lane Foster Care Community Residential Home (3 residents). This proposed PUD application asks the City to relieve the requirements of its current Zoning Classification under Section 656.401 (h), Ordinance Code which stipulates that the City's Community Residential Homes and/or Group Homes be located no closer than 1,000 linear feet from another similar facility.

The relaxation of this requirement will allow COSS to acquire the adjoining residential dwelling unit at 3148 De Carlo Lane, then remodel the home to comfortably house a maximum five (5) new Community Foster Care Home residents, for a total of eight (8) residents housed within the proposed PUD.

The combined properties at 3206 and 3148 De Carlo Lane total 0.38+/- acres.

The proposed converted use of the 3148 De Carlo Lane property from single family residential to Community Home Foster Care Home use will be compatible with its adjacent COSS facility next door, which promises an economy of scale improvement for COSS and its new total of eight residents because of the proximity of the COSS Foster Care dwelling units to one another

The COSS Community Residential Foster Care Home at 3206 De Carlo Lane has operated as a Foster Care Home for the past 13 years without creating any neighborhood problems in the Arlington Hills residential subdivision in which these two adjacent properties are located:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RLD-60	Single Family
East	LDR	RLD-60	Single Family
South	LDR	RLD-60	Single Family
West	LDR	RLD-60	Single Family

COSS, given the approval of its proposed PUD application, will be able to efficiently share support services afforded its current three (3) residents at 3206 De Carlo Lane, with its new location next door at 3148 De Carlo Lane. This advantage will spark numerous practical benefits for the residents and for the facility's employees; these interactions will promote and coordinate learning and service experiences that would not be viable in situations where these types of small scale Community Foster Care Home facilities are located unworkable distances apart from one another.

II. QUANTITATIVE DATA

- A. Total Acreage: 0.38+/-
- B. Total Number of Dwelling Units: 2
- C. Total Number of Nonresidential Floor Area: 0
- D. Total Amount of Recreation Area: 0
- E. Total Amount of Open Space: 0
- F. Total Amount of Public/Private Rights-of-Way: 0
- G. Total Amount of Land Coverage of All Buildings and Structures: 3,483 sf
- H. Phase Schedule of Construction including Initiation Dates and Completion Dates: 2021

III. STATEMENTS

A. The proposed COSS PUD differs from the usual application of the City's Zoning Code primarily because under Section 656.401 (h), Ordinance Code a Community Residential Home cannot be sited within 1,000 linear feet from another Community Residential Home.

The proposed PUD respectfully requests that the City's strict 1,000 linear foot measure be relaxed in this instance so the COSS can provide foster care services for an additional five (5) residents for a total of eight (8) total residents allowed to live at 3206 and 3148 De Carlo Lane.

B. COSS's mission is to offer the provision of small scale individualized home care services for its residents within a traditional single family oriented residential neighborhood, blending harmoniously into the fabric of the community. This small scale practice also furnishes and fosters a family type atmosphere for its residents, a life experience that is not typically enjoyed by residents or their families in larger institutions offering this type of care and learning experiences. The results of the COSS small scale care model promotes public interest results by offering a living environment for individuals who for one reason or many are unable to cope, physically and/or mentally, without synchronized professional care, providing compassionate living arrangements for this segment of our City's population.



IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1). Community Residential Foster Care Homes.
- (2). Single Family Dwellings
- (3). Family day-care homes meeting the performance standards and development criteria set forth in Part 4.
- (4). Essential Services including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
- (5). Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (6). Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

- (1). Schools meeting the performance standards and development criteria set forth in Part 4.
- (2). Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (3). Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

The COSS PUD Community Residential Foster Homes located at 3148 and 3206 De Carlo Lane shall be limited to a total of eight (8) residents.

D. Permitted Accessory Uses and Structures:

Pursuant to Section 656.403, Ordinance Code.

E. Restrictions on Uses:

The COSS PUD Community Residential Foster Care Homes located at 3148 and 3206 De Carlo Lane shall be limited to a total of eight (8) residents.



V. DESIGN GUIDELINES

A. Lot Requirements:

- (1). *Minimum lot area:* 6,000 sf.
- (2). *Minimum lot width:* 60 ft.
- (3). *Maximum lot coverage:* 50%
- (4). *Minimum front yard:* 20 ft.
- (5). *Minimum side yard:* 5 ft.
- (6). *Minimum Rear Yard:* 10 ft.
- (7). *Maximum height of structures:* 35 ft.

B. Ingress, Egress and Circulation:

(1). *Parking Requirements:* The parking requirements for the proposed COSS PUD shall be consistent with the requirements of Part 6 of the City's Zoning Code.

(2). *Vehicular Access:* Vehicular access to the COSS PUD shall be by way of existing single family residential dwelling unit driveways that currently support the 3148 and 3206 De Carlo Lane properties.

(3). *Pedestrian Access:* Pedestrian access shall be by way of De Carlo Lane via the existing driveways and sidewalks connected to the same within the 3148 and 3206 De Carlo Lane properties.

C. Signs:

Not applicable to the proposed COSS PUD.

D. Landscaping:

In the event that the proposed COSS PUD properties are redeveloped, said redevelopment shall be in accordance with the City of Jacksonville's Zoning Code landscaping regulations in its Part 12.

E. Recreation and Open Space:

Recreation opportunities for the proposed COSS PUD residents and staff shall occur within the current rear yard open lawn spaces inherent to the existing subject single family detached dwelling unit lots.

F. Utilities:

Potable Water is supplied to each existing single family dwelling unit by JEA.
Sanitary Sewer is supplied to each existing single family dwelling unit by JEA.
Electric Service is supplied to each existing single family dwelling unit by JEA.

G. Wetlands

Not applicable to the proposed COSS PUD.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and its Land Use Regulations. The proposed COSS PUD will be beneficial to the surrounding neighborhood and community.

A. The small scale of the proposed COSS PUD, limited to no more than eight (8) total residents, makes this request rational and reasonable; were it a proposed community Residential Foster Home made up of only one (1) structure, a Zoning Variance proposal to accommodate the proposed eight (8) residents could be presented for consideration of the Planning Department and of the Planning Commission, asking for two (2) additional residents over the six (6) residents allowed by right by the City's Zoning Code's Part 4 (Reference Section 656.402 (h), Ordinance Code).

B. The proposed COSS PUD will not substantially diminish property values in, nor alter the essential character of the area surrounding the sites and will not substantially interfere with or injure the rights of other neighboring residential properties in Arlington Hills.

For example, the approval of the proposed COSS PUD will not have any negative effect at all on its neighboring properties' values.

This certainty is supported by the 2014 versus 2019 Duval County Property Appraiser data table and its companion neighboring property map found in Exhibit "K"

Exhibit "K" presents the Fair Market Value Comparisons over time for the single family detached residential homes closest to the existing COSS Community Foster Care Home, located at 3206 De Carlo Lane. These data show increases of Fair Market Values for ALL the properties located nearby to the existing COSS Community Residential Foster Home over the past five (5) years.

In fact, the increases from the 2014 Fair Market Values for these adjacent properties range from 30 percent to a high of 40 percent beyond their 2014 Fair Market Values during this time period.

Given this information it is clear that the allowance of a new COSS small scale five (5) resident Community Foster Care Home located next door to its existing three (3) resident Foster Home facility in the Arlington Hills subdivision may help sustain the ongoing increased property values enjoyed by its neighbors, particularly because the Community Residential Foster Homes' physical appearances are not altered in any noticeable way from their original appearances, and feature above average property maintenance practices.

To the passing eye, the future physical and architectural characteristics of the proposed new Community Home Foster Care facility and of its neighboring, existing Foster Care Home, will be and are no different than the other single family detached homes in the Arlington Hills Subdivision.

C. The proposed COSS PUD will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

For example, the proposed COSS PUD will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law.

The proposed converting use of the single family detached dwelling unit locate at 3148 De Carlo Lane to a maximum five (5) resident Community Foster Care Home, along with its prospective collaboration with the existing COSS facility at 3206 De Carlo Road's accommodating three (3) residents, will not negatively impact the public health, safety or welfare of its Arlington Hills neighborhood, or of the City in general.

In fact, this motion will provide for the health, safety and welfare of its total of eight (8) residents, who are part of an often overlooked segment of the City's population which remains plagued by an ongoing unmet need for small scale services such as offered by COSS.

Traffic circulation, solid waste, potable water, sanitary sewer, storm water drainage retention and existing mass transit facilities are in place and are adequate to service the proposed new small scale COSS facility's impacts.

The effect of the COSS PUD is in harmony with the spirit and intent of the City's Zoning Code.

Section 656.105, Ordinance Code, defines the purpose of the City's Zoning Code, which is to promote the health, safety, morals and general welfare of the public, to regulate the use of land and buildings and to implement the City's Comprehensive Plan, adopted pursuant to Chapter 650, Ordinance Code, and F.S. Chapter 163 (the Local Government Planning and Land Development Regulation Act).

The proposed COSS PUD is in sync with the intent of the afore cited Section 655.105, Ordinance Code, as well as complying with the following 2030 Comprehensive Plan Future Land Use Goal, Objectives and Policies:

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 1.2. Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, storm water management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

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 2030 Comprehensive Plan and Land Development Regulations.

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

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.

The COSS PUD small scale Community Foster Care Homes operate two (2) existing facilities and if granted this proposed Zoning Variance, will open up a third, all of which are and will be contributing to the character, social services and educational opportunities that help to maintain and insure the current compatible land use pattern of the Arlington Hills neighborhood thereby discouraging urban sprawl.

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.

EXHIBIT F

PUD Name

Care Options Support Services, LLC PUD

Land Use Table

Total gross acreage	.38 Acres	100 %
Amount of each different land use by acreage		
Single family	.38 Acres	100 %
Total number of dwelling units	2 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	3,483 Sq. Ft.	22 %