

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

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

November 4, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-651** **Application for: The Homestead PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

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

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

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 20, 2021
2. The revised written description dated November 4, 2021
3. The original site plan dated June 24, 2021

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions: none**

**Planning Department conditions:**

1. Deviation from parking standards in the Zoning Code is denied. Parking ratio per bedroom, loading space ratio per building, and bike parking ratio shall be consistent with 656.604.
2. Any dead end roads to be dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac

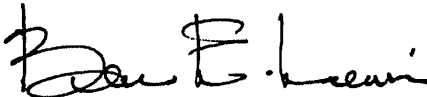
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There was one speaker in opposition whose concerns were additional traffic and school overcrowding. The Commissioners felt the location is appropriate for multi-family development.

Planning Commission Vote:	5-0
David Hacker, Chair	Absent
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
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# PUD WRITTEN DESCRIPTION

## HOMESTEAD PUD

~~July 2, 2021~~

November 4, 2021

### I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 29.51 acres of property to allow for a multiple-family and townhome development on the property located at 6765 St. Augustine Road and 6803 Old Kings Road S, Jacksonville, FL 32217 (RE#'s 154066-0005 and 154068-0020) as more particularly described in Exhibit 1 (the "Property") and conceptually depicted in the Site Plan filed herewith. The PUD is utilized for the purposes of documenting the scaled transition between the townhome and multiple-family product on site.

The proposed use is a suitable transitional use between the neighboring multiple-family and single family uses. The use will compliment such surrounding uses and will add to the housing supply in the Jacksonville market providing both rental units and townhome units.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	NC/RPI	CN/PUD/RMD-D	Multiple-family apartments, commercial shopping center, business offices, assisted living
East	RPI/MDR	RMD-A/RMD-D	Assisted living, multiple-family apartments
South	MDR/LDR/RPI	RMD-D/RLD-90/CRO	Multiple-family apartments, single family homes,
West	NC/RPI	CN/CRO	Multiple-family apartments, commercial strip center, convenience store, park, business offices

- B. Project name: Homestead PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project developer: Rangewater Real Estate, LLC
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC

- F. Current land use designation: RPI.
- G. Current zoning district: RMD-A.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 152866-1400 and 152866-1200.

## II. QUANTITATIVE DATA

- A. Total acreage: 29.51 acres
- B. Total number of multiple-family units: 380 units.

## III. STATEMENTS

### A. How does the proposed PUD differ from the usual application of the Zoning Code?

1. A PUD is utilized in this instance to document the location of the townhome product which serves as a transition between the single family residential and ~~multifamily structures~~ multiple-family structures, and to adopt certain negotiated regulations detailed below.
2. ~~Side~~A minimum thirty (30) foot setback is established from the lot line of an adjacent residential development. Internal side yard setbacks between townhome and ~~multifamily~~ multiple-family units are reduced to ten (10) feet from each property line between buildings.
3. Maximum building heights for multiple-family dwellings and townhome dwellings are established.
4. A ratio limiting the number of three (3) bedroom versus one (1) bedroom units is established.
5. Parking at a ratio of ~~1.5~~ one and three-quarters (1.75) spaces per unit is established for ~~residential~~ multiple-family use. In addition, no loading spaces will be required for residential uses and bike parking will be provided at a rate of two percent (2%) of required parking.
6. ~~Landscape buffering~~ Specific landscape provisions requiring the maintenance of certain trees and screening along road frontages are established. Within the site, landscape buffers between ~~multifamily~~ multiple-family and townhome uses are not required and trees are permitted to be clustered.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

#### IV. USES AND RESTRICTIONS

##### A. Permitted Uses:

1. Single-family dwellings.
2. **Multiple-family dwellings.** Applicant does not intend to build three (3) bedroom units; however, if three (3) bedroom units are provided, they shall not exceed the number of one (1) bedroom units.
3. **Townhomes:** (for rent or for sale).
4. Housing for the elderly.
5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
6. Foster care homes.
7. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
9. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
10. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
11. Country clubs meeting the performance standards and development criteria set forth in Part 4.
12. Home occupations 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 the Part 4.
2. Day care centers meeting the performance standards and development criteria set forth in Part 4.
3. Nursing homes.
4. Residential treatment facilities.
5. Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
6. Emergency shelter homes.
7. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.

**C. Permitted Accessory Uses and Structures:**

1. As permitted in Section 656.403.
2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.
3. In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

1. Minimum lot requirements (width and area):

- a. Single family dwellings:
    - (1) Width – Forty (40) feet.
    - (2) Area – Four Thousand (4,000) square feet.
  - b. All other uses: 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.
2. Maximum lot coverage by all buildings: Fifty percent (50%).
3. Minimum yard requirements:
- ~~3.a.~~ Buildings shall be set back a minimum of thirty (30) feet from the lot line of an adjacent residential development.
  - a.b. Multiple-family dwellings including townhomes:
    - (1) Front – Twenty (20) feet.
    - (2) Side – Ten (10) feet.
    - (3) Rear – Ten (10) feet.
  - b.c. Single-family dwellings located on individual lots:
    - (1) Front – Twenty (20) feet.
    - (2) Side – Three (3) feet, or zero lot line provided ten feet on one side between buildings.
    - (3) Rear – Ten (10) feet.
  - e.d. All other uses:
    - (1) Front – Twenty (20) feet.
    - (2) Side – Twenty (20) feet.
    - (3) Rear – Twenty (20) feet.
  - d.e. Accessory use structures used in conjunction with Multiple-family dwellings:
    - (1) Front – Accessory uses or structures shall not be permitted in a required front yard.
    - (2) Side – Ten (10) feet.
    - (3) Rear – Ten (10) feet.
4. Maximum height of structures:
- a. Multiple-family dwellings – Not to exceed three (3) stories and forty-one (41) feet above finished floor elevation.

b. Townhome dwellings – Not to exceed two (2) stories and twenty-eight (28) feet above finished floor elevation.

a.c. Single-family dwellings, child care and day care centers – ~~Thirty~~ Not to exceed thirty-five (35) feet above finished floor elevation.

b.d. All other uses – ~~Forty~~ Not to exceed forty-five (45) feet above finished floor elevation; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.

**B. Ingress, Egress and Circulation:**

1. ***Parking Requirements.*** ~~Parking for residential use shall be provided at a rate of 1.5 spaces per unit. In addition, residential uses shall have zero (0) loading spaces and provide bicycle parking spaces at a rate of two percent (2%) or required parking spaces. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.~~

a. Townhomes – Two (2) spaces shall be provided for each unit.

b. Multiple-family – One and three-quarters (1.75) spaces shall be provided for each unit. Applicant does not intend to build three (3) bedroom units; however, if three (3) bedroom units are provided, they shall not exceed the number of one (1) bedroom units.

c. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.

d. Residential uses shall have zero (0) loading spaces. All other uses shall provide loading spaces pursuant to Part 6 of the Zoning Code.

e. Bicycle parking spaces shall be provided at a rate of two percent (2%) of the required parking spaces.

2. ***Vehicular Access.*** Vehicular access to the Property shall be by way of Old Kings Road S and Dupont Avenue, substantially as shown in the Site Plan. Cul-de-sacs shall not be required at the end of private roads.

3. ***Pedestrian Access.*** Sidewalks have already been established where Old Kings Road S, St Augustine Road and Dupont Avenue abut the Property. Within the development sidewalks shall be provided throughout to provide for internal pedestrian circulation.



- C. Signs: Signs for this development shall be consistent with the requirements of Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; ~~provided, however, that (1) internal buffering between multifamily and townhome uses shall not be required; (2) one tree shall be planted for every forty (40) linear feet of road frontage and may be clustered.~~ except as follows:
1. Trees larger than thirty (30) inches in diameter located within ten (10) feet of the property line along St. Augustine Road and Old Kings Road South shall be preserved to the extent practicable.
  2. A minimum of one (1) tree shall be provided for every forty (40) linear feet of road frontage and spaced not more than fifty (50) feet apart.
  3. A minimum six (6) foot tall, eighty-five percent (85%) opaque screen shall be provided along St. Augustine Road and Old Kings Road South. The screening shall be located behind the required trees at such road frontage. Such screening may be provided by a fence or a combination of fencing and landscaping provided that chain-link fence is not permitted.
  4. Internal buffering between multiple-family and townhome uses shall not be required.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

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

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

1. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
2. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
3. 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.
4. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - (1) Creation of like uses;
  - (2) Creation of complementary uses;
  - (3) Enhancement of transportation connections;
  - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. 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.
6. 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 proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
7. 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.

8. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
  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.
  10. Policy 3.1.3 - The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.
  11. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
  12. 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.
- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.**

**RPI - URBAN AREA USES** The uses provided herein shall be applicable to all RPI sites within the Urban Area.

**Principal Uses** Multi-family dwellings . . .

**Secondary Uses** . . . Single-family dwellings as part of a single-use or mixed-used development. . .

The RPI Urban Area intent is to provide compact medium density development. The proposed use will satisfy the principal use intended for these sites. The development does not exceed the maximum density of twenty (20) units per acre that are contemplated in the RPI Urban Area (abutting Low Density Residential sites).

- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Old Kings Road S and Dupont Avenue. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility/-Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The proposed rezoning allows for development of townhomes along the southern boundary where the Property abuts a one street single family development. As you move north, the development includes multiple-family dwellings which provide a transition to the multiple-family apartments and assisted living that abut the property to the north.

The Property is primarily bordered by single family and multiple-family residential uses along with low intensity commercial uses. Surrounding property uses include multiple-family apartments, commercial shopping center, business offices and assisted living uses to the north, assisted living and multiple-family apartments to the east, multiple-family apartments and single family homes to the south, and multiple-family apartments, several commercial strip centers, a convenience store, a park and business offices to the west across Old Kings Road S. Surrounding land use and zoning designations include NC and RPI to the north, RPI and MDR to the east, MDR, LDR and RPI to the south and NC and RPI to the west.

The total number of multiple-family and townhome units proposed in this PUD is comparable to the total number of units that could be developed by right in the RMD-A zoning district. Moreover, according to ITE trip generation models, the total number of trips generated by the proposed mix of multiple-family units and townhome units will generate less external trips than a pure townhome development would generate.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides multiple family parking at a ratio of one and three-quarters (1.75) spaces per residential unit and townhome parking at a ratio of two (2) spaces per unit which is consistent with market demand and will be consistent with the requirements of Part 6 of the Zoning Code for all other uses.
- J. **Sidewalks, trails and bikeways.** External sidewalks currently exist along Old Kings Road S, St. Augustine Road and Dupont Avenue. The location of all internal sidewalks is conceptual and final sidewalk plans are subject to review and approval of the Planning and Development Department.

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-0651 TO**  
**PLANNED UNIT DEVELOPMENT**

**OCTOBER 7, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-0651** to Planned Unit Development.

***Location:*** 6765 St Augustine Road  
Between Dupont Ave and Galicia Road

***Real Estate Numbers:*** 154066-0005; 154068-0020

***Current Zoning Districts:*** Residential Medium Density-A (RMD-A)

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

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Cyndy Trimmer, Esq.  
Driver, McAfee, Hawthorne and Diebenow, PLLC  
One Independent Drive, Ste.1200  
Jacksonville, FL 32202

***Owner:*** Papas Legacy LLC ET AL.  
7545 Centurion Parkway, Suite 301  
Jacksonville, FL 32256

A. Chester Skinner III  
7545 Centurion Parkway, Suite 301  
Jacksonville, FL 32256

***Staff Recommendation:*** **APPROVE with CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2021-0651** seeks to rezone approximately 29.35± acres of land from Residential Medium Density-A (RMD-A) to Planned Unit Development (PUD). The

rezoning to a new PUD is being sought to permit the development of a mix of townhome and multi-family units up to a maximum of 380 combined units.

### **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. This zoning request is for a change from Residential Medium Density – A (RMD-A) and RMD-D to PUD to allow for a townhome and multifamily development. The PUD provides a scaled transition between the townhome and multifamily development on the site.

The 29.51-acre application site is located on the eastern corner of Old Kings Road South (a collector road) and St. Augustine Road (a minor arterial road).

The proposed project site is in the Residential-Professional-Institutional (RPI) and Medium Density Residential (MDR) land use categories in the urban development area.

RPI in the urban development area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Allowed uses in the RPI land use category in the urban development area include multi-family dwellings, office, business and professional office and institutional uses.

MDR in the urban development area is intended to provide compact medium density residential development. Allowed uses in the MDR land use category in the urban development area include multi-family dwellings and single-family dwellings when the predominant surrounding development typology within the MDR category is single-family.

The proposed Planned Unit Development (PUD) would allow for scaled transition between the townhome and multifamily development on site.

The allowed uses in the subject PUD are consistent with the RPI and MDR land use categories.

***(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 provided JEA Availability Letter dated May 25, 2021 states that connection points are available under the St Augustine Road, Dupont Avenue, and Old Kings Road Right of Way. The proposed development will be required to connect to these available services.*

**Policy 3.1.6**

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

*The proposed development will allow for two types of housing types with townhomes and multi-family apartment uses. The development is consistent with Policy 3.1.6.*

**Airport Environment Zone**

The site is located within the 150- and 300-foot Height and Hazard Zone for Jacksonville Naval Air Station. Zoning will limit development to a maximum height of less than 150' or 300', depending on the location on the property, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

***(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): Residential Professional Institutional (RPI).

***(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).

Mobility # 108592.0/CCAS # 108592.1/City Dev # 10168.000 was approved on 8/16/2021 for a total of 380 multi-family units (280 Apartments & 100 Townhomes).

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to allow the development of up to 380 multi-family units and townhomes. 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:** Recreation and open space shall be provided as required by the 2030 Comprehensive Plan. A urban garden, social green, and dog park are all indicated on the site plan in the Multi-Family area.

**The use of existing and proposed landscaping:** Development will be consistent with Part 12 Landscape Regulations of the Zoning Code. However, no buffering will be required internally between the multifamily and townhomes, and the trees that are required 1 per 40 feet of frontage may be clustered. An existing Magnolia Tree will be preserved in the multi-family area.

**The treatment of pedestrian ways:** Internal pedestrian ways will be developed in accordance with the 2030 Comprehensive Plan Requirements, and approvals of the Planning and Development

Department during the verification process.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will utilize Dupont Avenue for the multi-family units, and Old Kings Road for the townhome units. Comments from Traffic & Engineering include:

- 1.) Any dead end roads to be dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac.

**The use and variety of building setback lines, separations, and buffering:** Side yard setbacks between townhomes and multi-family units are reduced to 10 feet from each property line which is reduced from the standard 20 feet in the standard RMD Zoning Districts.

**The use and variety of building sizes and architectural styles:** Maximum height of multi-family residential uses will be Forty-five (45) feet; provided, however, that the height may be unlimited where all required yards are increased for one foot for each one foot of building height increase. Additionally, single family residential building height will be limited to 35 feet in height.

***(5) External Compatibility***

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

**The type, number and location of surrounding external uses:** The proposed development is located in a mixed-use area with residential properties as the prevailing use ranging from single family dwellings to multi-family dwellings. The property additionally is adjacent to a commercial shopping plaza.

**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	NC/RPI	RMD-D/ RMD-A/ CN/ PUD	Multi-Family Dwellings, Office Park / Shopping Plaza
South	LDR/RPI	RLD-90/ CRO	Single Family, Multi-Family Dwellings
East	MDR/RPI	RMD-D	Multi-Family Dwellings
West	NC/RPI	CN-CRO	Shopping Center / Office Complex

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

The proposed development is consistent with the proposed RPI functional land use category and will allow for the development of a maximum of 380 multifamily apartment units. The PUD is appropriate at this location because it will support the existing offices and contribute to the variety of housing products within the area.

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

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated May 26, 2021 JEA has indicated that service is available for both services under the DuPont Avenue right-of-way. Any modifications to the existing water or sewer services to meet the JEA Design Standards in effect at the time of construction plan approval.

**School Capacity:** Duval County Public School's has reviewed the proposed application and provided a report regarding the proposed residences. The report is available in the the application file.

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

Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

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

Any development that will affect wetlands will need to be permitted in accordance with local, state, and federal regulations.

***(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 proposed residential parking will provided at a rate of 1.5 spaces/unit for all residential uses, with a 2% rate for bicycle parking. Other requirements will meet part 6 of the zoning code.

The City's Transportation Planning Division has reviewed the proposed parking reductions and has provided the following conditions:

- 1.) Deviation from parking standards in the Zoning Code is denied. Parking ratio per bedroom, loading space ratio per building, and bike parking ratio shall be consistent with 656.604.**
- 2.) Any dead end roads to be dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac**

***(11) Sidewalks, trails, and bikeways***

External sidewalks exist along DuPont Avenue, St Augustine, and Old Kings Road.

**Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the**

applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 29, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



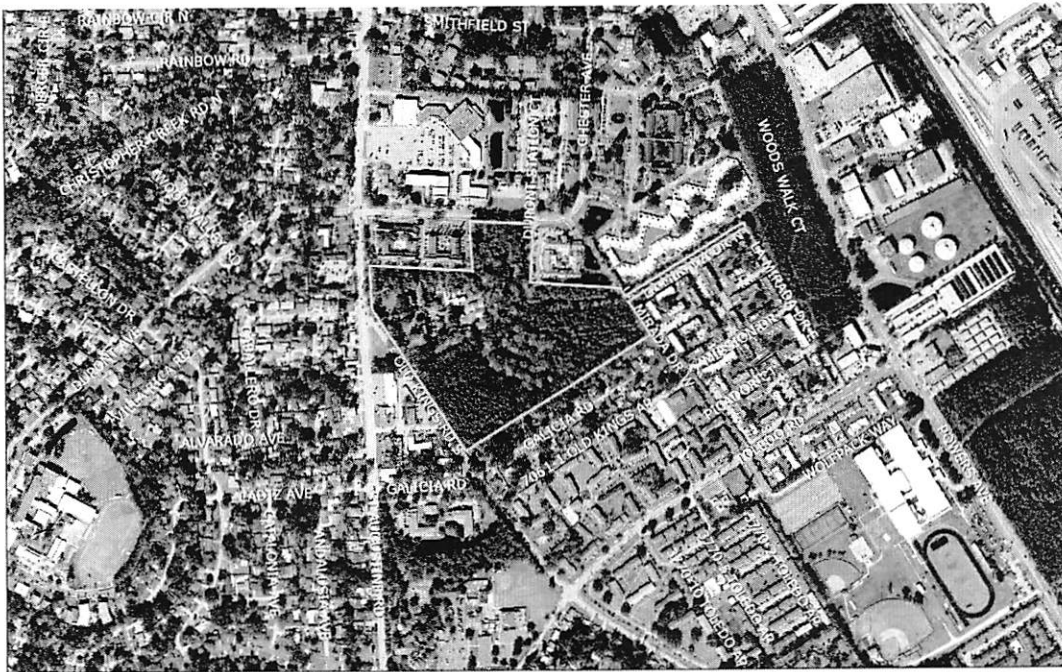
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0651** be **APPROVED** with the following exhibits:

1. The original legal description dated April 20, 2021
2. The original written description dated July 19, 2021
3. The original site plan dated June 24, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0651** be **APPROVED** with the following CONDITIONS:

- 1.) Deviation from parking standards in the Zoning Code is denied. Parking ratio per bedroom, loading space ratio per building, and bike parking ratio shall be consistent with 656.604.
- 2.) Any dead end roads to be dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac



Aerial View

Source: JaxGIS  
Date: September 24, 2021



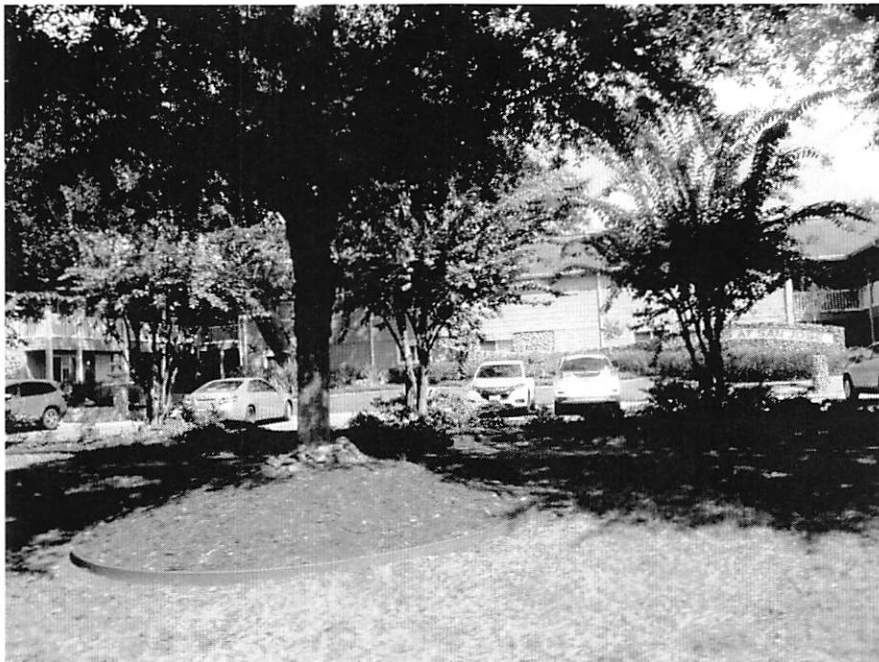
View of the Subject Site Old Kings Road and St. Augustine Road

Source: Planning and Development Department  
Date: September 24, 2021



View of the Subject Site from Dupont Avenue

*Source: Planning and Development Department  
Date: September 24, 2021*



View of the neighboring apartment complex to the north of the Subject Site

*Source: Planning and Development Department  
Date: September 24, 2021*



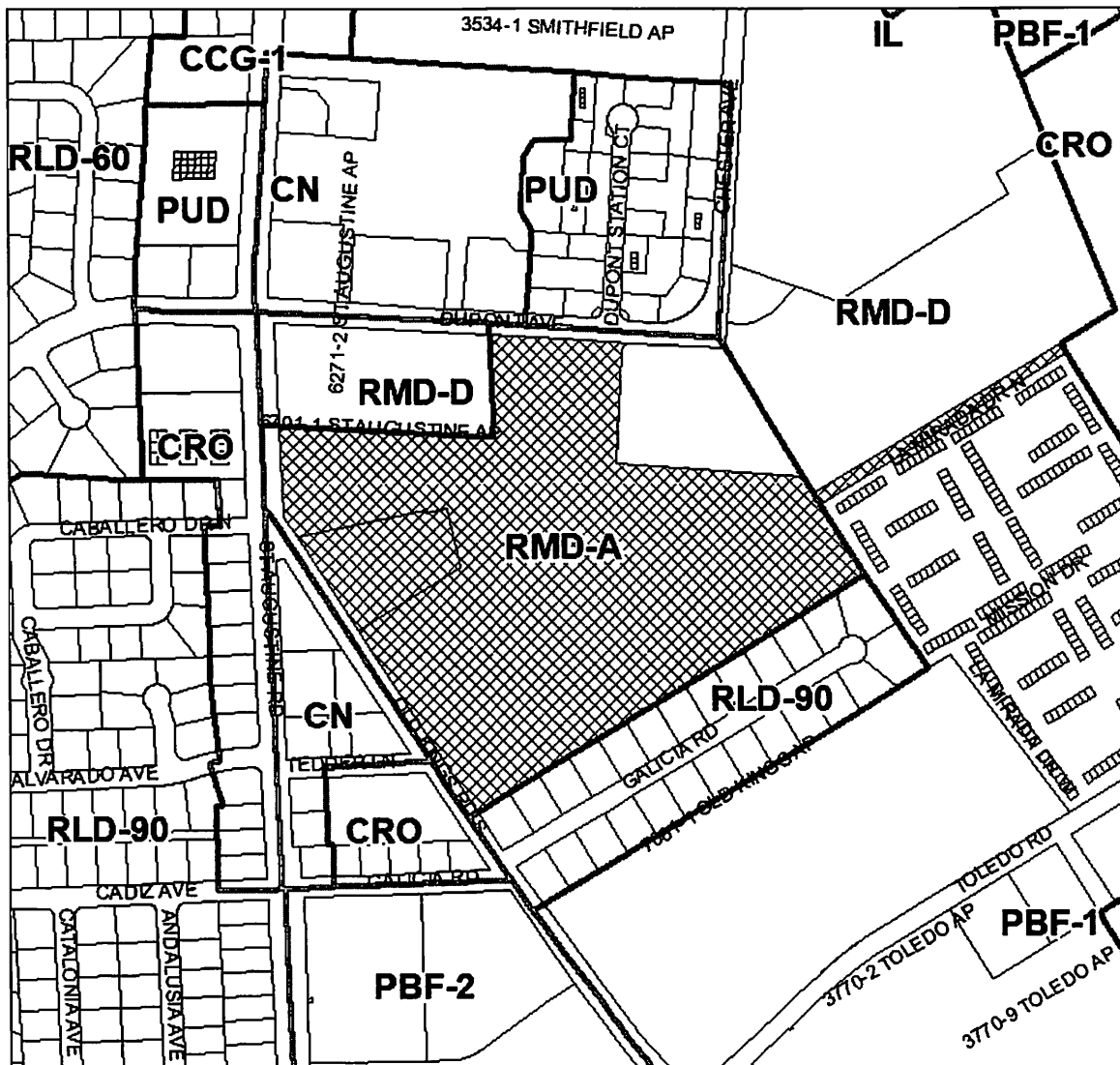
View of the Office Park across Dupont Avenue

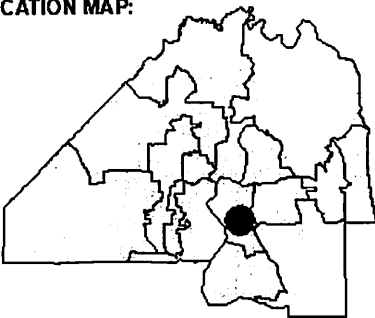
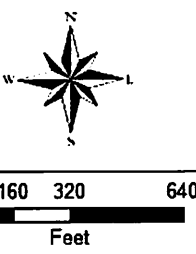
*Source: Planning and Development Department*  
*Date: September 24, 2021*



View of the neighboring assisted living facility

*Source: Planning and Development Department*  
*Date: September 24, 2021*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RMD-A</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p><b>5</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2021-0651</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3548</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

**Legal Map**

Source: JaxGIS  
 Date: September 24, 2021



**Application For Rezoning To PUD**

**Planning and Development Department Info**

**Ordinance #** 2021-0651 **Staff Sign-Off/Date** CMC / 07/19/2021  
**Filing Date** 09/10/2021 **Number of Signs to Post** 13  
**Hearing Dates:**  
**1st City Council** 10/12/2021 **Planning Commission** 10/07/2021  
**Land Use & Zoning** 10/19/2021 **2nd City Council** N/A  
**Neighborhood Association** N/A  
**Neighborhood Action Plan/Corridor Study** N/A

**Application Info**

**Tracking #** 3548 **Application Status** FILED COMPLETE  
**Date Started** 05/13/2021 **Date Submitted** 05/14/2021

**General Information On Applicant**

**Last Name** TRIMMER **First Name** CYNDY **Middle Name**  
**Company Name**  
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC  
**Mailing Address**  
 1 INDEPENDENT DRIVE, SUITE 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

**Last Name** SKINNER III **First Name** A. CHESTER **Middle Name**  
**Company/Trust Name**  
 C/O BUSINESS BOOKS, INC.  
**Mailing Address**  
 7545 CENTURION PARKWAY, SUITE 301  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**Phone** 9043011269 **Fax** **Email**

**Last Name** SEE **First Name** BELOW **Middle Name**  
**Company/Trust Name**  
 PAPAS LEGACY LLC ET AL  
**Mailing Address**  
 7545 CENTURION PARKWAY, SUITE 301  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**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 154066 0005	5	3	RMD-A	PUD
Map 154068 0020	5	3	RMD-A	PUD

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

**Existing Land Use Category**  
RPI

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

**Total Land Area (Nearest 1/100th of an Acre)** 29.35

**Development Number**

**Proposed PUD Name** HOMESTEAD PUD

**Justification For Rezoning Application**

APPLICANT PROPOSES A REZONING TO ALLOW FOR A TOWNHOME AND MULTIFAMILY DEVELOPMENT. THE PUD PROVIDES A SCALED TRANSITION BETWEEN THE TOWNHOME AND MULTIFAMILY DEVELOPMENT ON THE SITE.

**Location Of Property**

**General Location**  
EASTERN CORNER OF OLD KINGS RD S AND ST AUGUSTINE ROAD

House #	Street Name, Type and Direction	Zip Code
6765	ST AUGUSTINE RD	32217

**Between Streets**  
DUPONT AV and GALICIA RD

**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  
29.35 Acres @ \$10.00 /acre: \$300.00
- 3) Plus Notification Costs Per Addressee  
199 Notifications @ \$7.00 /each: \$1,393.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,962.00

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

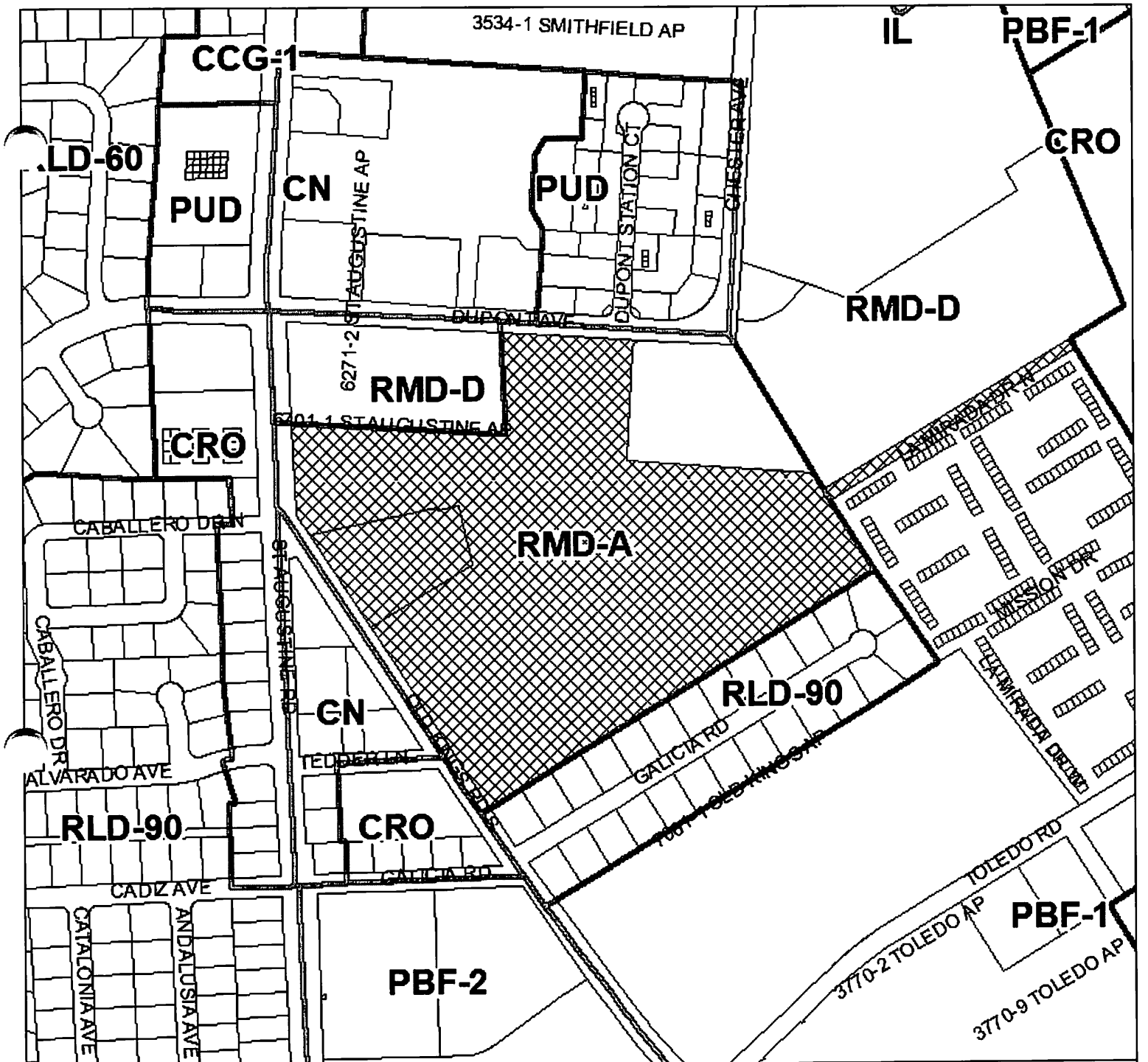
**LEGAL DESCRIPTION**

**April 20, 2021**

A portion of Tract 1, Acreage Replat of Part of Dixie Farms, according to the plat thereof, as recorded in Plat Book 14, page 100, of the current Public Records of Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the West corner of Philip's Place, as recorded in Plat Book 20, page 43, of said current Public Records, said corner lying on the Northeasterly right of way line of Old Kings Road, a 66 foot right of way as presently established; thence North 33°04'36" West, along last said line, 1027.38 feet to its intersection with the Easterly right of way line of Old St. Augustine Road, a variable width right of way as presently established; thence North 02°32'47" West, along last said line, 275.61 feet to the Southwest corner of those lands described and recorded in Official Records Book 8427, page 43, of said current Public Records; thence South 86°29'45" East, along the Southerly line thereof, 631.00 feet to the Southeast corner thereof; thence North 02°32'47" West, along the Easterly line thereof, 300.00 feet to a point lying on the Southerly right of way line of Dupont Avenue, a 75 foot right of way as presently established; thence South 86°29'45" East, along last said line, 415.15 feet to a point of cusp lying on the Westerly line of those lands described and recorded in Official Records Book 16841, page 702, of said current Public Records; thence Southwesterly along said Westerly line and along the arc of a curve concave Southeasterly having a radius of 30.00 feet, through a central angle of 90°00'35", an arc length of 47.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 48°29'53" West, 42.43 feet; thence South 03°29'53" West, continuing along said Westerly line, along a non-tangent line, 321.67 feet to the Southwest corner thereof; thence South 86°30'07" East, along the Southerly line thereof, 563.55 feet to a point lying on the Southwesterly line of those lands described and recorded in Official Records Book 4670, page 958, of said current Public Records; thence South 32°51'56" East, along last said line, 44.32 feet to the South corner thereof; thence North 58°29'49" East, along the Southeasterly line thereof, 849.49 feet to a point lying on the Southwesterly line of those lands described and recorded in Official Records Book 14271, page 2212, of said current Public Records; thence South 31°27'19" East, along last said line, 39.85 feet to the North Corner of those lands described and recorded in Official Records Book 12647, page 1483, of said current Public Records; thence South 58°32'30" West, along the Northwesterly line thereof, 848.74 feet to the West corner thereof; thence South 32°27'56" East, along the Southwesterly line thereof, 249.46 feet to the North corner of said Philip's Place; thence South 58°21'00" West, along the Northwesterly line thereof, 1348.65 feet to the Point of Beginning.

Containing 29.51 acres, more or less.

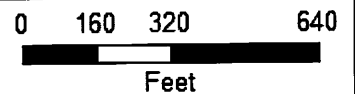
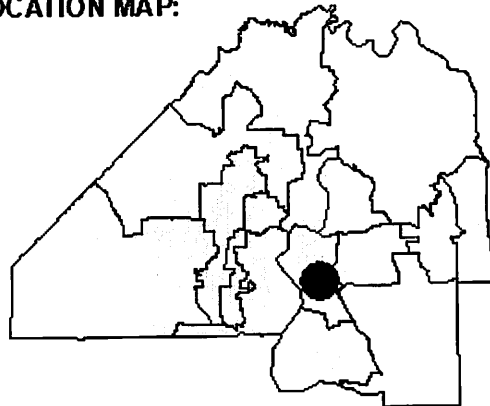


**REQUEST SOUGHT:**

**FROM: RMD-A**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**5**

**TRACKING NUMBER**

**T-2021-3548**

**EXHIBIT 2  
PAGE 1 OF 1**

# PUD WRITTEN DESCRIPTION

## HOMESTEAD PUD

July 19, 2021

### I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 29.51 acres of property to allow for a multifamily and townhome development on the property located at 6765 St. Augustine Road and 6803 Old Kings Road S, Jacksonville, FL 32217 (RE#'s 154066-0005 and 154068-0020) as more particularly described in Exhibit 1 (the "Property") and conceptually depicted in the Site Plan filed herewith. The PUD is utilized for the purposes of documenting the scaled transition between the townhome and multifamily product on site.

The proposed use is a suitable transitional use between the neighboring multifamily and single family uses. The use will compliment such surrounding uses and will add to the housing supply in the Jacksonville market providing both rental units and townhome units.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	NC/RPI	CN/PUD/RMD-D	Multifamily apartments, commercial shopping center, business offices, assisted living
East	RPI/MDR	RMD-A/RMD-D	Assisted living, multifamily apartments
South	MDR/LDR/RPI	RMD-D/RLD-90/CRO	Multifamily apartments, single family homes,
West	NC/RPI	CN/CRO	Multifamily apartments, commercial strip center, convenience store, park, business offices

- B. Project name: Homestead PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project developer: Rangewater Real Estate, LLC
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
- F. Current land use designation: RPI.

G. Current zoning district: RMD-A.

H. Requested zoning district: PUD.

I. Real estate numbers: 152866-1400 and 152866-1200.

## **II. QUANTITATIVE DATA**

A. Total acreage: 29.51 acres

B. Total number of multifamily units: 380 units.

## **III. STATEMENTS**

A. How does the proposed PUD differ from the usual application of the Zoning Code?

A PUD is utilized in this instance to document the location of the townhome product which serves as a transition between the single family residential and multifamily structures.

Side yard setbacks between townhome and multifamily units are reduced to 10 feet from each property line.

Parking at a ratio of 1.5 spaces per unit is established for residential use. In addition, no loading spaces will be required for residential uses and bike parking will be provided at a rate of two percent (2%) of required parking.

Landscape buffering between multifamily and townhome uses are not required and trees are permitted to be clustered.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

## **IV. USES AND RESTRICTIONS**

A. Permitted Uses:

1. Single-family dwellings.
2. Multiple-family dwellings.

3. Townhomes.
4. Housing for the elderly.
5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
6. Foster care homes.
7. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
9. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
10. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
11. Country clubs meeting the performance standards and development criteria set forth in Part 4.
12. Home occupations 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 the Part 4.
2. Day care centers meeting the performance standards and development criteria set forth in Part 4.
3. Nursing homes.
4. Residential treatment facilities.
5. Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
6. Emergency shelter homes.



7. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.
2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.
3. In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot requirements (width and area):
  - a. Single family dwellings:
    - (1) Width – Forty (40) feet.
    - (2) Area – Four Thousand (4,000) square feet.
  - b. All other uses: 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.
2. Maximum lot coverage by all buildings. Fifty percent (50%).
3. Minimum yard requirements.
  - a. Multiple-family dwellings including townhomes:
    - (1) Front – Twenty (20) feet.
    - (2) Side – Ten (10) feet.
    - (3) Rear – Ten (10) feet.

b. Single-family dwellings located on individual lots:

- (1) Front – Twenty (20) feet.
- (2) Side – Three (3) feet, or zero lot line provided ten feet on one side between buildings.
- (3) Rear – Ten (10) feet.

c. All other uses:

- (1) Front – Twenty (20) feet.
- (2) Side – Twenty (20) feet.
- (3) Rear – Twenty (20) feet.

d. Accessory use structures used in conjunction with multiple-family:

- (1) Front – Accessory uses or structures shall not be permitted in a required front yard.
- (2) Side – Ten (10) feet.
- (3) Rear – Ten (10) feet.

4. Maximum height of structures:

- a. Single-family dwellings, day care centers – Thirty-five (35) feet.
- b. All other uses – Forty-five (45) feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for residential use shall be provided at a rate of 1.5 spaces per unit. In addition, residential uses shall have zero (0) loading spaces and provide bicycle parking spaces at a rate of two percent (2%) or required parking spaces. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Old Kings Road S and Dupont Avenue, substantially as shown in the Site Plan.
3. *Pedestrian Access.* Sidewalks have already been established where Old Kings Road S, St Augustine Road and Dupont Avenue abut the Property. Within the development sidewalks shall be provided throughout to provide for internal pedestrian circulation.

C. Signs: Signs for this development shall be consistent with the requirements of Part 13 of the Zoning Code.

- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that (1) internal buffering between multifamily and townhome uses shall not be required; (2) one tree shall be planted for every forty (40) linear feet of road frontage and may be clustered.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

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

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:
  - 1. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
  - 2. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
  - 3. 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.

4. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - (1) Creation of like uses;
  - (2) Creation of complementary uses;
  - (3) Enhancement of transportation connections;
  - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
  
5. 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.
  
6. 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 proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
  
7. 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.
  
8. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
  
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.

10. Policy 3.1.3 - The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

11. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

12. 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.

**B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

**C. Allocation of residential land use.**

**RPI - URBAN AREA USES** The uses provided herein shall be applicable to all RPI sites within the Urban Area.

**Principal Uses** Multi-family dwellings . . .

**Secondary Uses** . . . Single-family dwellings as part of a single-use or mixed-used development. . .

The RPI Urban Area intent is to provide compact medium density development. The proposed use will satisfy the principal use intended for these sites. The development will not exceed the maximum density of 20 units per acre that are contemplated in the RPI Urban Area (abutting Low Density Residential sites)

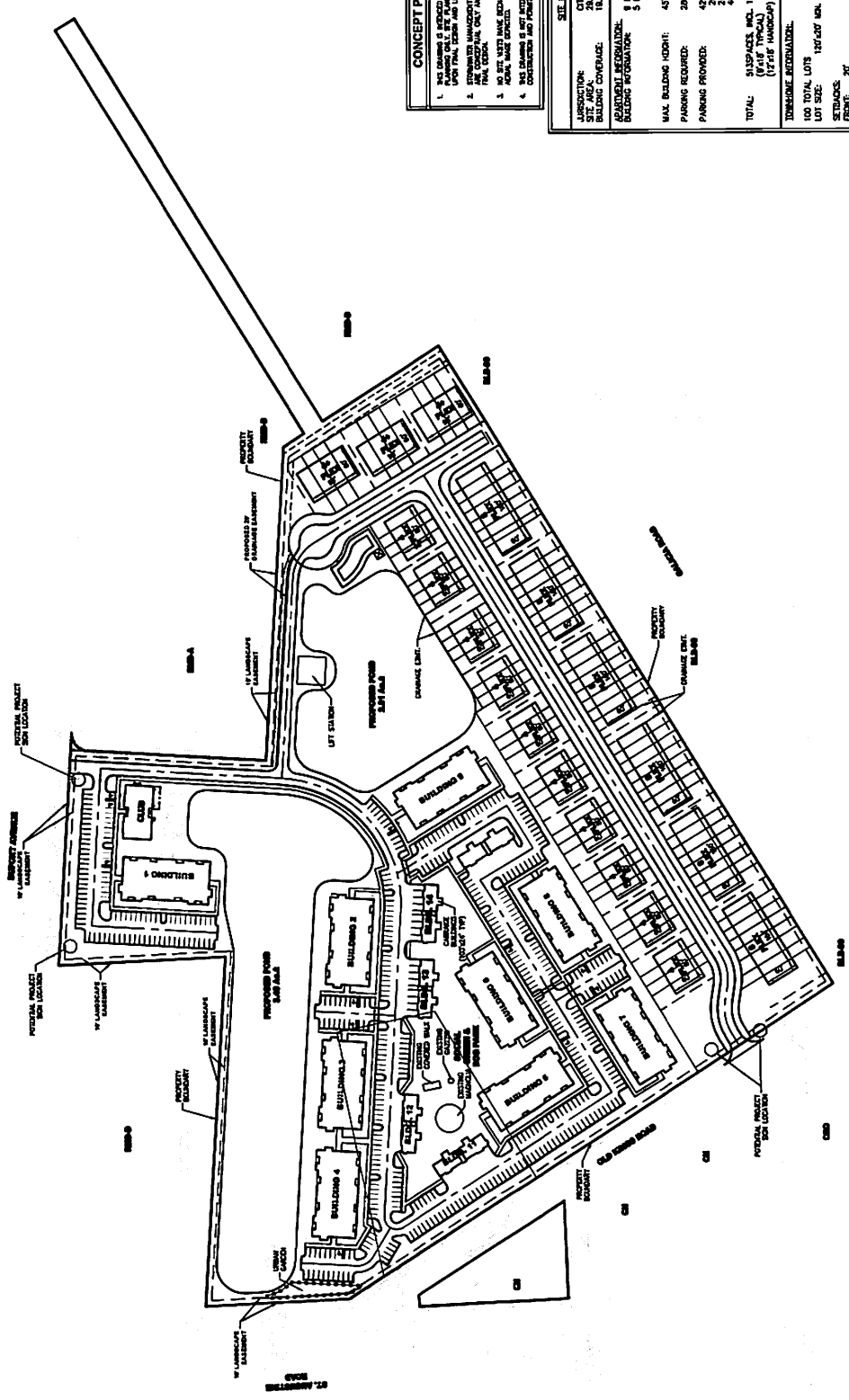
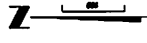
**D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Old Kings Road S and Dupont Avenue. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

**E. External compatibility/ Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The proposed rezoning allows for development of townhomes along the southern boundary where the Property abuts a one street single family development. As you move north, the development

includes multifamily dwellings which provide a transition to the multifamily apartments and assisted living that abut the property to the north.

The Property is primarily bordered by single family and multifamily residential uses along with low intensity commercial uses. Surrounding property uses include multifamily apartments, commercial shopping center, business offices and assisted living uses to the north, assisted living and multifamily apartments to the east, multifamily apartments and single family homes to the south, and multifamily apartments, several commercial strip centers, a convenience store, a park and business offices to the west across Old Kings Road S. Surrounding land use and zoning designations include NC and RPI to the north, RPI and MDR to the east, MDR, LDR and RPI to the south and NC and RPI to the west.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides 1.5 spaces per residential unit which is consistent with market demand and will be consistent with the requirements of Part 6 of the Zoning Code for all other uses.
- J. **Sidewalks, trails and bikeways.** External sidewalks currently exist along Old Kings Road S, St. Augustine Road and Dupont Avenue. The location of all internal sidewalks is conceptual and final sidewalk plans are subject to review and approval of the Planning and Development Department.



**CONCEPT PLAN NOTES:**

1. THE DRAWING IS PREPARED FOR CONCEPTUAL USE. IT IS NOT TO BE USED FOR PERMITS, CONTRACTS, OR AS A BASIS FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND FINISHING PURPOSES.

SITE DATA TABLE	
JURISDICTION:	CITY OF JACKSONVILLE
SITE AREA:	28.35 ACRES
BUILDING COVERAGE:	18.0%
REQUIREMENT INFORMATION:	5 BUILDINGS @ 10 UNITS: 70
	5 BUILDINGS @ 2 UNITS: 10
	TOTAL UNITS: 280
MAX. BUILDING HEIGHT:	45'
PARKING REQUIRED:	280 @ 1:1.75 = 480 SPACES
PARKING PROVIDED:	428 STANDARD SPACES
	24 TRUCK SPACES
	40 CHANGE SPACES
TOTAL:	512 SPACES, INCL. 11 HANDICAP (12.5% HANDICAP)
TOWNSHIP INFORMATION:	
100' TOTAL LOTS:	130' x 60' MIN.
SETBACKS:	
FRONT:	20'
REAR:	10'

**CONCEPT PLAN**  
6/24/23

Skinner-Jones Property  
14711 Old St. Augustine Road  
Jacksonville, FL 32229  
TEL: (904) 684-8888  
FAX: (904) 684-8888  
WWW: SKINNER-JONES.COM



**EXHIBIT F**  
**HOMESTEAD PUD**

**Land Use Table**

Total gross acreage	<u>29.51</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>      </u> Acres	<u>      </u> %
Total number of dwelling units	<u>      </u> D.U.	
Multiple family	<u>      </u> Acres	<u>100</u> %
Total number of dwelling units	<u>380</u> D.U.	
Commercial	<u>      </u> Acres	<u>      </u> %
Industrial	<u>      </u> Acres	<u>      </u> %
Other land use (Hospital and related uses)	<u>      </u> Acres	<u>      </u> %
Active recreation and/or open space	<u>      </u> Acres	<u>      </u> %
Passive open space	<u>      </u> Acres	<u>      </u> %
Public and private right-of-way	<u>      </u> Acres	<u>      </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.