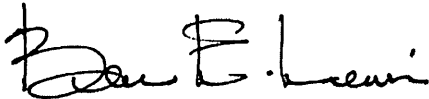


| | |
|---------------------------|--------|
| Planning Commission Vote: | 6-0 |
| David Hacker, Chair | Aye |
| Alex Moldovan, Vice Chair | Aye |
| Ian Brown, Secretary | Aye |
| Marshall Adkison | Absent |
| Daniel Blanchard | Aye |
| Jordan Elsbury | Absent |
| Joshua Garrison | Aye |
| Jason Porter | Aye |

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-0192 TO

PLANNED UNIT DEVELOPMENT

APRIL 21, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2022-0192** to Planned Unit Development.

Location: 0 Dunn Avenue
Between New Kings Road and I-295

Real Estate Number(s): 004258-0690

Current Zoning District: Planned Unit Development (PUD)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: North, District 6

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida. 32207

Owner: Dewayne Harvey
Innovative Healthcare Properties II, LLC
2333 Hansen Lane, Suite 4
Tallahassee, Florida. 32301

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0192** seeks to rezone approximately 6.45+/- acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a mixed use development primarily focused on Multi-Family Residential uses with a commercial aspect located near the Road Frontage. There will be a maximum of 112 dwelling units, and 3,500 square feet of non-residential floor area

A proposed Land Use Amendment has been applied for the property (**2022-0191**) to change the existing Land Use Category from CGC to RPI. The Department is also recommending approval on the companion amendment.

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.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. Applicant seeks to rezone the property to PUD to develop the site as multi-family residential, instead of the currently entitled assisted living facility at a lesser density.

Zoning application Ordinance 2022-192 has a companion land use application, Ordinance 2022-191/ L-5645-21C, which is changing the land use from Community/General Commercial (CGC) to Residential/Professional/Institutional (RPI) in the Suburban Development Area. The 6.45 acre subject site is located at 0 Dunn Avenue (SR-104), between New Kings Road (SR-15/US-1/23) and Interstate-295 West (SR-9A). According to the City's Functional Highways Classification Map, Dunn Avenue (SR-104) is a minor arterial roadway, New Kings Road (SR-15/US-1/23) is classified as a major arterial roadway, and I-295 (SR 9A) is a limited access highway. The current site is vacant commercial land.

The existing Planned Unit Development zoning (PUD Ordinance 2015-0279) allows for 133 dwelling units of an assisted living facility. This proposed amendment seeks a mixed development of multi-family residential uses with supporting commercial sale and service, with less residential density than the existing zoning. In 2001 the subject site was amended from Low Density Residential (LDR) to Community/General Commercial (CGC) pursuant to Ordinance 2001-235-E.

According to the Category Description in the FLUE, the RPI land use category in the Suburban Area is intended to provide low to medium density development. Development that includes medium density residential and professional office uses is preferred. Principal uses in the RPI

include, but are not limited to, multi-family dwellings; business and professional offices; institutional; and commercial retail sales and service establishments limited to 50 percent of the site area. The maximum gross density allowed in RPI in the Suburban Area is 20 units per acre. Single use developments in the RPI category are limited to residential or office uses. The proposed land use amendment intends to provide a mix of uses including a multi-family residential component. In the RPI land use category, mixed use developments may not include more than 90 percent of any individual use. Multi-family dwellings are a primary use in the RPI land use category in the Suburban Development Area.

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

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

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 project will connect to all centralized services in order to be fully developed with the amount of units proposed in the PUD.

(3) 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, except for the Recreation and Open Space Element.

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): Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series (Ordinance 2022-0192) that seeks to amend the land use category to 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) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for primarily multi-family development with a small commercial development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape: The proposed site plan shows the proposed drive isle and parking locations for the proposed uses. The site will be accessed from Dunn Avenue.

The use and variety of building setback lines, separations, and buffering: The proposed project will establish new setback lines and landscape buffers.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The appropriate landscape buffers are shown between the different drive aisles.

(5) External Compatibility

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

The 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 | LDR | RR-Acre | Single Family |
| South | CGC/LDR | CCG-1/PUD/RR-Acre | Vacant Commercial / Interstate |
| East | LDR | RR-Acre | Church |
| West | LDR | RR-Acre | Vacant Commercial/ Church |

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category and is a multi-use, multi-family and commercial development, which is not to exceed 112 dwelling units. The PUD is appropriate at this location because it will support the existing offices, retail and other uses in the surrounding area near the I-295 and Dunn Avenue Interchange.

The existing residential density and intensity of use of surrounding lands: The surrounding area is made up of a mix of single family institutional, as well as of commercial uses.

The availability and location of utility services and public facilities and services: The site will be served by both centralized services as required by the Comprehensive Plan.

Impact on schools: A request was made to the Duval County School Board to review the proposed project and its impact on the Schools in the proposed projects service area on March 29, 2022. The following information was provided to the department in regards to the project development impact on the neighborhood schools:

| School Type | CSA | 2020-21 Enrollment/CSA | Current Utilization (%) | New Student/ Development | 5-Year Utilization (%) | Available Seats | Available Seats – Adjacent CSA 3 & 5 |
|---------------------------|-----|------------------------|-------------------------|--------------------------|------------------------|-----------------|--------------------------------------|
| Elementary | 1 | 10,651 | 54% | 16 | 59% | 8,062 | 3,373 |
| Middle | 1 | 7,527 | 88% | 6 | 86% | 807 | 791 |
| High | 1 | 8,087 | 80% | 9 | 72% | 1,116 | 1,778 |
| Total New Students | | | | 31 | | | |

The site is served by the following schools:

| SCHOOL | CONCURRENCY SERVICE AREA | STUDENTS GENERATED | SCHOOL CAPACITY (Permanent/Portables) | CURRENT ENROLLMENT 20 Day Count (2020/21) | % OCCUPIED | 4 YEAR PROJECTION |
|---------------------|--------------------------|--------------------|---------------------------------------|---|------------|-------------------|
| Dinsmore ES #45 | 1 | 16 | 683 | 553 | 81% | 96% |
| Highlands MS #244 | 1 | 6 | 1071 | 697 | 65% | 75% |
| Jean Ribault HS #90 | 1 | 9 | 1683 | 1378 | 82% | 84% |

(7) Usable open spaces plazas, recreation areas.

The project is required to be developed with the required amount of open space and recreation areas in the 2030 Comprehensive plan. The Written Description has a lack of the required active recreation space, and the development will be required to have at least 16,800 square feet of active recreation space to move forward with development at the 112 unit total.

(8) Impact on wetlands

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

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

Sidewalks will be included as required with the 2030 Comprehensive Plan.

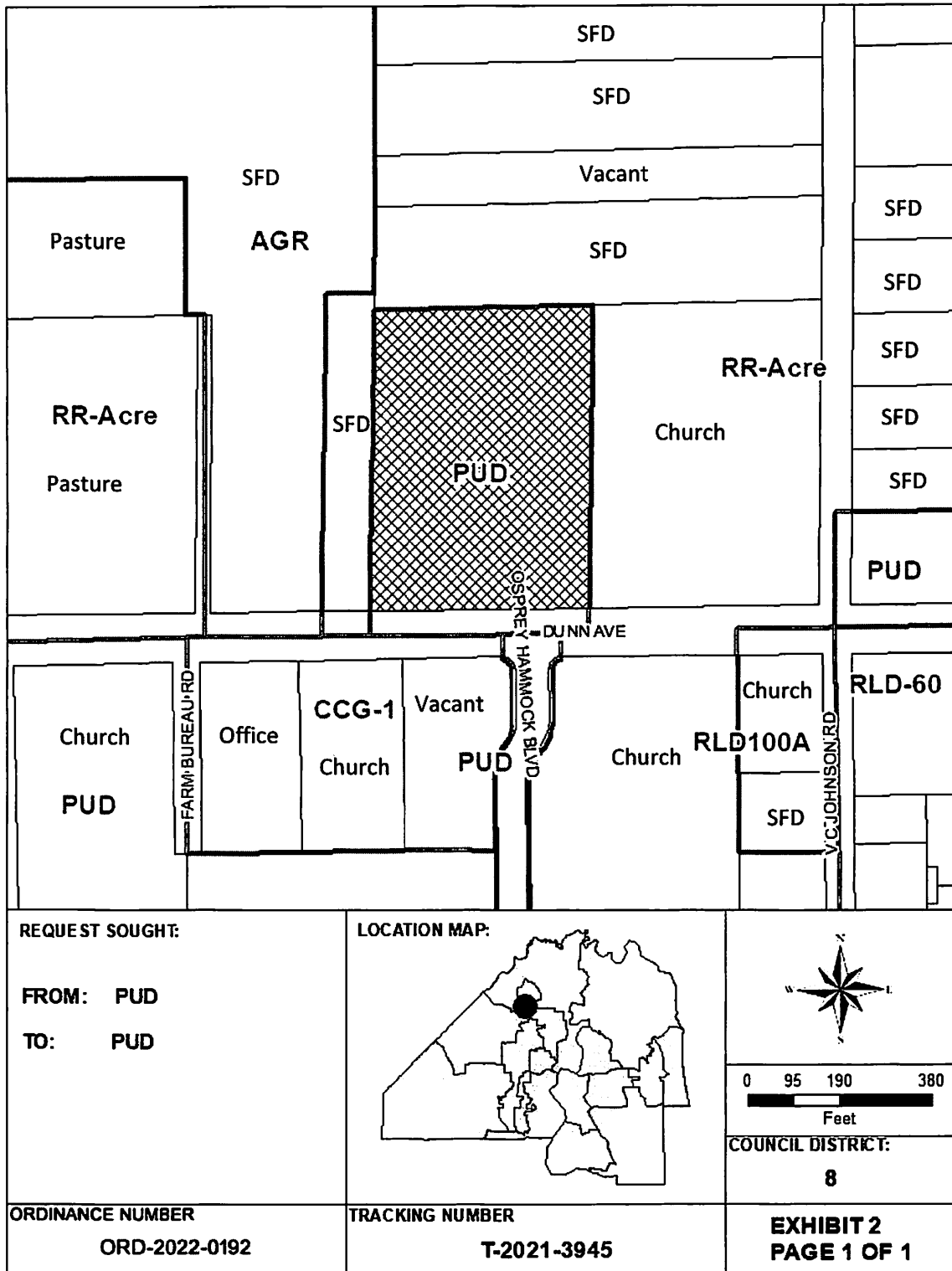
SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 24, 2022 the required Notice of Public Hearing sign was posted.





View of the Subject Site from Dunn Avenue via Google Street View



Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0192 **Staff Sign-Off/Date** CMC / 03/04/2022
Filing Date 03/04/2022 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 04/26/2022 **Planning Commission** 04/21/2022
Land Use & Zoning 05/03/2022 **2nd City Council** 05/10/2022
Neighborhood Association THE EDEN GROUP INC; ANGEL LAKE HOA
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3945 **Application Status** PENDING
Date Started 12/10/2021 **Date Submitted** 12/10/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
LAW OFFICE OF PAUL M. HARDEN
Mailing Address
1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name HARVEY **First Name** DEWAYNE **Middle Name**
Company/Trust Name
INNOVATIVE HEALTH CARE PROPERTIES II, LLC
Mailing Address
2333 HANSEN LANE, SUITE 4
City TALLAHASSEE **State** FL **Zip Code** 32301
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2015-279

| Map RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|-----------------|------------------|-------------------|-------------------------|--------------------|
| Map 004258 0690 | 8 | 6 | PUD | PUD |

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

5645

Total Land Area (Nearest 1/100th of an Acre) 6.45

Development Number

Proposed PUD Name DINSMORE DUNN AVENUE PUD

Justification For Rezoning Application

TO DEVELOP THE SITE AS MULTI-FAMILY RESIDENTIAL, INSTEAD OF THE CURRENTLY TITLED ASSISTED LIVING FACILITY AT A LESSER DENSITY.

Location Of Property

General Location

BETWEEN NEW KINGS RD AND I-295

| House # | Street Name, Type and Direction | Zip Code |
|----------------|--|-----------------|
| 0 | DUNN AVE | 32218 |

Between Streets

NEW KINGS RD and I-295

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

PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property of 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 | |
| 6.45 Acres @ \$10.00 /acre: | \$70.00 |
| 3) Plus Notification Costs Per Addressee | |
| 14 Notifications @ \$7.00 /each: | \$98.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,437.00 |

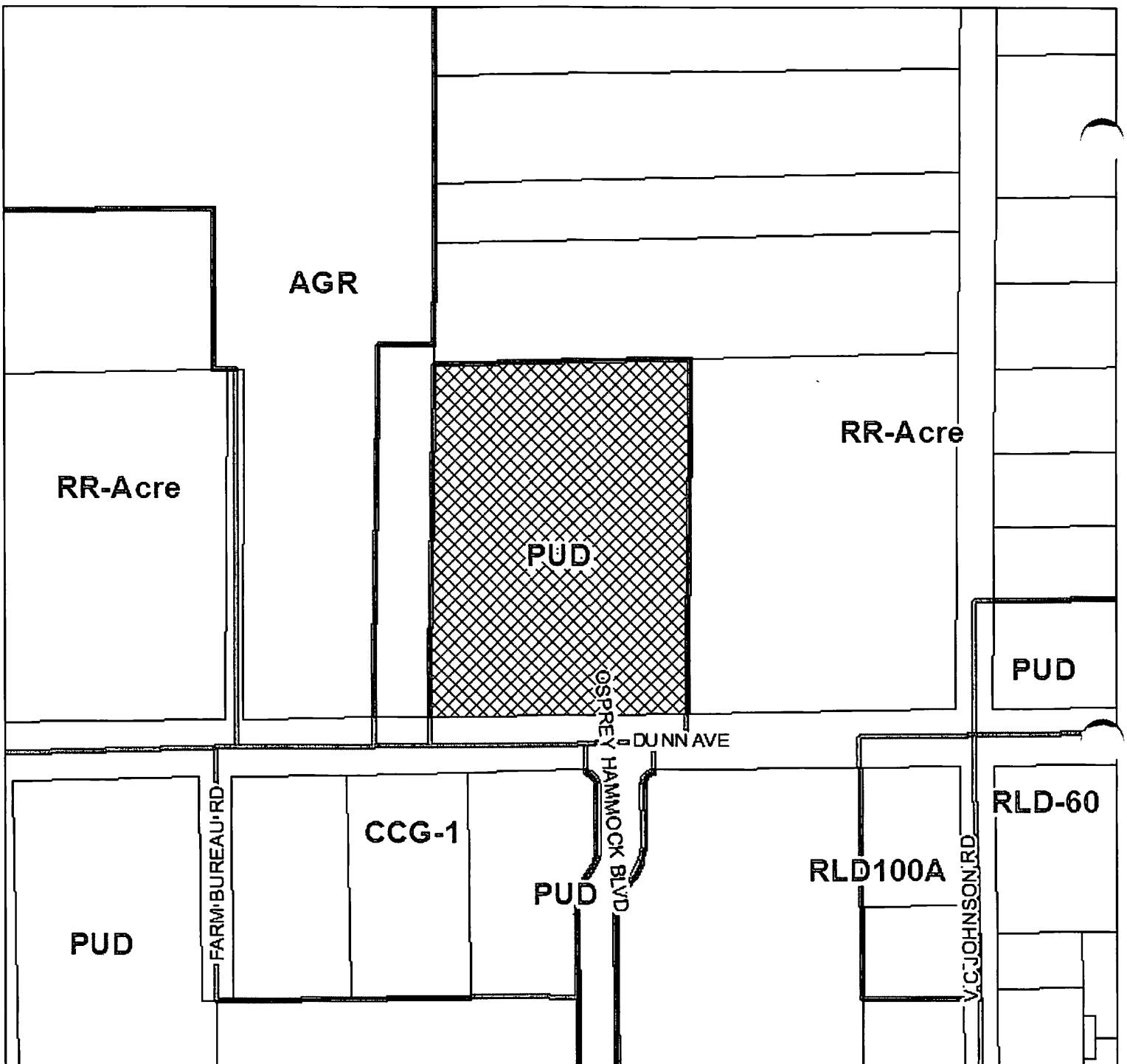
NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description – 12/10/21

The West 158 feet of Farm 16 and the East ½ of Farm 17, as set forth in the unrecorded plat of Dinsmore Farms, section 6 Township 1 South, Range 26 East, current public records of Duval County, Florida

RE# 004258-0690

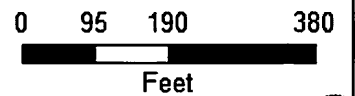
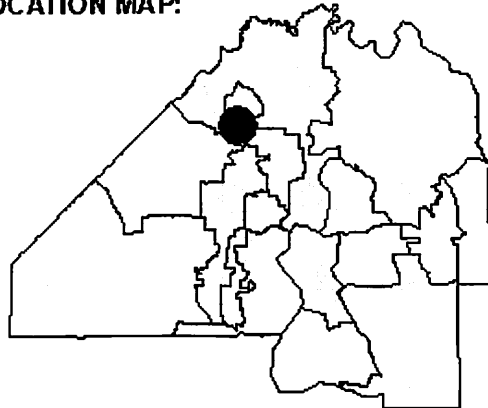


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3945

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

**Dinsmore Dunn Avenue PUD
RE# 04258-0690**

February 22, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 6.45 acres of property from PUD to PUD. The parcel is located on the North side of Dunn Avenue, West of V.C. Johnson Road. The subject property is currently owned by Innovative Health Care Properties II, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of CGC and PUD, respectively, and is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the CGC portion to MDR. Surrounding uses include: LDR/RR-Acre; CGC/CCG-1; and RPI/PUD.

The existing PUD allows for 133 dwelling units of an assisted living facility. Due to market changes, the proposed PUD seeks to replace the assisted living facility with a multiple-family product and supporting commercial sale and service, with less residential density.

Project Name: Dinsmore Dunn Avenue PUD

Project Architect/Planner: Daniel Sagan Architect

Project Engineer: TBD

Project Developer: Dewayne Harvey

II. QUANTITATIVE DATA

Total Acreage: 6.45 acres

Total number of dwelling units: not to exceed 112

Total amount of non-residential floor area: 3,500 sq. ft.

Total amount of recreation area: Shall comply with §656.420

Total amount of public/private rights of way: N/A

Total amount of land coverage of all residential buildings and structures: 102,900 sq.ft.

Phase schedule of construction (include initiation dates and completion dates)

Single phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings
2. Housing for the elderly
3. Assisted living facilities
4. Home occupations 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. Nursing homes
7. Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
8. Commercial retail sales and service establishment, not to exceed 3,500 gross square feet.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403.

Detached Garage structures shall be permitted as referenced on the Site Plan.

IV. DESIGN GUIDELINES

A. Lot Requirements – Multiple-Family Dwellings:

- | | | |
|-----|-----------------------|--|
| (a) | Minimum lot area: | 6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed 20 units per acre |
| (b) | Minimum lot width: | 60 feet |
| (c) | Maximum lot coverage: | 50 percent |
| (d) | Minimum front yard: | 20 feet |

- (e) Minimum side yard: 10 feet
- (f) Minimum rear yard: 10 feet
- (g) Maximum height of structures: 35 feet

B. Lot Requirements – Commercial retail (not to exceed 3,500 sq. ft.):

(1) Minimum lot requirements (width and area): None

(2) Minimum yard requirements:

(a) Front — 10 feet

(b) Side — None.

(c) Rear — 10 feet.

(3) Maximum Height of Structures: 35 feet

C. Lot Requirements – Housing for the Elderly, Assisted Living Facilities, Nursing Homes

(a) per existing Zoning Code

D. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Dunn Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

E. Signs.

(1) One (1) double faced or two (2) single faced non-illuminated or externally illuminated

signs, not to exceed twenty-four (24) square feet in area, and not to exceed 8 feet in height, which shall be a monument sign.

- (1) Directional signs shall not exceed four (4) square feet.
- (2) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) Each building shall be allowed (1) one identity sign to be monument in style, not over (6) six feet high with a sign face of (50) fifty square feet.

F. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

G. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

H. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

I. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. STATEMENTS

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

The proposed PUD allows for a mix of uses needed for housing in the vicinity. Additionally, the proposed PUD plans to lower the allowed density currently entitled on the site, and provide for a more efficient use of the property.

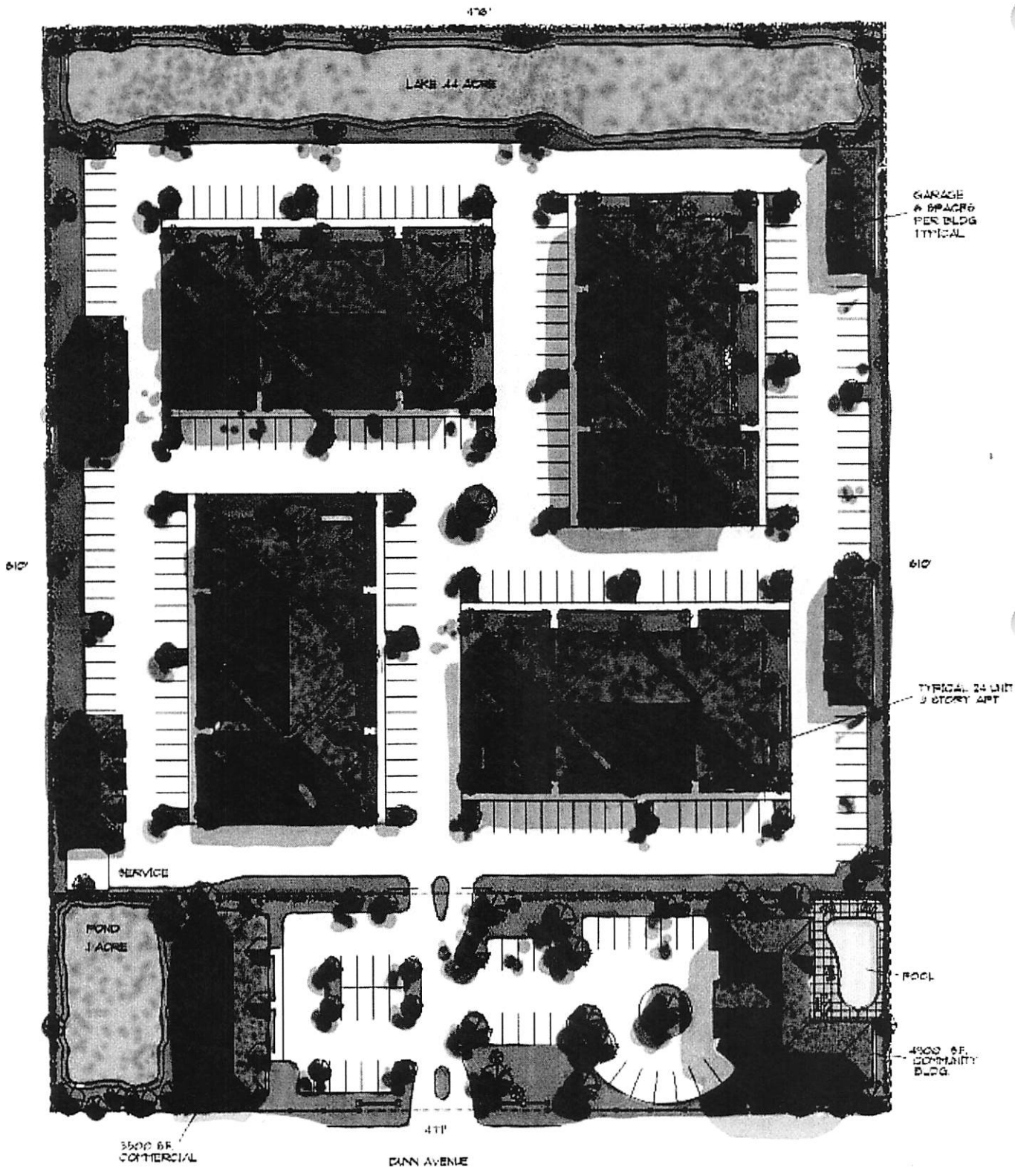
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

All areas will be maintained by the owner.

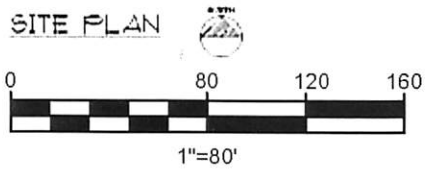
VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

- A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for alternate use to meet market demand for housing



RIVER CITY LUXURY APARTMENTS AT DINSMORE



DANIEL SAGAN ARCHITECT, P.A. - Architecture/Planning
 1519 Blue Heron Drive, Sarasota, FL 34239
 941 366 4740

5000
DSA

EXHIBIT F

PUD Name

Dinsmore Dunn Avenue PUD

Land Use Table

| | | |
|--|------------------------|-------------|
| Total gross acreage | 6.45 Acres | 100 % |
| Amount of each different land use by acreage | | |
| Single family | Acres | % |
| Total number of dwelling units | D.U. | |
| Multiple family | 6 Acres | 90 % |
| Total number of dwelling units | 112 D.U. | |
| Commercial | 0.08 Acres | 1 % |
| Industrial | Acres | % |
| Other land use | Acres | % |
| Active recreation and/or open space | Acres | % |
| Passive open space | 0.54 Acres | 8 % |
| Public and private right-of-way | Acres | % |
| Maximum coverage of buildings and structures | 102,900 Sq. Ft. | 35 % |



ONE CITY. ONE
JACKSONVILLE.

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

MEMORANDUM

DATE: April 13, 2022

TO: Connor Corrigan, City Planner III
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0192

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

- Dunn Avenue is an FDOT right of way. The final location and potential offsite improvements for access to this site from Dunn Avenue will be determined by FDOT.