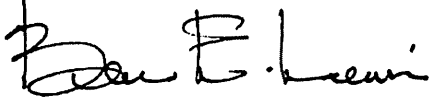


Planning Commission Report
Page 2

Daniel Blanchard	Abstain
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-0004 TO

PLANNED UNIT DEVELOPMENT

FEBRAURY 3, 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 **2022-0004** to Planned Unit Development.

Location: 6319 Garden Street

Real Estate Numbers: 002982-0000

Current Zoning Districts: Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture-III (AGR-III)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Applicant/Agent: Thomas Ingram, Esq.
Sodl and Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202

Owner: Shane Thomas
7300 Imeson Road
Jacksonville, FL 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0004** seeks to rezone approximately 71.47± acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for a maximum of 200 single-family dwellings with 30 lots being 60 feet wide and the remaining 190 lots being 50 feet wide. There is a companion Land Use Amendment, **2022-0003 (L-5546-21A)**. The proposed amendment is for Agriculture-III (AGR-III) to Low Density Residential (LDR). The proposed PUD differs from the conventional zoning

district by limiting the number of allowed uses by right and eliminating uses allowed by zoning exception.

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 Agriculture-III (AGR-III) 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 Large-Scale Land Use Amendment to the Future Land Use Map Series L-5546-21A (Ordinance 2022-0003) that seeks to amend the portion of the site that is within the Agriculture-III (AGR-III) land use category to Low Density Residential (LDR). Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5546-21A be approved.

According to the Category Description in the FLUE, the Low Density Residential (LDR) land use category in the Rural and Suburban Areas primarily permits low-density residential development in the form of single-family and multi-family dwellings at up to seven dwelling units per acre when full urban services are available. Plan amendment requests for new LDR designations are discouraged in the Rural Area because they would potentially encourage urban sprawl.

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. A description of the category is noted below.

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

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed site is located within the Suburban Development Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Objective 3.1

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

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

Policy 3.1.6

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

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

(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.

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 categories as identified in the Future Land Use Map series (FLUMs): Agriculture-III (AGR-III). There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-5546-19C (Ordinance 2022-0003) that seeks to amend the portion of land that is within the Agriculture-III (AGR-III) land use category to Low Density Residential (LDR). 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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application and a CCAS / CRC application to the Concurrency & Mobility Management System Office for review, assessment, approval.

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for a residential development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site shall comply with the requirements of the Zoning Code for recreation and open space. Approximately 2.32 (minimum of 2.2) acres of parks/recreation space is proposed as part of this development, as generally shown on the Site Plan.

The use of existing and proposed landscaping: The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways: The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access shall be provided via an access point on Imeson Road. Subject to review by the Planning and Development Department, a second access point may be located on Garden Street. Comments from Traffic & Engineering dated January 19, 2022 includes:

- 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 (Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (John Kolczynski JohnFK@coj.net).

The subject site is approximately 71.47 acres and is accessible from Imeson Road and Garden Street, both functionally classified as collector facilities. Imeson Road is currently operating at 74.22% of capacity. This segment of Imeson Road has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 9,458 vpd. Garden Street is currently operating at 11.6% of capacity. This segment of Garden Street has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 1,478 vpd.

This PUD is for a residential development. The applicant requests a maximum of 220 units of single-family homes (ITE code 210) which would produce 2,075 daily vehicular trips.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code. The minimum lot frontage on a cul-de-sac is proposed to be 25 feet or 80 percent of the minimum lot width, whichever is less, as opposed to 35 feet allowed in the zoning code.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 220 single-family dwelling units—30 lots being 60 feet wide and the remaining 190 lots being 50 feet wide.

(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 site is located on the South side of Garden Street between Imeson Road and Cranbrooke Road, all considered local roadways. The surrounding area is zoned for residential living, ranging in lots sizes of 50 foot wide to 100+ wide lots. West of the subject property, along Garden Street, Summerglen Subdivision, approved through Ord. #2020-0174 for 211 single-family dwellings with 50 & 60-foot wide lots. Additionally, Darby Estates, approved through Ord. #2006-0501 for single-family dwellings ranging between 60-80 foot wide lots. Further west along Garden Street are Tarragon, Trout River Bluff and Sierra Oaks West subdivisions that allow single-family dwellings ranging from 50-foot wide lots to 100 feet wide.

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	AGR-III	AGR	Timber
South	LI	PUD: 2009-0137	Manufacturing Warehouse
East	LI	IBP	Timber
West	AGR-III	AGR	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 220 units. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 50 feet to 100+ feet.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water by existing 16-inch water main along garden Street and for city sewer an existing 12 inch force main along Imeson Road. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

School Capacity:

Based on the Development Standards for impact assessment, the 71.47± acre proposed PUD rezoning has a development potential of 220 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is

adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis
PUD 2022-0004

Development Potential: 220 Single-Family Units

School Type	CSA	2020-2021 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats	Available Seats - Adjacent CSA 2&7
Elementary	1	10,651	54%	27	59%	2,320	3,364
Middle	1	7,527	88%	11	86%	801	756
High	1	8,087	80%	16	72%	1,109	1,766
Total New Students				54			

Total Student Generation Yield: 0.333

Elementary: 0.167
Middle: 0.073
High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

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

Policy 2.3.3

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

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the

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

Policy 3.1.1

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

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/2022)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	27	683	553	81%	96%
Highland MS #244	1	11	1,071	697	65%	75%
Jean Ribault HS #96	1	16	1,683	1,378	82%	84%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 220 dwelling units – 2022-0004

(7) Usable open spaces plazas, recreation areas.

The site shall provide approximately 2.32 (minimum of 2.2) acre park as part of this development. This exceeds the requirement for active recreation under section 656.420. Additionally, approximately 23.45 acres are proposed for ponds, wetlands, buffers and other passive open space.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME)

wetlands policies.

Wetlands Characteristics:

Approximate Size:

25.47 Acres

General Location(s):

Along the western boundary of the amendment site
(See Wetlands Map Attached)

Quality/Functional
Value:

The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.

Soil Types/
Characteristics:

Mascotte fine sand, 0 to 2 percent slopes (38) – This soil series consists of poorly drained soils and has a parent material of sandy and loamy marine deposits. The water table is usually 6 to 18 inches below ground surface. Slopes range from 0 to 2 percent.

Pelham fine sand, 0 to 2 percent slopes (51) – This soil series consists of poorly drained soils and has a parent material of sandy and loamy marine deposits. The water table is usually 6 to 12 inches below ground surface. Slopes range from 0 to 2 percent.

Sapelo fine sand, 0 to 2 percent slopes (63) - This soil series consists of poorly drained soils and has a parent material of sandy and loamy marine deposits. The water table is usually 6 to 18 inches below ground surface. Slopes range from 0 to 2 percent.

Surrency loamy fine sand, depression. 0 to 2 percent slopes (66) - This soil series consists of poorly drained soils and has a parent material of sandy and loamy marine deposits. The water table is usually at the surface. Slopes range from 0 to 2 percent.

Pelham fine sand, ponded, 0 to 2 percent slopes (82) - This soil series consists of poorly drained soils and has a parent material of sandy and loamy marine deposits. The water table usually at the surface to 6 inches below ground surface. Slopes range from 0 to 32 percent.

Wetland Category: Category III

Consistency of Permitted Uses: All uses subject to CCME Policy 4.1.6

Environmental Resource Permit (ERP): Not provided by the applicant

Wetlands Impact: According to the companion PUD Written Description, approximately 4.54 acres of wetland impacts are anticipated with 20.93 acres of wetlands preserved on-site. (Total amount of wetlands is 25.47 acres)

Associated Impacts: None

Relevant Policies: CCME Policies 4.1.3 and 4.1.6

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



(9) Listed species regulations

The project is greater than the 50-acre threshold. A listed wildlife & habitat assessment report conducted by Brian Spahr with LG2 Environmental Solutions, Inc. was provided with the application. Assessment shows that The species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to, the eastern indigo snake, gopher tortoise and wood stork. If state or federal

permits are not required, USFWS and/or FWC consultations regarding listed wildlife species will be at the discretion of the applicant.

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

A minimum of two spaces of off-street parking will be provided per dwelling unit.

(11) Sidewalks, trails, and bikeways

The project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 18, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



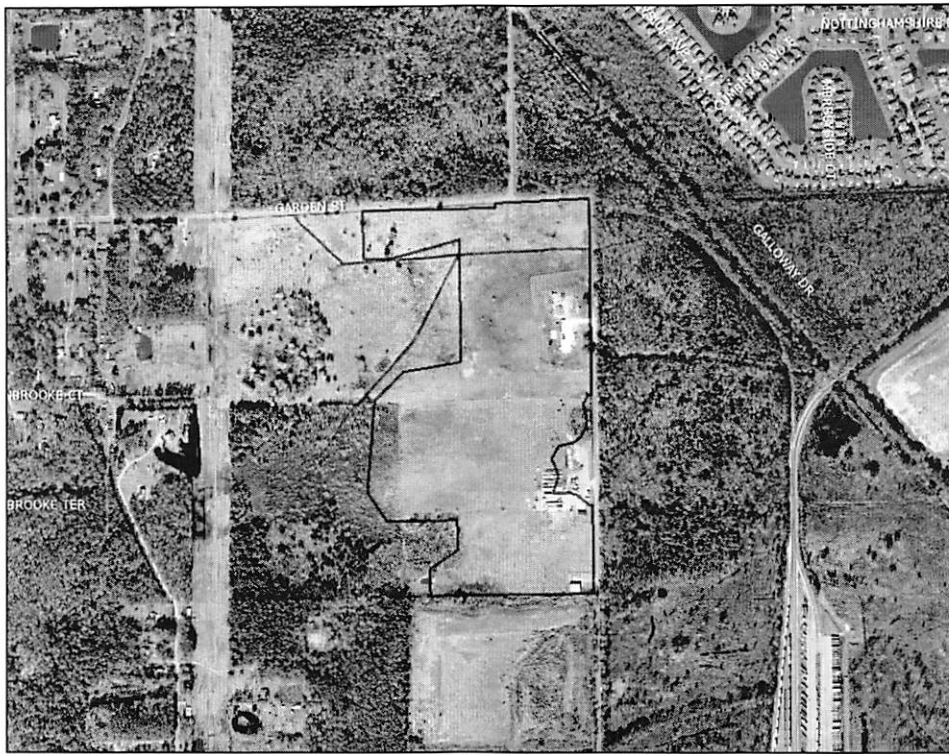
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0004 be **APPROVED with the following exhibits:**

- The original legal description dated July 23, 2021**
- The revised written description dated November 29, 2021**
- The original site plan dated September 1, 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department

that the application for Rezoning 2022-0004 be APPROVED.



Aerial View

Source: JaxGIS



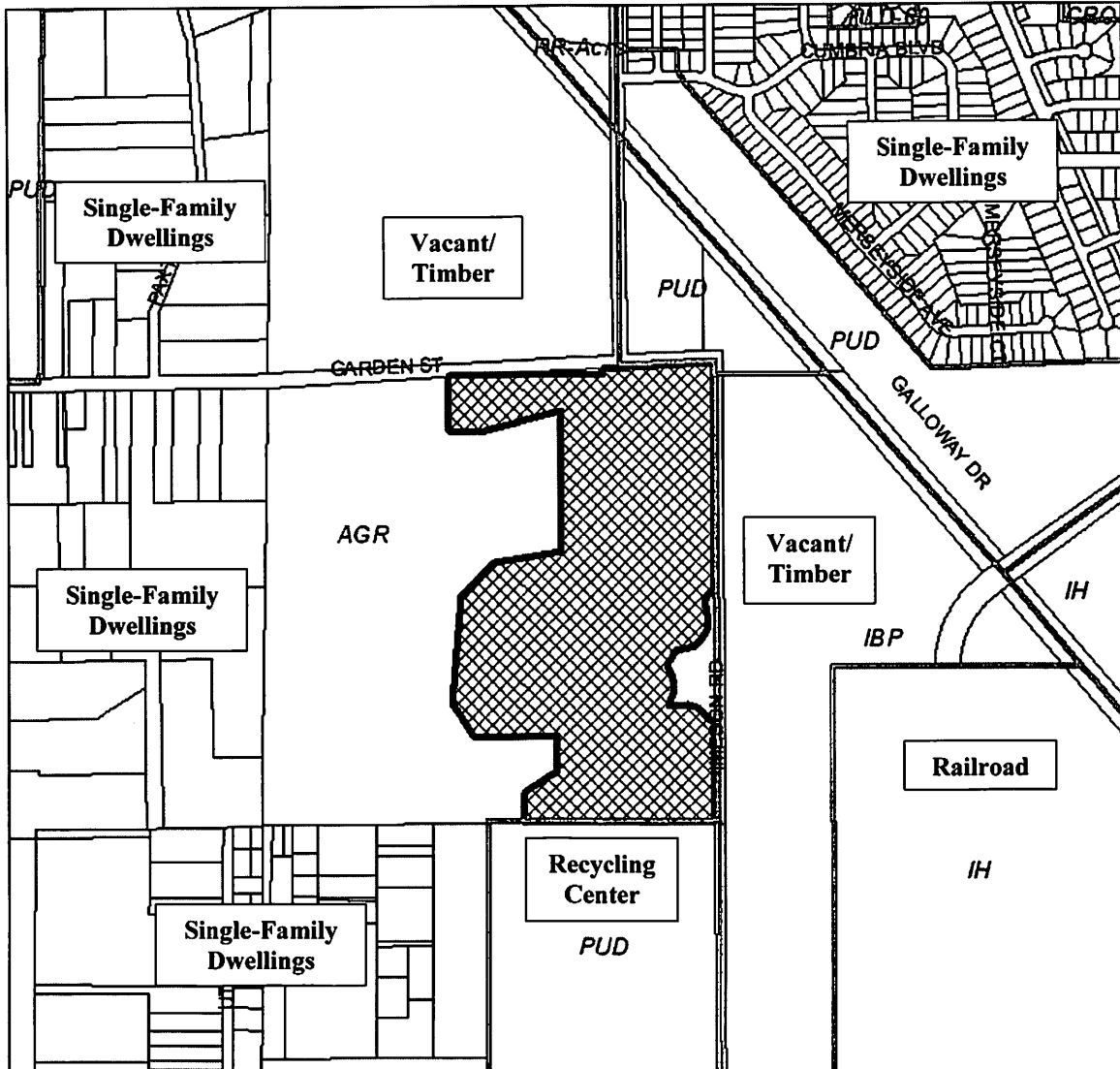
View of Subject Property

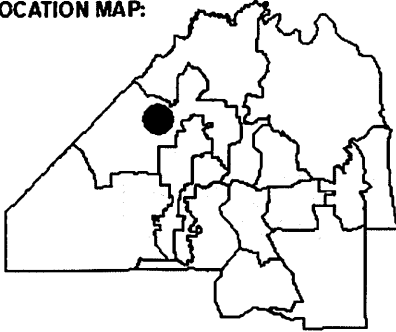

Source: JAXGIS



View of Subject Property

Source: GoogleMap



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 310 620 1,240</p> <p>Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0004</p>	<p>T-2021-3777</p>	<p>COUNCIL DISTRICT:</p> <p>8</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0004 **Staff Sign-Off/Date** ELA / 12/06/2021
Filing Date 01/11/2022 **Number of Signs to Post** 12
Hearing Dates:
1st City Council 02/08/2022 **Planning Commission** 02/03/2022
Land Use & Zoning 02/15/2022 **2nd City Council** 02/22/2022
Neighborhood Association CISCO GARDEN CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3777 **Application Status** FILED COMPLETE
Date Started 09/08/2021 **Date Submitted** 09/09/2021

General Information On Applicant

Last Name INGRAM **First Name** THOMAS **Middle Name** O
Company Name
 SODL AND INGRAM PLLC
Mailing Address
 233 E BAY STREET, SUITE 1113
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9046129179 **Fax** **Email** THOMAS.INGRAM@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name THOMAS **First Name** SHANE **Middle Name**
Company/Trust Name
 TRUSTEE, TRUST CREATED UNDER PARA 4 OF LAST WILL AND TESTAMENT OF JOSEPH E JO
Mailing Address
 7300 IMESON ROAD
City JACKSONVILLE **State** FL **Zip Code** 32219
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 002982 0000	8	5	AGR	PUD

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

Existing Land Use Category
 AGR-III

Land Use Category Proposed?**If Yes, State Land Use Application #**

5546

Total Land Area (Nearest 1/100th of an Acre) 71.47**Development Number****Proposed PUD Name** HAWKES MEADOW**Justification For Rezoning Application**

PLEASE SEE ATTACHED WRITTEN DESCRIPTION.

Location Of Property**General Location**

SOUTHWEST CORNER OF INTERSECTION OF IMESON ROAD AND GARDEN STREET

House #	Street Name, Type and Direction	Zip Code
6319	GARDEN ST	32219

Between Streets

GARDEN STREET and IMESON ROAD

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**
71.47 Acres @ \$10.00 /acre: \$720.00
- 3) Plus Notification Costs Per Addressee**
7 Notifications @ \$7.00 /each: \$49.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,038.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

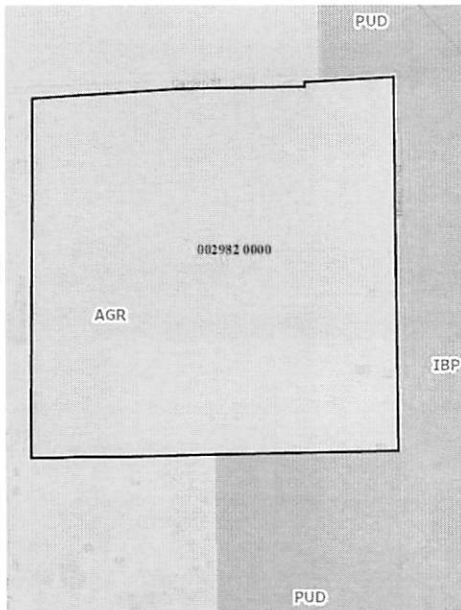
Hawkes Meadow PUD
Written Description
November 29, 2021

I. **PROJECT DESCRIPTION.** The Hawkes Meadow PUD is an approximately 71.47-acre project located west of Imeson Road, and south of Garden Street. This application would allow for development of a single-family subdivision with a maximum of 220 single family lots. The designated Land Use under the Comprehensive Plan for the area proposed for development is Agricultural-III, which allows up to one (1) unit per ten (10) acres. The property is in the Suburban Development Area. The current zoning is AGR. It is located in Council District 8 (Ju’Coby Pittman). Access would be provided via Imeson Road. Subject to review by the Planning and Development Department, a second access may be provided at Garden Street. Approximately 23.45 acres of this site would be passive open space.

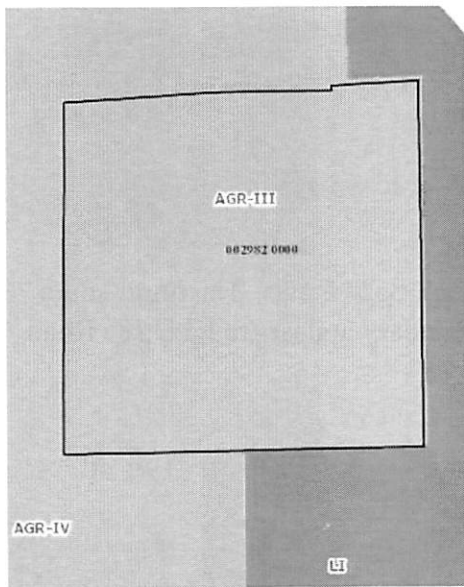
Surrounding land uses:

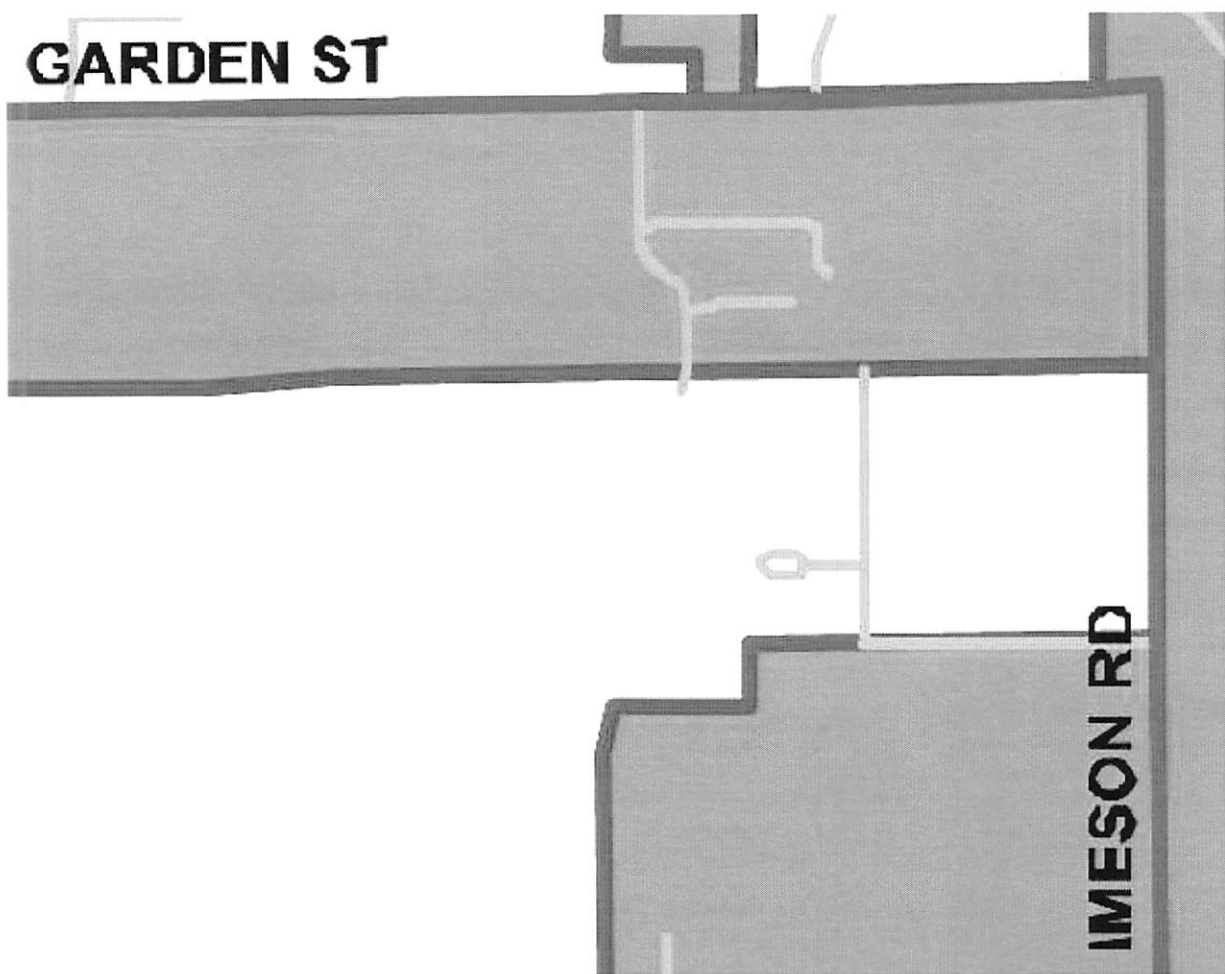
	Land Use	Zoning	Use
North	AGR-III, LI	AGR, PUD (2010-256-E) Garden Street Neighborhood Commercial PUD	Undeveloped
East	LI	IBP	Undeveloped/silviculture (>600 ft wide), west of CSX rail yard
South	LI	PUD (2009-137-E) for light industrial and office	Undeveloped; Buffer/Republic Services North Florida Recycling Center >1000 feet to south
West	AGR-III, AGR-IV	AGR	Agriculture/undeveloped and 250’ powerline corridor; single family homes further west

Zoning Map Excerpt:



Land Use Map Excerpt:





Note: the road to the south of Garden Street appears to be Cranbrooke Road. The north-south road that is shown in the area outside the development area boundary appears to be Utsey Road.



II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Single family detached dwelling units.
2. Foster care homes.
3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
4. Community residential homes of six or fewer residents 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 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.
 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.
 12. Agricultural and silvicultural uses prior to development of the property as a single-family subdivision.
- B. Density. The maximum gross density of the PUD shall not exceed 3.1 units per gross acre.
- 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 (August 1, 2021).
- D. Permissible uses by exception. None.
- E. Limitations on permitted or permissible uses by exception. N/A
- F. Lot requirements.
1. Minimum lot requirement (width and area).
 - a) Width – As to thirty (30) lots within the subdivision, minimum Sixty (60) feet. The remaining lots shall be a minimum of Fifty (50) feet in width.
 - b) Area – 5,000 square feet.
 2. Maximum lot coverage by buildings and structures at ground level: 50%
 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 – Twenty (20) feet from the face of a front-facing garage; fifteen (15) feet from any other building face (such as a porch).
- b) Side – Five (5) feet.
- c) Rear – Ten (10) feet to the lot line or the top of bank of a pond, where the lot line extends into the pond.
- d) Side street – Ten (10) feet.

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 (November 1, 2021).

5. Each residential lot shall have frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than twenty-five (25) feet or 80 percent of the minimum lot width, whichever is less.

G. Impervious surface ratios. The maximum impervious surface ratio for lots is 65%.

H. Recreation. Approximately 2.32 (minimum of 2.2) acres of parks/recreation space is proposed as part of this development, as generally shown on the Site Plan.

I. Differences from usual application of Zoning Code. (Comparing to RLD-50 zoning):

1. Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-50, 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 proposed for clarification. Agricultural uses are specifically allowed to continue.

2. The minimum lot frontage on a cul-de-sac is proposed to be 25 feet or 80 percent of the minimum lot width, whichever is less. Section 656.407, Jacksonville Zoning Code, normally requires the minimum lot frontage on a cul-de-sac to be 35 feet or 80 percent of the minimum lot width, whichever is less.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. Parking Requirements. A minimum of two spaces of off-street parking will be provided per dwelling unit.

2. **Vehicular Access.** Vehicular access shall be provided via an access point on Imeson Road. Subject to review by the Planning and Development Department, a second access point may be located on Garden Street.
 3. **Pedestrian Access.** The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.
- B. **Signage.** Signage shall be consistent with Part 13 of the Zoning Code (August 1, 2021), 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.
 - C. **Landscaping.** Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (August 1, 2021). No uncomplimentary uses exist around the perimeter of the site. The recycling center to south of the site has significant buffering in place.
 - D. **Open space.** At least 10 percent (10%) of the total site will be passive open space, which may consist of, in part, stormwater pond area.
 - E. **Utilities.** Utilities will be provided by JEA.
 - F. **Wetlands.** All wetlands impacts will be mitigated in accordance with state and federal regulations.
 - G. **Architectural standards.** The Architectural and Aesthetic Regulations for Single-Family Dwellings in Part 4 apply to residential buildings in this development.
 - H. **Stormwater retention.** Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
 - I. **Schedule.** Horizontal 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.
 - J. **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 owner's 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.
 - K. **Conformance to Zoning Overlay.** Not applicable.

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. The existing site is currently part of a larger existing agricultural operation consisting largely of open pastureland and some related structures and improvements. The site consists of approximately 62.74 acres of uplands with approximately 8.70 acres of wetlands.

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: A companion comprehensive plan amendment (L-5546) has been filed proposing to amend the future land use designation from AGR-III to Low Density Residential. The rezoning of the property to PUD will allow for development consistent with the proposed Low Density Residential future land use of the property. It will allow for a single-family subdivision in a growing area of Northwest Jacksonville, where all necessary public infrastructure is available. This site is at the transition between light industrial uses to the south and single family residential areas to the west and northeast. The St. James Place residential subdivision with over 300 single family home lots is approximately 1,000 feet to the northeast of the site, and approximately 1,600 feet to north as traveled on Garden Street. The site is in the Suburban Development Area.

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 residential development in a growing transition area within the Suburban Development 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 is in a designated Suburban Development Area, and the site has adequate access to public roads and utilities so as to allow for efficient development and growth.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, 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.

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. A companion comprehensive plan amendment has been filed to propose as a future land use designation of Low Density Residential, and the site is in an existing Suburban Development Area.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Imeson Road, with a possible access on Garden Street.

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. An approximately 2.32 (minimum of 2.2) acre park is proposed as part of this development. This exceeds the requirement for active recreation under section 656.420. Additionally, approximately 23.45 acres are proposed for ponds, wetlands, buffers and other passive open space.

G. Impact on wetlands. Approximately 4.54 acres of wetlands impacts are anticipated and approximately 20.93 acres of wetlands will be preserved on-site. All wetlands impacts associated with the development of the property will be fully mitigated under state and federal regulations.

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.

J. Sidewalks, trails & bikeways. The project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

VIII. DEVELOPMENT TEAM

- A. Developer
KB Home
Paul Michael, Vice President, Land Acquisition
10475 Fortune Parkway, Suite 100
Jacksonville, FL 32256
(904) 596-6824
phmichael@kbhome.com

- B. Engineer/Planner
David M. Taylor, P.E.
Dunn & Associates, Inc.
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Jacksonville, FL 32256
(904) 363-8916
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- C. Agent/Attorney:
Thomas O. Ingram, Esq. and William E. Gibbs, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

IX. Landowner, Tax Parcel Identification and Addresses:

Tax Parcel ID: 002982 0000

Owner: Trust Created Under Paragraph Four Of The Last Will And Testament Of Joseph E Joyner Dated December 12, 1990

Address: 7300 Imeson Rd, Jacksonville, FL 32219

EXHIBIT F
LAND USE TABLE
Hawkes Meadow PUD
September 1, 2021

Total Gross Acreage	71.47 Acres	100%
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Amount of each different use by acreage:

Single family	35.76 Acres	50%
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Total number and type of dwelling units:

Single Family (detached)	220 D.U.
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Other land use	0 Acres	0%
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Active recreation and/or open space	2.32 (min 2.2) Acres	3.2%
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Passive open space, wetlands, pond	23.45 Acres	32.8%
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Public and private right-of-way	9.94 Acres	13.9%
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Maximum lot coverage of buildings and structures at ground level:	50%
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Maximum impervious surface ratio as required by section 654.129:	65%
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EXHIBIT F
LAND USE TABLE
Hawkes Meadow PUD
September 8, 2021

Total Gross Acreage	71.47 Acres	100%
Amount of each different use by acreage:		
Single family	35.76 Acres	50%
Total number and type of dwelling units:		
Single Family (detached)	220 D.U.	
Other land use	0 Acres	0%
Active recreation and/or open space	2.32 (min 2.2) Acres	3.2%
Passive open space, wetlands, pond	23.45 Acres	32.8%
Public and private right-of-way	9.94 Acres	13.9%
Maximum lot coverage of buildings and structures at ground level:	50%	
Maximum impervious surface ratio as required by section 654.129:	65%	