

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

April 21, 2022

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

RE: Planning Commission Advisory Report
Ordinance No.: 2022-194 **Application for: 103rd Street Vivo PUD**

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

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

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

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated December 21, 2021.
2. The original written description dated March 1, 2022.
3. The original site plan dated December 31, 2021.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The development shall be subject to the Transportation Planning Division memorandum dated April 11, 2022 or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

1. The development shall be subject to the Transportation Planning Division memorandum dated April 11, 2022 or as otherwise approved by the Planning and Development Department.

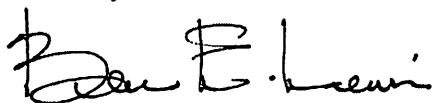
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	6-0
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 2022-194 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 **2022-194** to Planned Unit Development.

Location: 7071 103rd Street between Danielle Terrace and Interstate 295

Real Estate Number(s): 014334-0000

Current Zoning District(s): Commercial Community General-1 (CCG-1)
Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

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

Planning District: Southwest, District 4

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

Jennifer Brooks
Urbanest Group
1007 N. Sepulveda Boulevard, Suite 231
Manhattan Beach Florida 90267

Owner: Jayaselvan Kanagasabapthy
Sun Hospitality Inn, LLC
7071 103rd Street
Jacksonville Florida 32210

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-194 seeks to rezone approximately 4.38 acres of land from Commercial Community General-1 (CCG-1) and Commercial Community General-2 (CCG-2) to PUD. The rezoning to PUD is being sought to convert the motel rooms into 103 micro apartments.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Large Land Use Amendment to the Future Land Use Map Series L-5649-22C (Ordinance 2022-193) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Community General Commercial (CGC) with a Site Specific Policy. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5649-22C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while

protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5649-22C (Ordinance 2022-193) that seeks to amend the portion of land that is within the Community General Commercial (CGC) land use category to Community General Commercial (CGC) with a Site Specific Policy. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for 103 micro multi-family dwellings. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

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

(5) External Compatibility

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

- The 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	RLD-60	Single family dwellings
South	CGC	CCG-1 / CCG-2	Self storage facility,
East	LDR	RLD-60	Single family dwelling
	CGC	CCG-2	Filling station
West	CGC	CCG-1	Interstate 295

(6) Intensity of Development

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

- The availability and location of utility services and public facilities and services: JEA indicates there are existing water and sewer mains with the Danielle Terrace right of way.
- The amount and size of open spaces, plazas, common areas and recreation areas: The existing site has approximately 18,000 square feet of open space with a swimming pool. This meets the active recreation requirement of the Zoning Code.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has the following comments.
 - 103rd Street is an FDOT right of way. Permitting for access will be through FDOT.
 - The minimum centerline radius for curves in the subdivision shall be 80’.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. The existing site has approximately 18,000 square feet of open space with a swimming pool. This meets the active recreation requirement of the Zoning Code.

(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.

(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

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 6, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-194 be **APPROVED with the following exhibits:**

1. The original legal description dated December 21, 2021.
2. The original written description dated March 1, 2022.
3. The original site plan dated December 31, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-194 be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1. **The development shall be subject to the Transportation Planning Division memorandum dated April 11, 2022 or as otherwise approved by the Planning and Development Department.**



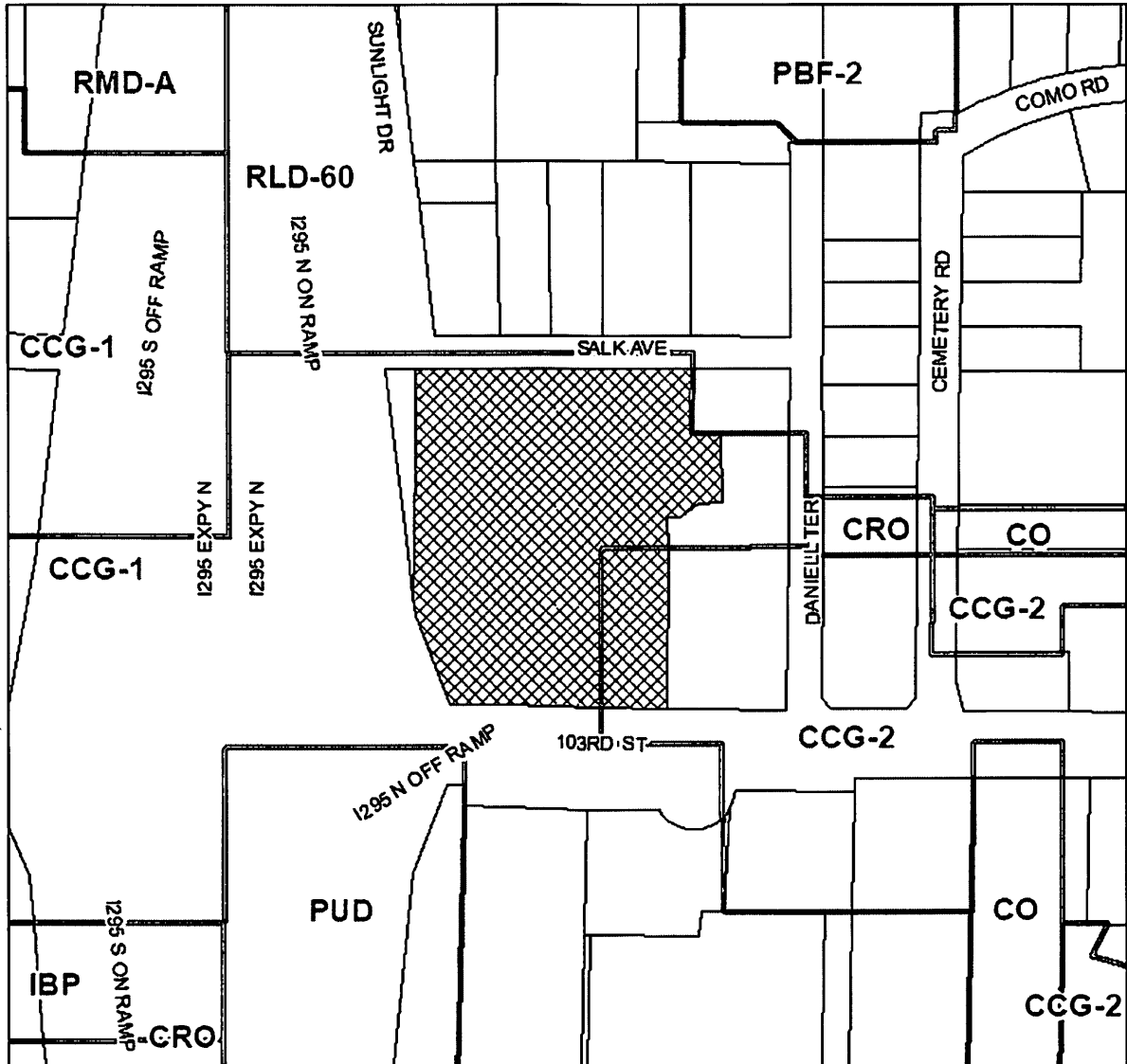
Aerial view of subject property

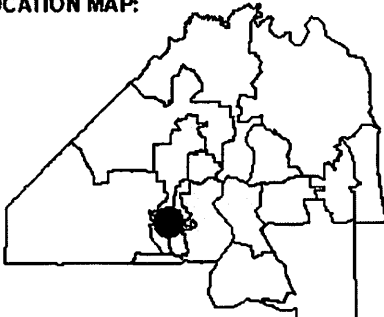
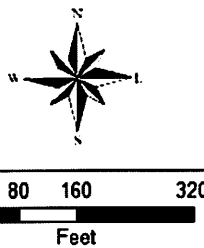


View of motel building



View of motel building



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1 & CCG-2</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>10</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0194</p>	<p>TRACKING NUMBER</p> <p>T-2021-3956</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

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117 W. Duval St.
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MEMORANDUM

DATE: April 11, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0194

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

- There are 4 schools within on half mile of this site. As a hotel, it is unlikely that customers will go to any of those schools, but as apartments, some of the residents may go to one of these schools. There are existing sidewalks on both Daniell Terrace and 103rd Street. The developer shall provide ADA compliant sidewalk from the existing buildings to the existing sidewalks on Daniell Terrace and 103rd Street.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0194 **Staff Sign-Off/Date** BEL / 03/01/2022
Filing Date 03/16/2022 **Number of Signs to Post** 4
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 ARGYLE AREA CIVIC ASSOC., WEST JAX CIVIC ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3956 **Application Status** PENDING
Date Started 12/15/2021 **Date Submitted** 12/21/2021

General Information On Applicant

Last Name BROOKS **First Name** JENNIFER **Middle Name**
Company Name URBANEST GROUP
Mailing Address 1007 N. SEPULVEDA BLVD., #231
City MANHATTANBEACH **State** CA **Zip Code** 90267
Phone 9499222456 **Fax** **Email** JENNIFERB@URBANESTGROUP.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name KANAGASABAPATHY **First Name** JAYASELVAN **Middle Name**
Company/Trust Name SUN HOSPITALITY INN, LLC
Mailing Address 7071 103RD STREET
City JACKSONVILLE **State** FL **Zip Code** 32210
Phone 4079089127 **Fax** **Email** JAYKANA38@YAHOO.COM

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 014334 0000	10	4	CCG-1	PUD
Map 014334 0000	10	4	CCG-2	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 #

5649

Total Land Area (Nearest 1/100th of an Acre) 4.38

Development Number

Proposed PUD Name 103RD STREET VIVO

Justification For Rezoning Application

ECONOMIC REDEVELOPMENT OF THE NEIGHBORHOOD BY ALLOWING THE PROPERTY RE-ZONE TO CGC W/ SITE SPECIFIC POLICY TO ALLOW SINGLE USE RESIDENCE UP TO 24DU/AC.

Location Of Property

General Location

NE QUADRANT OF 103RD STREET AND I-295

House #	Street Name, Type and Direction	Zip Code
7071	103RD ST	32210

Between Streets

DANIELL TERRACE and INTERSTATE 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 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

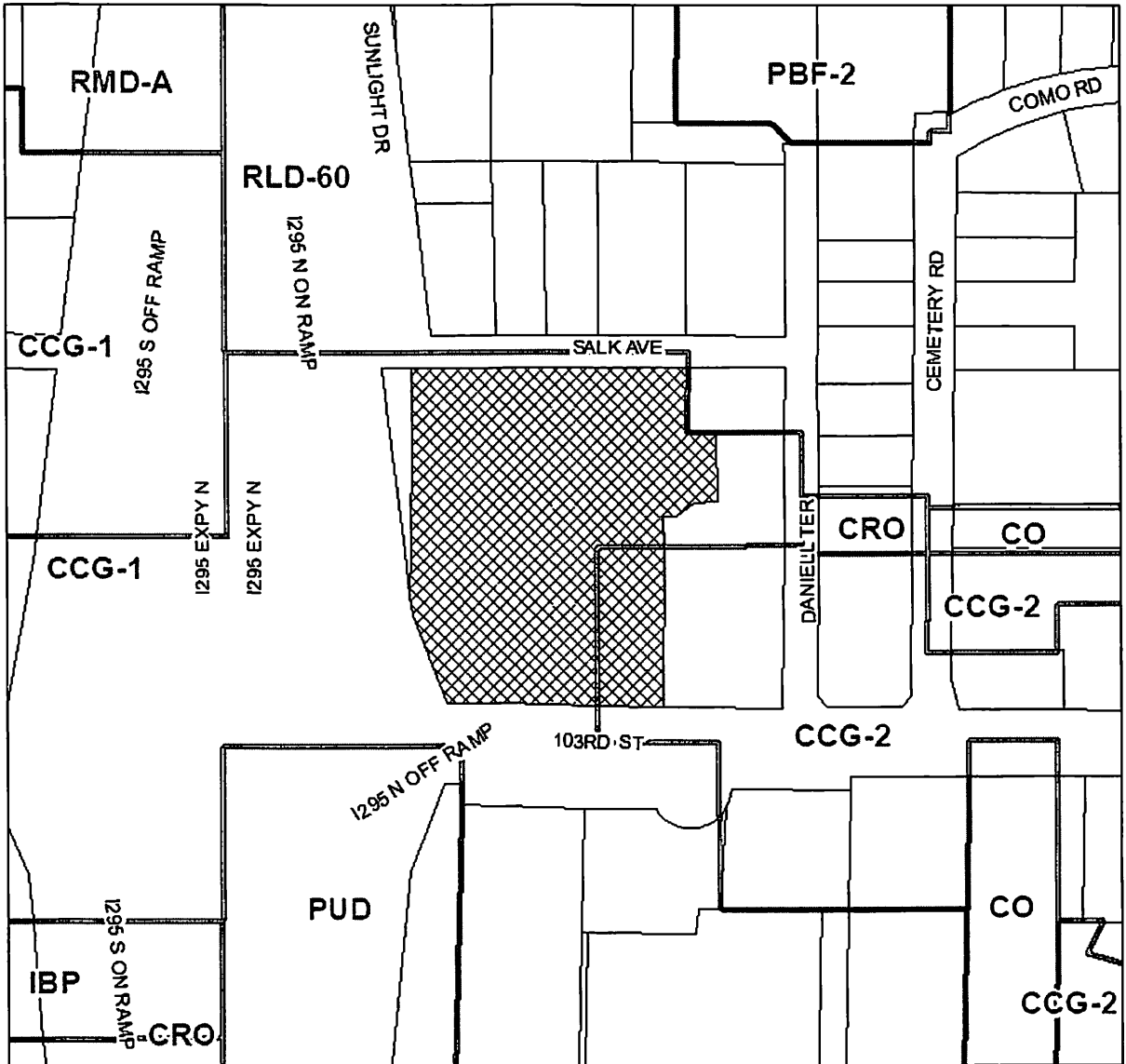
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
 - 4.38 Acres @ \$10.00 /acre:** \$50.00
- 3) Plus Notification Costs Per Addressee**
 - 24 Notifications @ \$7.00 /each:** \$168.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,487.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

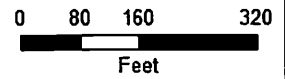
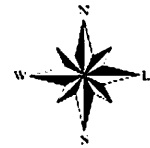
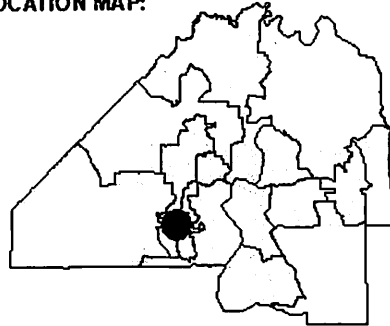


REQUEST SOUGHT:

FROM: CCG-1 & CCG-2

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2021-3956

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT "D"

Written Description
7071 103rd Street, Jacksonville, FL
February 15, 2022/ Revised March 1, 2022
March 1, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Category: CGC
- B. Current Zoning District: CGC-1 & CCG-2
- C. Requested Zoning District: PUD
- D. Real Estate Number: 014334 0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 4.38 acres of land area located at '7071 103rd Street in Jacksonville, Florida' (the "Property") from Commercial Community/General-1 (CCG-1 and CCG-2) to (1) Site Specific Policy to allow single use residents up to 24 dwelling units per acre, and (2) Planned Unit Development ("PUD") to permit site specific development standards. The Applicant is also requesting removal of residential use restriction along 103rd Street to allow the conversion of the hotel property into multiple family residential. The Property is accessed from Daniell Terrace, classified as a local road between Salk Avenue and 103rd Street, and near Exit 16 on I-295, and is more particularly described in the legal description attached as Exhibit "1" to this application.

A residential density limit of 24 dwelling units per acre has been placed on this property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

The purpose of this rezoning is to convert the existing buildings and facilities to 103 multiple family apartment units. In order to comply with the Comprehensive Plan Future Land Use Element provisions limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development, and prohibiting ground floor residential development abutting arterials roadways, a companion small scale land use amendment seeking a site specific policy addressing these two issues has also been submitted. The tracking number is 5649. No new vertical development is proposed. A conceptual site plan of the proposed redevelopment is attached to this application (the "Site Plan").

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses and Development Criteria

1. *Permitted uses.* Multi-family apartment dwelling units, hotel/motel rooms, amenities including but not limited to cabana/clubhouse, pool, recreation/ball courts, health/exercise facility, business/conference center, business and leasing offices, and similar uses; essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code; and home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. Cellular towers, communication antennas and communication towers as described in Part 15 of the Zoning Code are permitted.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.
3. *Minimum lot requirement (width and area).* None.
4. *Maximum lot coverage by all buildings.* None.
5. *Impervious surface ratio.* 85%.
6. *Minimum Yard Requirements and Building Setbacks.* Pursuant to Section 656.313:
 - Front: None
 - Side: 15 Feet. (Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.)
 - Rear: 10 Feet.
7. *Maximum height of structure.* Sixty (60) feet..

B. Overall Development Criteria.

1. *Access.* As shown on the Site Plan, access to the Property will be available via Daniell Terrace. A second mean of ingress/egress for emergency access is provided off 103rd Street. Interior circulation

driveway provides fire vehicles road access around the buildings, and will be privately owned and maintained by the owner..

2. *Pedestrian Circulation.* Pedestrian connectivity is made available on Daniell Terrace and 103rd Street.
3. *Recreational/Open Space.* Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per unit; accordingly, the proposed 103 units would require approximately 15,450 square feet of recreational/open space. This is met by the existing open space and landscape on the Property. Additional landscaping will be provided pursuant to Section 656.607 to aid in reducing the onsite parking requirement.
4. *Parking and Loading Requirements.* The proposed use conversion offers average units size of approximately 300 square feet, which is identified as Efficiency unit in the City of Jacksonville Code of Ordinance. Efficiency units are required to park at the ratio of 1.5 spaces per unit for a total project count of 155 parking spaces. The property is parked on site with 110 parking spaces. The parking requirement can be reduced (a) by 20% pursuant to Section 656.607 for providing additional landscape, (b) by 1 vehicular space for every 8 bicycle parking provided, (c) by counting on-street parking, (d) by 1 vehicular space for every 1 on-street motorcycle parking, (d) and by providing carpool parking.
5. *Signage.* Real estate signs, directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary signs for models units are also permitted. Wall signs not exceeding ten (10) percent of the square footage of the occupancy frontage or respective side of a building abutting a public right-of-way or approved private street are permitted within the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping/fencing.* Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided,

however, that any required uncomplimentary buffer may overlap with the building setbacks. In addition, accessory structures may be located within *Recreational/Open Space*. Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per unit; accordingly, the proposed 103 units would require approximately 15,450 square feet of recreational/open space. This is met by the existing open space and landscape on the Property. Additional landscaping will be provided pursuant to Section 656.607 to aid in reducing the onsite parking requirement.

7. *Architectural Design.* Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
8. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.
12. *Conceptual Site Plan.* The configuration of the development on the Site survey is based on "as-built" condition. It represents the onsite condition.
13. *Temporary Uses.* Temporary leasing office and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.

14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, minor modifications, or rezoning, may be sought for individual parcels or access points within the PUD.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The Property is located within the CGC - Urban Area land use category according to the Future Land Use Map of the 2030 Comprehensive Plan, which permits multifamily development at a gross density of up to forty (40) units per acre. The PUD permits a maximum of 175 apartment units on approximately 4.38 acres and therefore is consistent with the Comprehensive Plan density limitation. In order to comply with the Comprehensive Plan Future Land Use Element provisions limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development, and prohibiting ground floor residential development abutting arterials roadways, a companion small scale land use amendment seeking a site specific policy addressing these two issues has also been submitted. The tracking number is 5649. No new vertical development is proposed. The proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: 1.1.12, 1.1.13, 1.1.20, 1.1.22, 1.1.25, 1.2.4, 1.2.9, 2.10, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrency and Mobility Management System:** The development of the Property will comply with the requirements of the Mobility Plan.
- C. **Allocation of Residential Land Use:** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the site is available from Daniell Terrace. Internal circulation is provided by approved private roads. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties

- E. **External Compatibility / Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted developments in the area. The Property is located in a developed area with a mix of office and retail commercial uses. The existing structures have been in service and will remain. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area and increases the mixed use character of this commercial and residential node by adding a multiple family use. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. **Usable Open Spaces, Plazas, Recreation Areas:** Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per unit; accordingly, the proposed 103 units would require approximately 15450 square feet of recreational/open space. This is met by the existing open space and amenity facilities on the Property.
- G. **Impact on Wetlands:** N/A, the Property is already developed.
- H. **Listed Species Regulations:** N/A.
- I. **Off-Street Parking & Loading Requirements:** The proposed 103 Efficiency studio units, under 500 square feet, require a total of 155 parking spaces. The existing hotel use has 110 parking spaces, and an additional forty-five (45) parking spaces will be satisfied by taking parking reduction available in Section 656.607. These reductions include a 20% added landscaping, and other parking mitigations as identified in section III.B.4. outlined above.
- J. **Pedestrian Circulation System:** Pedestrian connectivity is made available on Daniell Terrance and 103rd Street.

V. **ADDITIONAL § 656.341 DATA**

- A. **Professional Consultants:** Developer: Vivo Living. Land Use Consultant: Urbanest Group, Inc.
- B. **Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.
- C. **Land Coverage of All Buildings and Structures/Nonresidential Floor Area:**

The impervious surface ratio will not exceed 85%.

- D. **Amount of Public and Private Rights of Way:** The internal circulation drives will remain private.
- E. **Operation and Maintenance of Common Areas:** The Property is privately owned and will remain so.

EXHIBIT "E" - SITE PLAN

JOHN SNHOS
 SURVEYING & ENGINEERING, INC.
 1000 W. 10th Street, Suite 100
 Oklahoma City, Oklahoma 73106
 Phone: (405) 241-1111
 Fax: (405) 241-1112
 www.johnsnhos.com

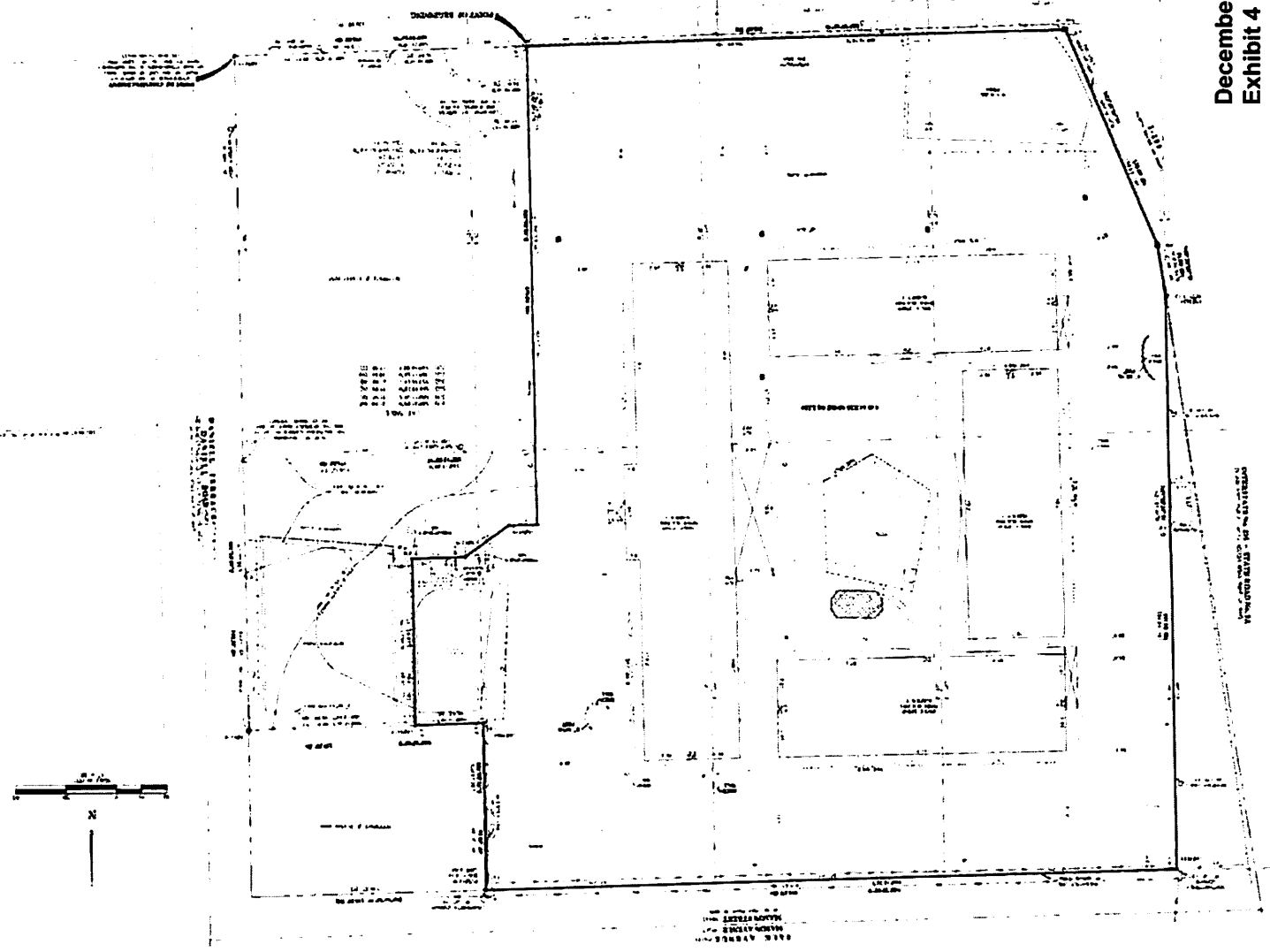
THIS PLAN IS A REVISION OF THE ORIGINAL PLAN DATED 11/11/2019. THE ORIGINAL PLAN IS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF OKLAHOMA, DISTRICT 10, UNDER RECORD NUMBER 2019-11-11-001. THIS PLAN IS A REVISION OF THE ORIGINAL PLAN DATED 11/11/2019. THE ORIGINAL PLAN IS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF OKLAHOMA, DISTRICT 10, UNDER RECORD NUMBER 2019-11-11-001.

SCALE: AS SHOWN ON THE PLAN
 DATE: 12/21/2021
 DRAWN BY: [Name]

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL CORNERS ARE TO BE BENCHMARKED TO THE NEAREST FEASIBLE POINT.
- 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY.
- 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY.
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- 9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY.
- 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR HIGHWAY.

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF JOHN SNHOS SURVEYING & ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN SNHOS SURVEYING & ENGINEERING, INC.

BOUNDRARY SURVEY
 MAP SHOWING





Availability Letter

Paul Harden

3/22/2022

Law Office of Paul M. Harden

1431 Riverplace Blvd, Suite 901

Jacksonville, Florida 32207

Project Name: 7071 103rd Street

Availability #: 2022-1133

Attn: Paul Harden

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2022-1133

Request Received On: 3/16/2022

Availability Response: 3/22/2022

Prepared by: Susan West

Expiration Date: 03/21/2024

Project Information

Name: 7071 103rd Street

Address:

County: Duval County

Type: Sewer,Water

Requested Flow: 25750

Parcel Number: 014334 0000

Location: 7071 103rd Street

Description: To convert existing hotel to apartments

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing service may be used if adequate and with appropriate easement

Connection Point #2: Existing 8 inch water main on Daniell Terr

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing service may be used if adequate and with appropriate easement

Connection Point #2: Existing 2.5 inch force main on Daniell Terr

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Subsequent steps you need to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.