

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

May 5, 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.: 2022-251 **Application for: Mayport Road 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 with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 10, 2022
2. The original written description dated February 3, 2022.
3. The original site plan dated February 3, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The development shall be subject to the Transportation Planning Division Memorandum dated April 26, 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 26, 2022 or as otherwise approved by the Planning and Development Department.

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

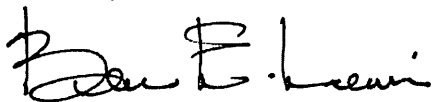
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Report
Page 2

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

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 2022-251 TO

PLANNED UNIT DEVELOPMENT

MAY 5, 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 **2022-251** to Planned Unit Development.

Location: 2120 Mayport Road between Dutton Island Drive
West and Fairway Villas Drive

Real Estate Number(s): 169409-0070, 169409-0010, 169409-0020,
169453-0010, 169453-0020, 169409-0000

Current Zoning District(s): Residential Medium Density-B (RMD-B)
Residential Medium Density-D (RMD-D)
Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)
Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Owner: Josh Jared / Curtis Ford
Beaches Habitat for Humanity
797 Mayport Road
Atlantic Beach Florida 32233

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-251 seeks to rezone approximately 2.85 acres of land from RMD-B, RMD-D and CCG-2 to PUD. The rezoning to PUD is being sought to allow a maximum of 40 dwelling units in six buildings.

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 Medium Density Residential (MDR) and Community General Commercial (CGC) functional land use categories 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. The CGC land use category and CCG-2 zoning district of the site will serve as access to the development while the MDR land use category and RMD-B and RMD-D zoning districts 2.54 acre portion of the site will serve as development of 30 multi-family townhome residential units. The site has access to full urban services. The MDR land use category in the Suburban Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family and single-family dwellings are the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre.

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.

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.

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.

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.

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.

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.

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

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

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR) and Community General Commercial (CGC). 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 a maximum of 40 residential 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 site plan shows a cul-de-sac with the six buildings facing the road. This is similar streetscape to other townhome developments.

- The use and variety of building setback lines, separations, and buffering: The PUD is proposing setbacks that are substantially similar to the townhouse setbacks in the Zoning Code.
- The variety and design of dwelling types: The proposed units are shown as townhomes

(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: There are other multi-family developments in the surrounding area.
- 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	MDR	RMD-D	Multi-family dwellings
South	MDR	PUD (19-549)	Multi-family dwellings
East	CGC	CCG-2	Automobile dealership, undeveloped
West	MDR	RMD-D	Multi-family dwellings

(6) Intensity of Development

The proposed development is consistent with the MDR and CGC functional land use categories as a residential development. The PUD is appropriate at this location because it will offer an alternative housing option for those employed in the area.

- The existing residential density and intensity of use of surrounding lands: There are existing multi-family developments on three sides of the subject property.
- The availability and location of utility services and public facilities and services: The site will be served by JEA electric, water and sewer.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Mayport Road is an FDOT roadway with a median which restricts left turns out of the proposed development.
The Transportation Planning Division has offered the following comments. The site is accessible from Mayport Road (SR 101), a minor arterial facility. Mayport Road is currently operating at 46.87% of capacity. This segment of Mayport Road has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 18,654 vpd. Per the written description, the applicant indicates a maximum of 40 multi-family units (ITE Code 220), which could produce 270 daily vehicular trips.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(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. 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

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 22, 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 **2019-251** be **APPROVED** with the following exhibits:

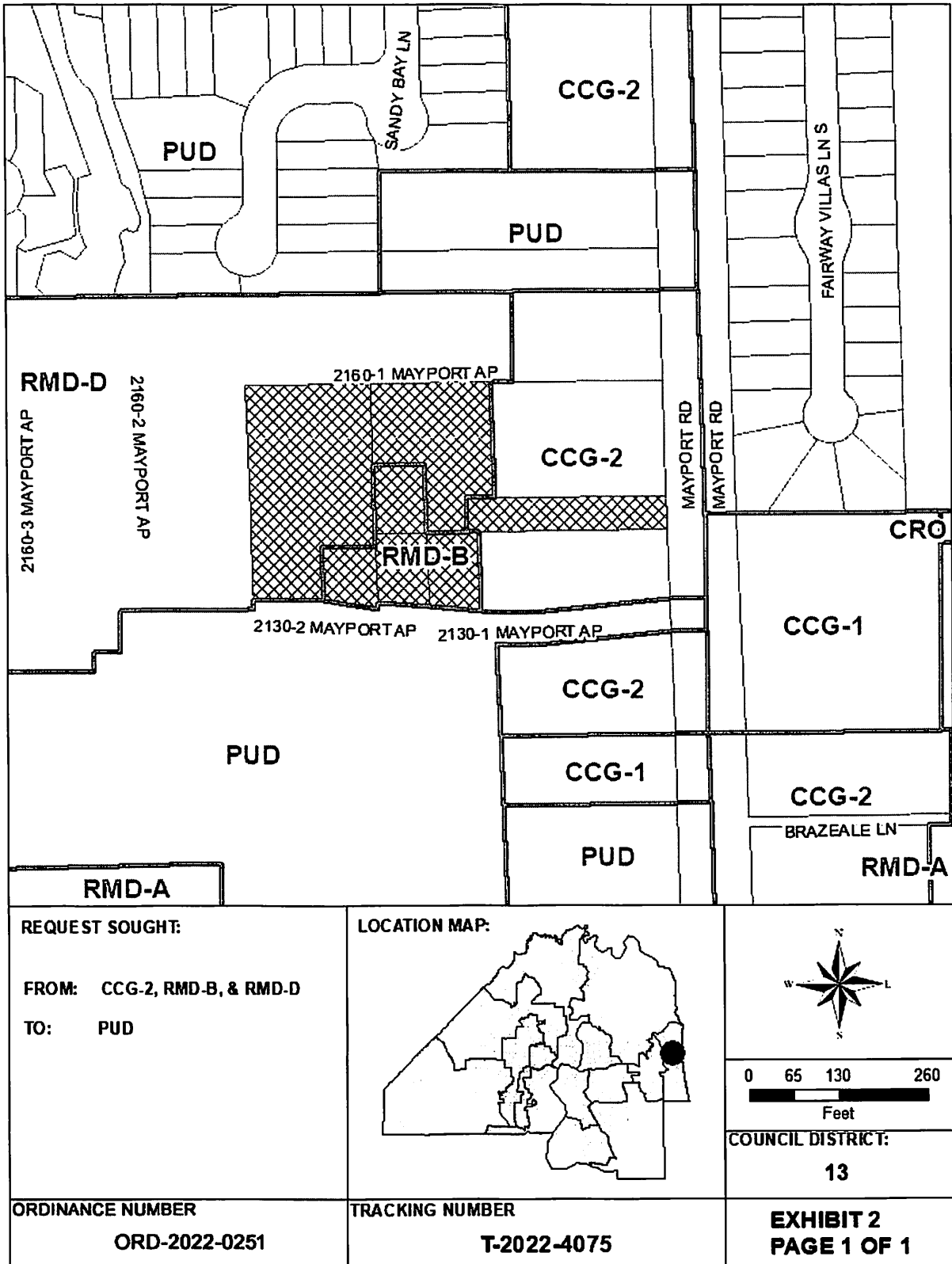
1. The original legal description dated February 10, 2022
2. The original written description dated February 3, 3022.
3. The original site plan dated February 3, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-251** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. The development shall be subject to the Transportation Planning Division Memorandum dated April 26, 2022 or as otherwise approved by the Planning and Development Department.



Aerial view of subject property



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0251 **Staff Sign-Off/Date** BEL / 03/23/2022

Filing Date 04/06/2022 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 05/10/2022 **Planning Commission** 05/05/2022

Land Use & Zoning 05/17/2022 **2nd City Council** N/A

Neighborhood Association CYPRESS COVE GOOD NEIGHBOR GROUP, CITY OF ATLANTIC BEACH

Neighborhood Action Plan/Corridor Study MAYPORT CORRIDOR

Application Info

Tracking # 4075

Application Status PENDING

Date Started 02/10/2022

Date Submitted 02/10/2022

General Information On Applicant

Last Name

JARED

First Name

JOSH

Middle Name

T

Company Name

BEACHES HABITAT FOR HUMANITY

Mailing Address

797 MAYPORT RD

City

ATLANTIC BEACH

State

FL

Zip Code 32233

Phone

9042411222

Fax

9042414310

Email

TSTEVENS@BEACHESHABITAT.ORG

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name

FORD

First Name

CURTIS

Middle Name

Company/Trust Name

BEACHES HABITAT FOR HUMANITY

Mailing Address

797 MAYPORT RD

City

ATLANTIC BEACH

State

FL

Zip Code

32233

Phone

9042411222

Fax

9042414310

Email

TSTEVENS@BEACHESHABITAT.ORG

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	169453 0010	13	2	RMD-B	PUD
Map	169409 0070	13	2	RMD-D	PUD
Map	169409 0010	13	2	RMD-B	PUD

Map	169453 0020	13	2	RMD-B	PUD
Map	169409 0000	13	2	CCG-2,RMD-D	PUD
Map	169409 0020	13	2	RMD-B	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.85

Development Number

Proposed PUD Name 0 MAYPORT PUD

Justification For Rezoning Application

BEACHES HABITAT SEEKS TO REZONE THE REFERENCED PROPERTIES TO A PLANNED UNIT DEVELOPMENT IN ORDER TO CREATE A TRADITIONAL NEIGHBORHOOD COMMUNITY AND BRING ADDITIONAL AFFORDABLE HOUSING TO THE JACKSONVILLE AREA. THE 0 MAYPORT PROPERTIES WILL BE A MAXIMUM 40 UNIT RESIDENTIAL DEVELOPMENT, PROVIDING HOUSING OPPORTUNITIES TO INCLUDE TOWNHOMES IN WHICH UNITS WILL BE SOLD FEE SIMPLE.

Location Of Property

General Location

MAYPORT ROAD BETWEEN COUNTY ROADS 2160 AND 2130

House #	Street Name, Type and Direction	Zip Code
2120	MAYPORT RD	32233

Between Streets

2160-1 MAYPORT AP and 2130-1 MAYPORT AP

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 | |
| 2.85 Acres @ \$10.00 /acre: | \$30.00 |
| 3) Plus Notification Costs Per Addressee | |
| 36 Notifications @ \$7.00 /each: | \$252.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,551.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

**Legal Descriptions
0 Mayport PUD**

0 Mayport Road Jacksonville, FL 32233 – RE# 169409-0070

A PART OF GOVERNMENT LOTS 11 AND 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5977, PAGES 1110 AND 1111, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01 DEGREE 52 MINUTES 25 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF MAYPORT (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), 48.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 18 MINUTES 35 SECONDS WEST, 169.50 FEET TO THE SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5862, PAGE 1672, OF SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS WEST, ALONG SAID SOUTHERLY BOUNDARY, 174.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 25 MINUTES 24 SECONDS WEST, ALONG SAID SOUTHERLY BOUNDARY, 182.78 FEET TO THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5521, PAGE 985 OF THE PUBLIC RECORDS; THENCE SOUTH 01 DEGREE 52 MINUTES 25 SECONDS EAST, ALONG SAID EASTERLY BOUNDARY, 319.00 FEET, MORE OR LESS TO THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 6069, PAGE 2270; THENCE EASTERLY, NORTHERLY, EASTERLY, AND NORTHERLY ALONG THE FOLLOWING DESCRIBED OFFICIAL RECORDS VOLUME 6069, PAGE 2270, VOLUME 4727, PAGE 736, VOLUME 3205, PAGE 502, AND VOLUME 3021, PAGE 901, OF SAID PUBLIC RECORDS, NORTH 89 DEGREES 18 MINUTES 36 SECONDS EAST, 102.15 FEET, MORE OR LESS; THENCE NORTH 01 DEGREE 45 MINUTES 43 SECONDS WEST, 80 FEET, MORE OR LESS; THENCE NORTH 89 DEGREES 18 MINUTES 36 SECONDS EAST, 80 FEET; THENCE NORTH 01 DEGREE 45 MINUTES 43 SECONDS WEST, 238.63 FEET TO THE POINT OF BEGINNING

2124 Mayport Road Jacksonville, FL 32233 - RE# 169409-0010

A PART OF GOVERNMENT LOT 11 AND 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF CHURCH ROAD (COUNTY ROAD NUMBER 1004) AND THE EASTERLY LINE OF ANDREU ROAD (COUNTY ROAD NUMBER 1688); THENCE NORTHERLY ALONG EASTERLY LINE AND A NORTHERLY EXTENSION OF THE EASTERLY LINE OF ANDREU ROAD, A DISTANCE OF 1295 FEET TO A POINT; THENCE WESTERLY AND PARALLEL WITH CHURCH ROAD TO A POINT THAT IS 350 FEET WEST OF THE WESTERLY LINE OF MAYPORT ROAD AND A POINT OF BEGINNING; THENCE NORTHERLY AND PARALLEL TO THE WESTERLY LINE OF MAYPORT ROAD, A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY LINE OF CHURCH ROAD, A DISTANCE OF 75 FEET; THENCE SOUTHERLY AND PARALLEL TO THE WESTERLY LINE OF MAYPORT ROAD, A DISTANCE OF 100 FEET; THENCE EASTERLY, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

2148 Mayport Road Jacksonville, FL 32233 - RE# 169409-0020

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF MAYPORT ROAD AND THE NORTH LINE OF GOVERNMENT LOT 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST; RUN THENCE WEST ALONG THE SAID NORTH LINE OF LOT 14, 505 FEET, RUN THENCE SOUTH 50 FEET TO THE

(CONTINUED)

POINT OF BEGINNING; THENCE CONTINUE SOUTH 75 FEET; THENCE RUN SOUTHEASTERLY 82 FEET; THENCE NORTH 90 FEET; RUN THENCE WEST 80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF MAYPORT ROAD AND THE NORTH LINE OF GOVERNMENT LOT 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, RUN THENCE SOUTH ALONG THE WEST RIGHT OF WAY LINE OF MAYPORT ROAD 20 FEET TO THE POINT OF BEGINNING; RUN THENCE WEST AND PARALLEL TO THE NORTHLINE OF LOT 14, 505 FEET; RUN THENCE SOUTH AND PARALLEL TO THE WEST RIGHT OF WAY LINE OF MAYPORT ROAD 30 FEET; RUN EAST AND PARALLEL TO THE NORTH LINE OF LOT 14, 505 FEET TO THE WEST RIGHT OF WAY LINE OF MAYPORT ROAD; RUN THENCE NORTH ALONG SAID RIGHT OF WAY LINE 30 FEET TO THE POINT OF BEGINNING.

2114 Mayport Road Jacksonville, FL 32233 - RE# 169453-0010

A PART OF GOVERNMENT LOTS 11 AND 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF CHURCH ROAD (COUNTY ROAD NO. 1004) AND THE EASTERLY LINE OF ANDREU ROAD (COUNTY ROAD NO. 1688); THENCE NORTHERLY ALONG THE EASTERLY LINE AND A NORTHERLY EXTENSION OF THE EASTERLY LINE OF ANDREU ROAD, A DISTANCE OF 1180 FEET TO A POINT; THENCE WESTERLY AND PARALLEL WITH CHURCH ROAD TO A POINT THAT IS 350 FEET WEST OF THE WESTERLY LINE OF MAYPORT ROAD AND A POINT OF BEGINNING; THENCE NORTHERLY AND PARALLEL TO THE WESTERLY LINE OF MAYPORT ROAD, A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTHERLY LINE OF CHURCH ROAD, A DISTANCE OF 75 FEET; THENCE SOUTHERLY AND PARALLEL TO THE WESTERLY LINE OF MAYPORT ROAD A DISTANCE OF 100 FEET; THENCE EASTERLY, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHTS TO AN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 10901, PAGE 201, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

0 Mayport Road Jacksonville, FL 32233 – RE# 169453-0020

A PART OF GOVERNMENT LOTS 11 AND 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF NORTHERLY LINE OF CHURCH ROAD (COUNTY ROAD NO. 1004) AND THE EASTERLY LINE OF ANDREU ROAD (COUNTY ROAD NO. 1688) THENCE NORTHERLY ALONG THE EASTERLY LINE AND A NORTHERLY EXTENSION OF THE EASTERLY LINE OF ANDREU ROAD, A DISTANCE OF 1180 FEET TO A POINT; THENCE WESTERLY AND PARALLEL WITH CHURCH ROAD TO A POINT THAT IS 275 FEET WEST OF THE WESTERLY LINE OF MAYPORT ROAD AND A POINT OF BEGINNING; THENCE NORTHERLY AND PARALLEL TO THE WESTERLY LINE OF MAYPORT ROAD, A DISTANCE OF 75 FEET, THENCE SOUTHERLY AND PARALLEL TO THE WESTERLY LINE OF MAYPORT ROAD, A DISTANCE OF 100 FEET, THENCE EASTERLY A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

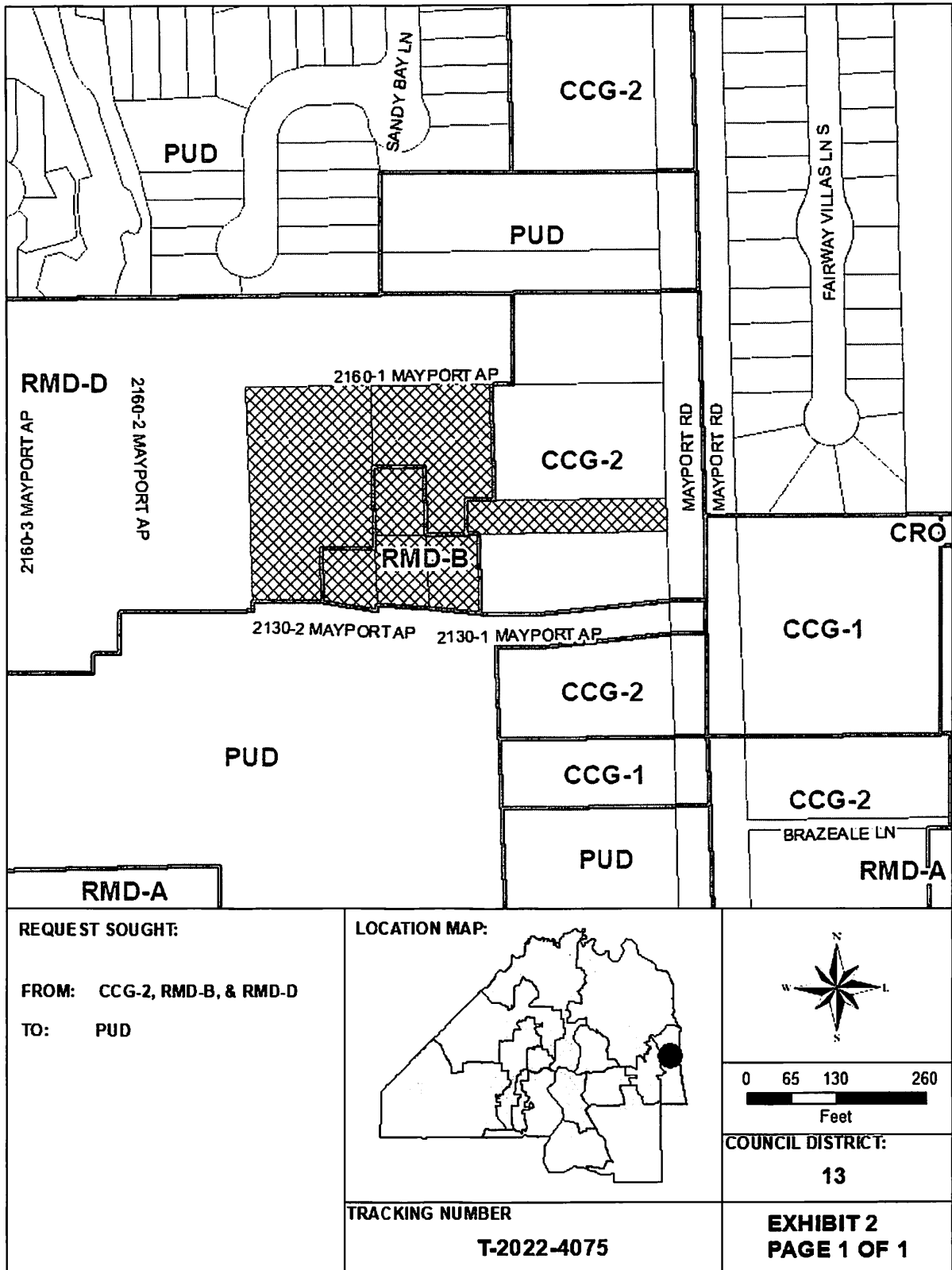
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TOGETHER WITH RIGHTS TO AN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 10901, PAGE 201, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

2120 Mayport Rd Jacksonville FL, 32233 - RE# 169409-0000

A PART OF GOVERNMENT LOTS 11 AND 14, SECTION 8, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5977, PAGES 1110 AND 1111, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01 DEGREES, 52 MINUTES, 25 SECONDS WEST, ALONG THE WESTERLY RIGHT-OF-WAY OF MAYPORT ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED). 48.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES, 18 MINUTES, 35 SECONDS WEST, 250.00 FEET TO A POINT; THENCE NORTH 01 DEGREE, 52 MINUTES, 25 SECONDS WEST, 169.50 FEET TO THE SOUTHERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5862, PAGE 1672 OF SAID PUBLIC RECORDS: THENCE SOUTH 89 DEGREES, 25 MINUTES, 24 SECONDS WEST, ALONG SAID SOUTHERLY BOUNDARY 357.15 FEET TO THE EASTERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 5521, PAGE 985, OF SAID PUBLIC RECORDS; THENCE SOUTH 01 DEGREES, 52 MINUTES, 25 SECONDS EAST, ALONG SAID EASTERLY BOUNDARY, 319.00 FEET MORE OR LESS TO THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 6069, PAGE 2270; THENCE EASTERLY, NORTHERLY, EASTERLY, NORTHERLY, EASTERLY, SOUTHERLY AND EAST ALONG THE FOLLOWING DESCRIBED OFFICIAL RECORDS VOLUME 6069, PAGE 2270, VOLUME 4727, PAGE 736, VOLUME 3205, PAGE 502, VOLUME 3021, PAGE 901 AND VOLUME 5979, PAGE 2296 OF SAID PUBLIC RECORDS, NORTH 89 DEGREE, 18 MINUTES, 36 SECONDS EAST, 102.15 FEET MORE OR LESS; THENCE NORTH 01 DEGREES, 45 MINUTES, 43 SECONDS WEST, 80 FEET MORE OR LESS; THENCE NORTH 89 DEGREES, 18 MINUTES, 36 SECONDS EAST, 80 FEET; THENCE NORTH 01 DEGREES, 45 MINUTES, 43 SECONDS WEST, 120.00 FEET; THENCE NORTH 89 DEGREES, 18 MINUTES, 36 SECONDS EAST, 75 FEET; THENCE SOUTH 01 DEGREES, 45 MINUTES, 43 SECONDS EAST, 100.00 FEET; THENCE NORTH 89 DEGREES, 18 MINUTES, 35 SECONDS EAST, ALONG THE NORTHERLY BOUNDARY OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 3021, PAGE 901, VOLUME 5979, PAGE 2296, VOLUME 5977, PAGE 1110, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 349.96 FEET TO THE POINT OF BEGINNING.



WRITTEN DESCRIPTION

PUD REZONING APPLICATION FOR 0 MAYPORT ROAD February 03, 2022

I. PROJECT DESCRIPTION

Overview:

The subject site contains approximately 2.85 acres and is located in the eastern portion of Jacksonville on the West side of Mayport Road (SR A1-A), between roads 2130-1 Mayport AP and 2160-2 Mayport AP just west of the City of Atlantic Beach. The applicant, Beaches Habitat for Humanity, is seeking to rezone the properties from Residential Medium Density-D (RMD-D), Residential Medium Density-B (RMD-B) and Commercial Community/General-2 (CCG-2) to a Planned Unit Development (PUD) zoning district in order to create a Traditional Neighborhood Community. The 0 Mayport properties will be a maximum 40 unit residential development, providing housing opportunities to include townhomes in which units will be sold fee simple.

Prior Development Use:

The prior occupancy consists of scattered lots with a total of 4 single-family units altogether and vacant land. A Mobile Home Assessed home located at 2120 Mayport Rd, a Mobile Home at 2148 Mayport Rd, and two single-family homes; one at 2124 Mayport Rd and the other at 2114 Mayport Rd. The buildings located on the property were vacated and later torn down after Beaches Habitat purchased the land.

- A. *Project Name:* 0 Mayport Road PUD
- B. *Project Architect/Planner:* Beaches Habitat for Humanity, Inc.
- C. *Project Engineer:* Kennedy Civil Services, LLC.
- D. *Project Developer:* Beaches Habitat for Humanity, Inc.
- E. *Current Land Use Designation:* RES MD 8-19 Units per AC, RIGHT-OF-WAY & STS
- F. *Current Zoning District:* RMD-D, CCG-2, RMD-B
- G. *Requested Zoning District:* PUD
- H. *Real Estate Number(s):* **169409-0000, 169409-0010, 169453-0010, 169453-0020, 169409-0020, 169409-0070**
- I. *Requested Land Use Designation:* RMD

II. QUANTITATIVE DATA

- A. Total Acreage: 2.85 acres
- B. Total number of dwelling units: not to exceed 40 units
- C. Total amount of non-residential floor area: 0

- D. Total amount of recreation area: Shall comply with §656.420
- E. Total amount of public/private rights of way: 0.70 acres
- F. Total amount of land coverage of all residential buildings and structures: 36,000 sq. ft.
- G. Phase schedule of construction (include initiation dates and completion dates): Single phase construction

III. USES AND RESTRICTIONS Permitted Uses:

- A. Townhomes
- B. Single-Family Dwelling

IV. DESIGN GUIDELINES

- A. Lot Requirements

Townhomes (6 dwelling units)

Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:

- 1) Minimum lot width: 15 feet; 20 feet for end units
- 2) Minimum lot area: 1,500 square feet
- 3) Maximum lot coverage by all buildings: 70 percent
- 4) Minimum front yard: 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
- 5) Minimum Side yard: 0 feet; 10 feet for end units
- 6) Minimum rear yard: 10 feet
- 7) Maximum height of structures: 35 feet

Single-Family Dwellings:

- 1) Minimum lot width: 50 feet
- 2) Minimum lot area: 5,000 square feet

- B. Ingress, Egress and Circulation:

- 1) *Parking Requirements:* The parking ratio shall be 1.5 spaces per unit.

- 2) *Vehicular Access*: Vehicular access to the Property shall be by way of Mayport Road as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- 3) *Pedestrian Access*: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

Signs shall be constructed of a solid material such as wood, masonry or high-density urethane.

One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed eight (8) feet in height, which shall be a monument sign.

D. Landscaping:

The Property shall be developed in accordance with 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.

E. Recreation and Open Space:

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

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. 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.

Development shall substantially conform to the PUD site plan. Changes to the site plan that do not affect the intent or character of the development shall be considered a minor change and will be subject to the approval of the Planning and Zoning Department.



VII. STATEMENTS


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

The proposed PUD allows for construction of dwellings that meet the need for additional affordable housing in the area.

- 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.

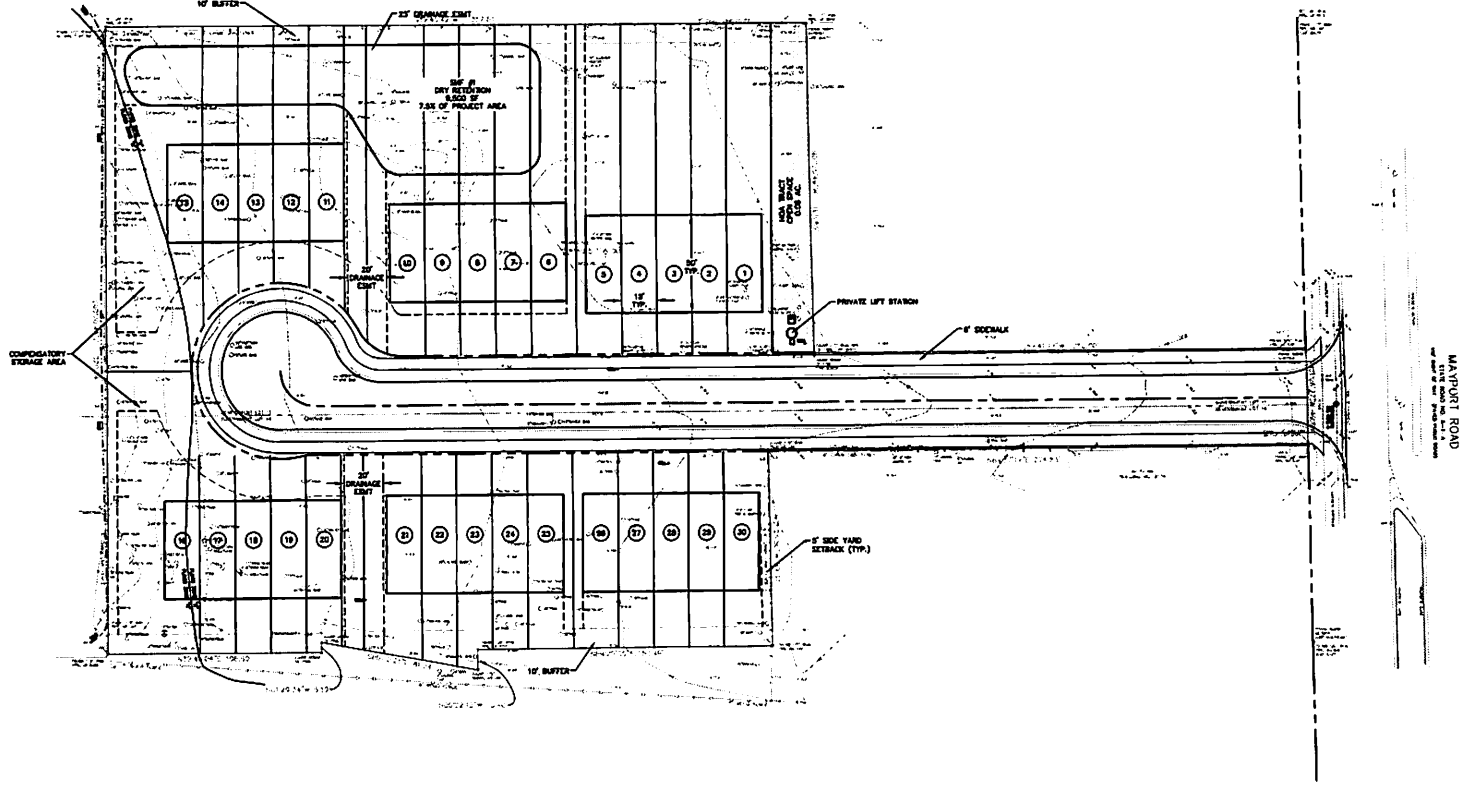
The common open space and retention areas will be owned and maintained by the Neighborhood Home Owners Association, Inc., a Florida non-profit corporation, to be formed. Membership in the association shall be mandatory for all property owners within the PUD development plan. Beaches Habitat for Humanity reserves the right to deed the pavement areas within the right-of-way and alley back to the City while still maintaining the common area landscaping.

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.

February 3, 2022
Exhibit 4
Page 1 of 1



MAYPORT ROAD
FIFTY ROAD NO. 5-1-A
NORTH OF THE FIFTY ROAD

7

MAYPORT RD TOWNHOMES JACKSONVILLE, FL PREPARED FOR BEACHES HABITAT	CONCEPTUAL SITE PLAN ALT 2	1" = 30' SHEET ###	PROJECT NO.: 19-00000000 DATE: 01/20/2020 DESIGNED BY: J.E. LUCAS DRAWN BY: J.E. LUCAS CHECKED BY: J.E. LUCAS IN CHARGE: J.E. LUCAS SCALE: 1" = 30' SHEET: ###	CHUCK & KENNEDY P.L.L.C. 12375 SHORE ACRES DRIVE, JACKSONVILLE, FLORIDA 32225 904.683.1748 • chuck@kennedycivilservices.com FLORIDA REGISTRY #1764
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EXHIBIT F

PUD Name

Mayport Road

Date

Feb 3, 2022

Land Use Table

Total gross acreage	2.85	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	1.94	Acres	68 %
Total number of dwelling units	30	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	0.22	Acres	8 %
Public and private right-of-way	0.69	Acres	24 %
Maximum coverage of non-residential buildings and structures	0	Sq. Ft.	0 %