

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

July 21, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-432 Application for: Duval Powell PUD

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 March 1, 2021
2. The original written description dated February 24, 2022
3. The original site plan dated December 09, 2021

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated July 1, 2022, or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated July 1, 2022, or as otherwise approved by the Planning and Development Department.

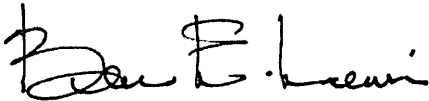
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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	Absent
Jordan Elsbury	Aye
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 2022-0432 TO

PLANNED UNIT DEVELOPMENT

JULY 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 2022-0432 to Planned Unit Development.

Location: 12963 Duval Road

Real Estate Numbers: 019544-0010, 019544-0300

Current Zoning Districts: Industrial Light (IL)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

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

Owner: Benjamin Powell
FKP LTD
P.O. Box 41490
Jacksonville, FL 32203

Helen J Gay Trust
1972 Van Sickle Road
Jacksonville, FL 32218

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0432** seeks to rezone approximately 16.43± acres of land from Industrial Light (IL) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of 320 multi-family units and 62,623 square feet of commercial uses. The proposed PUD differs from the conventional zoning code by providing a mix of uses needed for housing and commercial service in the area and is more efficient than would be possible through strict application of the Zoning Code.

There is a companion Land Use Amendment, **2022-0431 (L-5685-22C)**. The proposed LUA is for Light Industrial (LI) to Community General Commercial (CGC).

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. The Planning and Development Department finds that the subject property is located in the Light Industrial (LI) 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 Land Use Amendment to the Future Land Use Map Series **L-5685-22C (Ordinance 2022-0431)** that seeks to amend the portion of the site that is within the Light Industrial (LI) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5685-22C** be approved.

Principal uses allowed in CGC in the Suburban Development Area include commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices including veterinary offices; multi-family dwellings and live/work units. Residential uses shall not be the sole use and shall not exceed 80 percent of a development. The maximum gross density within the Suburban Development Area shall be 20 units per acre. The proposed Planned Unit Development (PUD) proposes 320 dwelling units and 3.28 acres of commercial uses. The proposed multi-family dwelling units exceeds the maximum gross density requirements for the CGC land use category within the Suburban Development Area.

According to the JEA Letter of Availability dated November 24, 2021, both potable water and sewer connections are located along Duval Road. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

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

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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

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.

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

Airport Environment Zone

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

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Industrial Zone

The subject property is located within the “Industrial Situational Compatibility” Zone. “Industrial Sanctuary” and “Industrial Situational Compatibility” Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Map series of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5685-22C (Ordinance 2022-0431) that seeks to amend the portion of land that is within the Light Industrial (LI) land use category to 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 proposed Mobility # 114034.0 / CRC # 114034.1 / City Dev # 10386.000: Duval Powell Apartments was approved on 6/15/2022 for 320 apartment units.

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit the development of 320 multi-family

units and 62,623 square feet of commercial uses. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The treatment of pedestrian ways: Proposed Written Description describes that pedestrian access shall be provided by sidewalks installed on one side of the entry road and will connect to the existing sidewalks on Duval Rd. and work with staff to be in accordance with the 2030 Comprehensive Plan. Comments from Transportation in Memo dated July 1, 2022 includes:

- Deviation from code is denied pertaining to sidewalk on entrance roads. Pursuant to Policy 4.1.2 of the Transportation Element, the City shall require new development or redevelopment projects that front along City or state road right-of-way to include sidewalks within the public right-of-way or shared use/multi-use path subject to approval by the Jacksonville Planning and Development Department (JPDD), unless otherwise exempted by criteria contained in the Code of Subdivision Regulations (Ordinance Code, Chapter 654). All sidewalk designs shall be consistent with the City's Code of Subdivision Regulations (Ordinance Code, Chapter 654). A shared use/multi-use path may be approved by the JPDD based upon an evaluation of the following: the presence of nearby paths, if the location is part of an established plan for shared use/multi-use paths, or if the location is an important link between existing bicycle and pedestrian facilities.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site shall comply with the requirements of the Zoning Code for recreation and open space.

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

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Duval Road. Comments from Traffic & Engineering include:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the

Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Chris LeDew or Lee Durban (LDurban@coj.net) of the Traffic Engineering Division do not require a traffic study, provide documentation stating so and this comment will be removed.

The subject site is approximately 16.43 acres and will be accessible from Duval Road (SR 243), a collector facility. Duval Road is currently operating at 60.30% of capacity. This segment of Duval Road has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 24,000 vpd.

Per the written description and Exhibit F provided, the applicant proposes a maximum of 320 multi-family dwelling units (ITE Code 210), which could produce 2,157 daily vehicular trips and 142,876 square feet (3.2 acres) of commercial uses (ITE Code 820), which could produce 8,100 daily vehicular trips.

The use and variety of building groupings: The subject property will be developed with 8 buildings for a total of 320 units.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The subject property is located north of I-295 and south of Duval Road which the properties to the east and west are zoned Industrial Light and PUD Ord. #2020-0658. South of I-295 is developed with both single family subdivisions and multi-family developments. The subject property and the adjacent properties are all undeveloped timberland parcels.

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	LI	PUD: 2007-1307	Amazon Warehouse
South	MDR	RMD-C	Multi-Family Dwellings
East	LI	PUD: 2020-0658	Vacant
West	LI	IL	Vacant

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use category and will allow for the development 320 multi-family units and 62,623 square feet of commercial uses. The PUD is appropriate at this location because it is consistent with the surrounding uses.

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

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated June 27, 2022, JEA has no objection to proposed PUD. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

The subject property is located on the north side of I-295, between SR-243 (Duval Road) and Biscayne Boulevard. The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to SR-243.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	SR-243	3024	I-295 to Vantage Way S.	D	3,580	2,610	C

School Capacity:

Based on the Development Standards for impact assessment, the 16.43± acre proposed PUD rezoning has a development potential of 320 multi-family units and 62,623 square feet of commercial uses. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

**School Impact Analysis
 PUD 2022-0432**

Development Potential: 320 Residential Units

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 2&7
Elementary	1	10,520	53%	40	58%	8,314	3,373
Middle	1	7,527	88%	16	86%	807	791
High	1	8,087	80%	23	72%	1,116	1,778
Total New Students				79			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

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

Public School Facilities Element

Policy 2.3.2

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

Policy 2.3.3

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

Objective 3.2

Adopted Level of Service (LOS) Standards

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

Policy 3.1.1

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

Supplemental School Information:

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

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES #269	1	40	667	703	105%	100%
Highland MS #244	1	16	1,071	697	65%	75%
First Coast HS #265	7	23	2,212	2,194	99%	101%

- Attendance school may not be in proposed development's Concurrency Service Area (CSA)
- Does not include ESE & room exclusions
- Analysis based on a **maximum** 320 dwelling units – 2022-0432
- The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

(7) Usable open spaces plazas, recreation areas.

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

(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 identify wetlands on-site. However, 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.

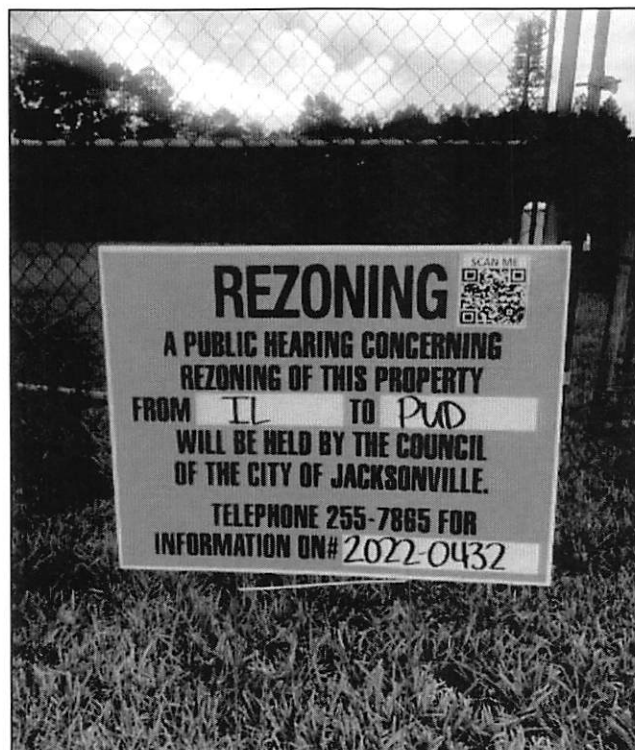
The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.30 parking spaces per unit.

(11) Sidewalks, trails, and bikeways

Pursuant to Policy 4.1.2 of the Transportation Element, the City shall require new development or redevelopment projects that front along City or state road right-of-way to include sidewalks within the public right-of-way or shared use/multi-use path subject to approval by the Jacksonville Planning and Development Department (JPDD), unless otherwise exempted by criteria contained in the Code of Subdivision Regulations (Ordinance Code, Chapter 654). All sidewalk designs shall be consistent with the City's Code of Subdivision Regulations (Ordinance Code, Chapter 654). A shared use/multi-use path may be approved by the JPDD based upon an evaluation of the following: the presence of nearby paths, if the location is part of an established plan for shared use/multi-use paths, or if the location is an important link between existing bicycle and pedestrian facilities.

SUPPLEMENTARY INFORMATION

The applicant provided documentation and photo proof to the Planning and Development Department on **July 13, 2022** that the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0432** be **APPROVED** with the following exhibits:

1. The original legal description dated March 1, 2021
2. The original written description dated February 24, 2022
3. The original site plan dated December 09, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0432** be **APPROVED W/ CONDITION**.

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated July 1, 2022, or as otherwise approved by the Planning and Development Department.



Aerial View

Source: JaxGIS



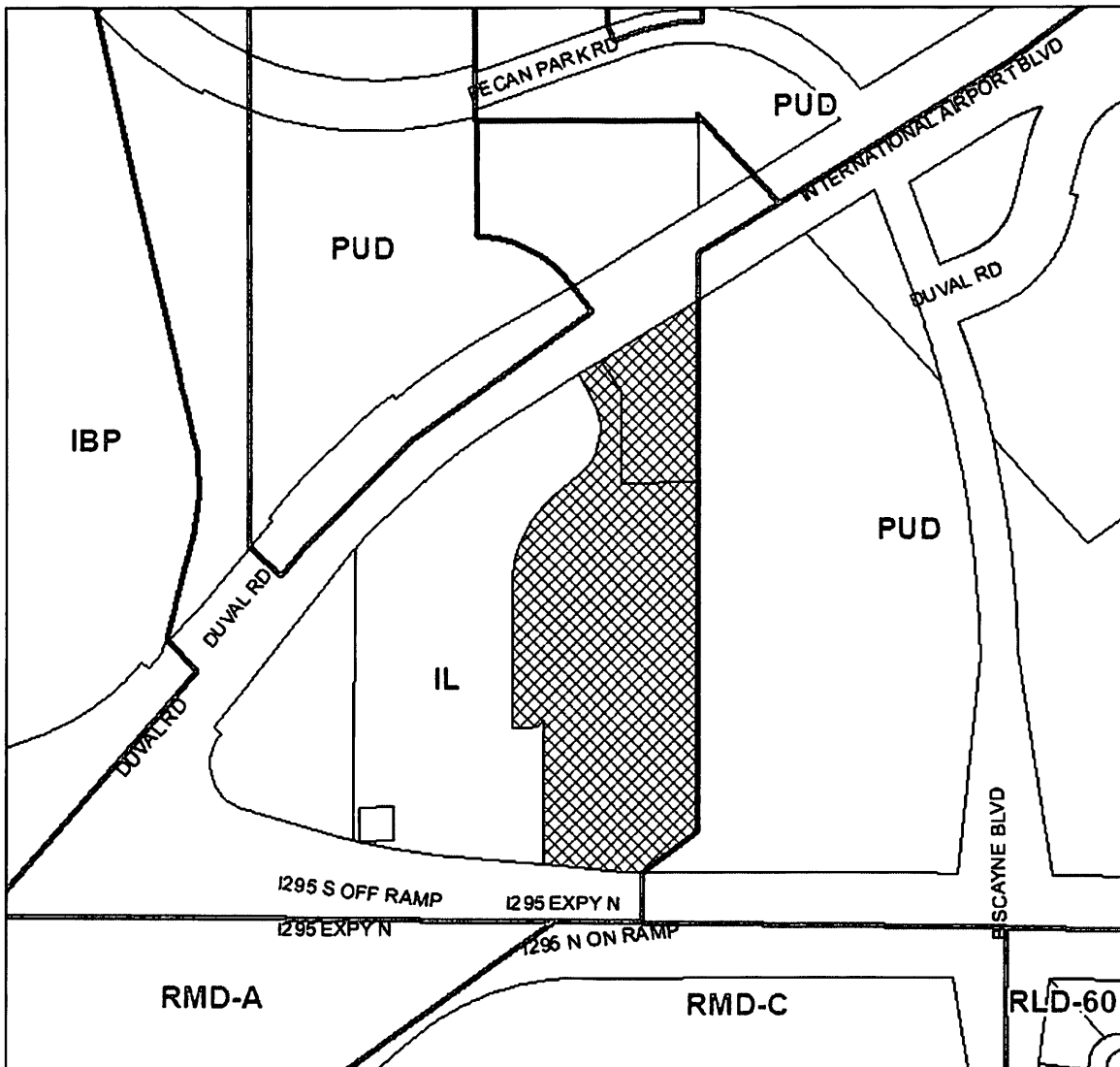
View of Subject Property

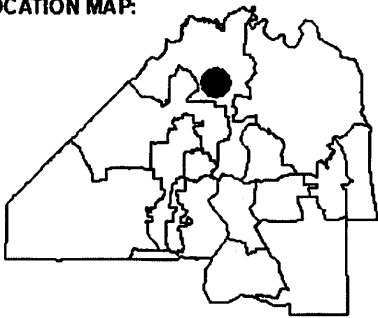
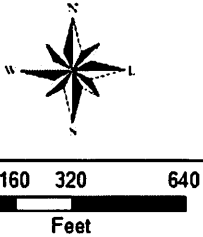
Source: JAXGIS Maps



View of Property to the North

Source: JAXGIS Maps



<p>REQUEST SOUGHT:</p> <p>FROM: IL</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
	<p>TRACKING NUMBER</p> <p>T-2022-4129</p>	<p>COUNCIL DISTRICT:</p> <p>7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



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City of Jacksonville, Florida

Lenny Curry, Mayor

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TRANSPORTATION REVIEW

DATE: July 1, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0432

Background Information:

The subject site is approximately 16.43 acres and will be accessible from Duval Road (SR 243), a collector facility. Duval Road is currently operating at 60.30% of capacity. This segment of Duval Road has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 24,000 vpd.

Per the written description and Exhibit F provided, the applicant proposes a maximum of 320 multi-family dwelling units (ITE Code 210), which could produce 2,157 daily vehicular trips and 142,876 square feet (3.2 acres) of commercial uses (ITE Code 820), which could produce 8,100 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum 2022-0432 dated 07/01/2022.



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City of Jacksonville, Florida

Lenny Curry, Mayor

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

DATE: July 1, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0432

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

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Chris LeDew or Lee Durban (LDurban@coj.net) of the Traffic Engineering Division do not require a traffic study, provide documentation stating so and this comment will be removed.
- Deviation from code is denied pertaining to sidewalk on entrance roads. Pursuant to Policy 4.1.2 of the Transportation Element, the City shall require new development or redevelopment projects that front along City or state road right-of-way to include sidewalks within the public right-of-way or shared use/multi-use path subject to approval by the Jacksonville Planning and Development Department (JPDD), unless otherwise exempted by criteria contained in the Code of Subdivision Regulations (*Ordinance Code, Chapter 654*). All sidewalk designs shall be consistent with the City's Code of Subdivision Regulations (*Ordinance Code, Chapter 654*). A shared use/multi-use path may be approved by the JPDD based upon an evaluation of the following: the presence of nearby paths, if the location is part of an established plan for shared use/multi-use paths, or if the location is an important link between existing bicycle and pedestrian facilities.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0432 **Staff Sign-Off/Date** ELA / 05/17/2022
Filing Date 06/14/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 07/26/2022 **Planning Commission** 07/21/2022
Land Use & Zoning 08/02/2022 **2nd City Council** 08/09/2022
Neighborhood Association THE EDEN GROUP INC., COUNCILMAN R GAFFNEY
Neighborhood Action Plan/Corridor Study JIA-CRA

Application Info

Tracking # 4129 **Application Status** FILED COMPLETE
Date Started 03/01/2022 **Date Submitted** 03/01/2022

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 POWELL **First Name** BENJAMIN **Middle Name**
Company/Trust Name
 FKP LTD
Mailing Address
 P.O. BOX 41490
City JACKSONVILLE **State** FL **Zip Code** 32203
Phone **Fax** **Email**

Last Name GAY **First Name** HELEN **Middle Name**
Company/Trust Name
 GAY HELEN J TRUST
Mailing Address
 1972 VAN SICKLE RD
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District

Map 019544 0010 7 6 IL PUD

Map 019544 0300 7 6 IL PUD

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

Existing Land Use Category

LI

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

5685

Total Land Area (Nearest 1/100th of an Acre) 16.43**Development Number****Proposed PUD Name** DUVAL POWELL PUD**Justification For Rezoning Application**

TO DEVELOP THE SITE WITH A MIX OF COMMERCIAL AND RESIDENTIAL USES TO SERVICE THE INDUSTRIAL SECTORY AND PROVIDED NEEDED HOUSING AND SERVICE ESTABLISHMENTS. FURTHER, TO ALLOW FOR A MIXED USE DEVELOPMENT TO TRANSITION FROM THE LOW- AND MEDIUM-DENSITY RESIDENTIAL TO THE SOUTH, TO THE INDUSTRIAL TO THE NORTH.

Location Of Property**General Location**

NE CORNER OF I-295 AND DUVAL ROAD

House #	Street Name, Type and Direction	Zip Code
0	DUVAL RD	32218

Between Streets

1-295 and DUVAL RD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department

(i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

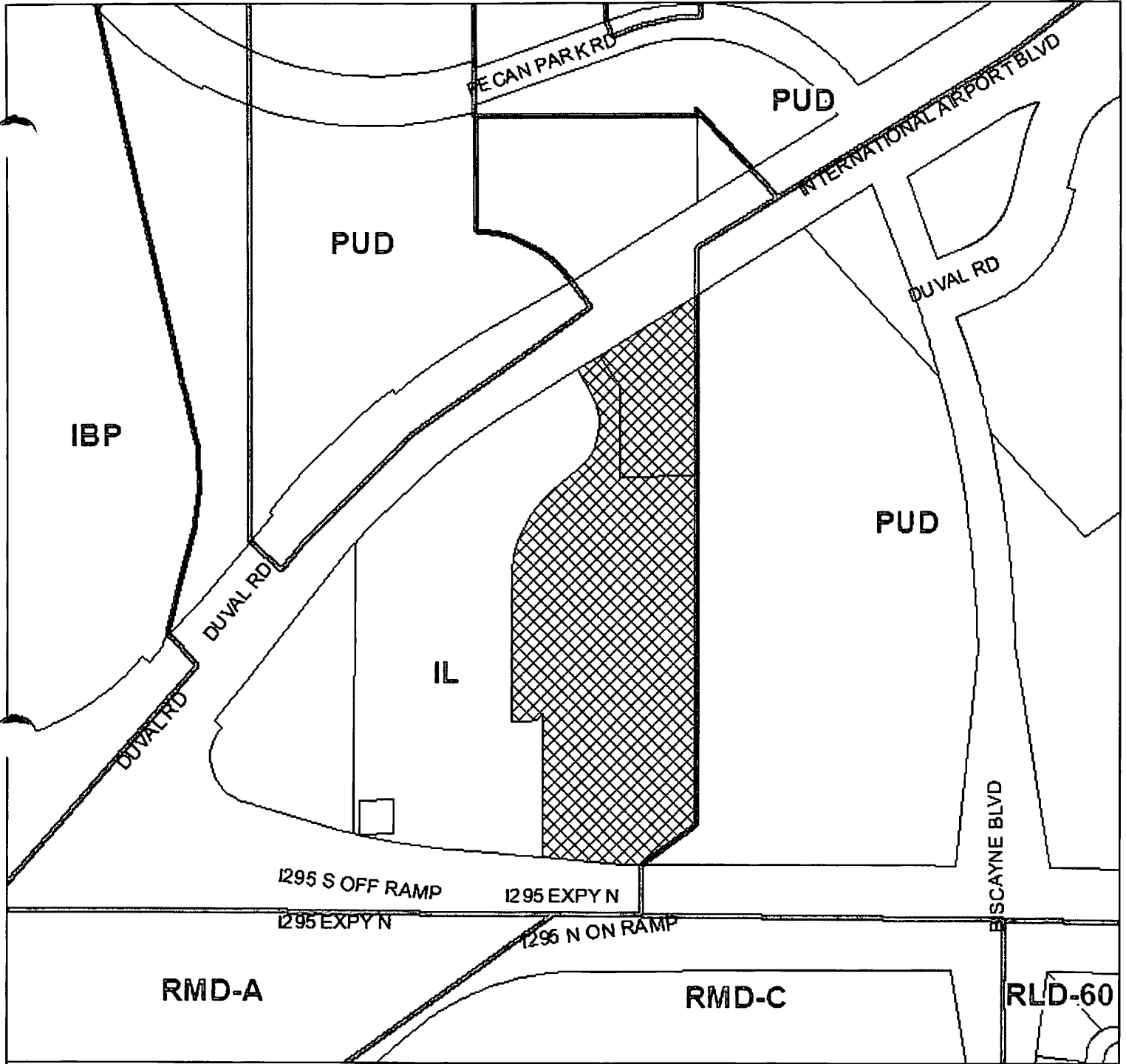
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 16.43 Acres @ \$10.00 /acre:** \$170.00
- 3) Plus Notification Costs Per Addressee**
 - 7 Notifications @ \$7.00 /each:** \$49.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,488.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

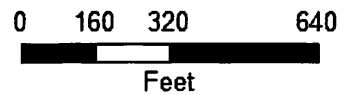
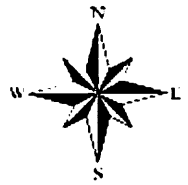
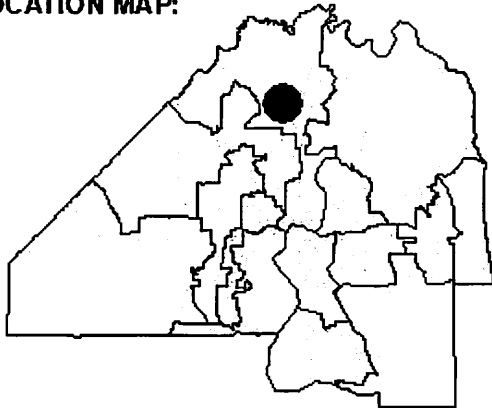


REQUEST SOUGHT:

FROM: IL

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2022-4129

EXHIBIT 2
PAGE 1 OF 1

WRITTEN DESCRIPTION

DUVAL POWELL PUD RE# 019544-0010 & 019544-0300

February 24, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 16.43 acres of property from IL to PUD. The parcel is located on the North side of I- 295, off of Duval Rd.

The subject property is currently owned by FKP, Ltd., 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 LI and IL, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application for the LI portion to CGC. Surrounding uses include LI/PUD to the north (for an Amazon distribution facility); LI/PUD and to the west (Filling Station); and MDR/PUD to the south (single and multi-family). The site will be developed to have a commercial property at the front along Duval Road and a multi-family development on the south side of the parcel to provide residential solutions for the employers in the area.

Project Name: Duval Powell Development

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 16.43 acres

Total number of dwelling units: not to exceed 320 units

Total amount of non-residential floor area: minimum of 62,623 sq. ft.

Total amount of recreation area: Shall comply with §656.420

Total amount of private rights of way: 162,327 sq. ft.

Total amount of land coverage of all residential buildings and structures:
357,845 s.f.

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

Single-phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses: Parcel A (Multi-Family Parcel)

1. Multiple-family dwellings
2. Townhomes
3. Housing for the elderly
4. Assisted living facilities
5. Home occupations meeting the performance standards and development criteria set forth in Part 4
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
7. Day care centers meeting the performance standards and development criteria set forth in Part 4
8. Nursing homes
9. Churches, including a rectory, sanctuary, administrative offices, and similar and related uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
10. 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.
11. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The maximum number of children attending the school shall not exceed 560.

B. Permitted uses: Parcel B (Commercial)

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.

4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
11. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
12. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
13. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
14. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
19. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or

storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

20. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
21. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
22. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

IV. DESIGN GUIDELINES

A.1. Lot Requirements – Parcel A

- (1) 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
- (2) Maximum lot coverage: 50 percent
- (3) Minimum front yard: 20 feet
- (4) Minimum side yard: 5 feet
- (5) Minimum rear yard: 15 feet
- (6) Maximum height of structures: 60 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 60 feet.

A.2. Lot Requirements – Parcel B

- (1) Minimum yard requirements.
 - (a) Front — None.
 - (b) Side — None; 15 feet when adjacent to a residential district.
 - (c) Rear — 10 feet.
- (2) Maximum height of structures - Sixty (60) feet.
- (3) Maximum lot coverage – None.

B. 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, except the ratio shall be 1.30 parking spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Powell Road, 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 on one side of the entry road and will connect to the existing sidewalks on Duval Rd. and work with staff to be in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign. Two locations will be allowed for this sign. One may be located at the entry to the site on the north side of the property and one at the Residential complex on the south side of the property.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs shall 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.

D. 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.

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.

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 and commercial service in the area. The proposed PUD will provide for a mixed-use development incorporating both residential and commercial uses. The mix of uses will provide the surrounding area with housing and commercial uses, more efficiently than a strict application of the zoning code.

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.

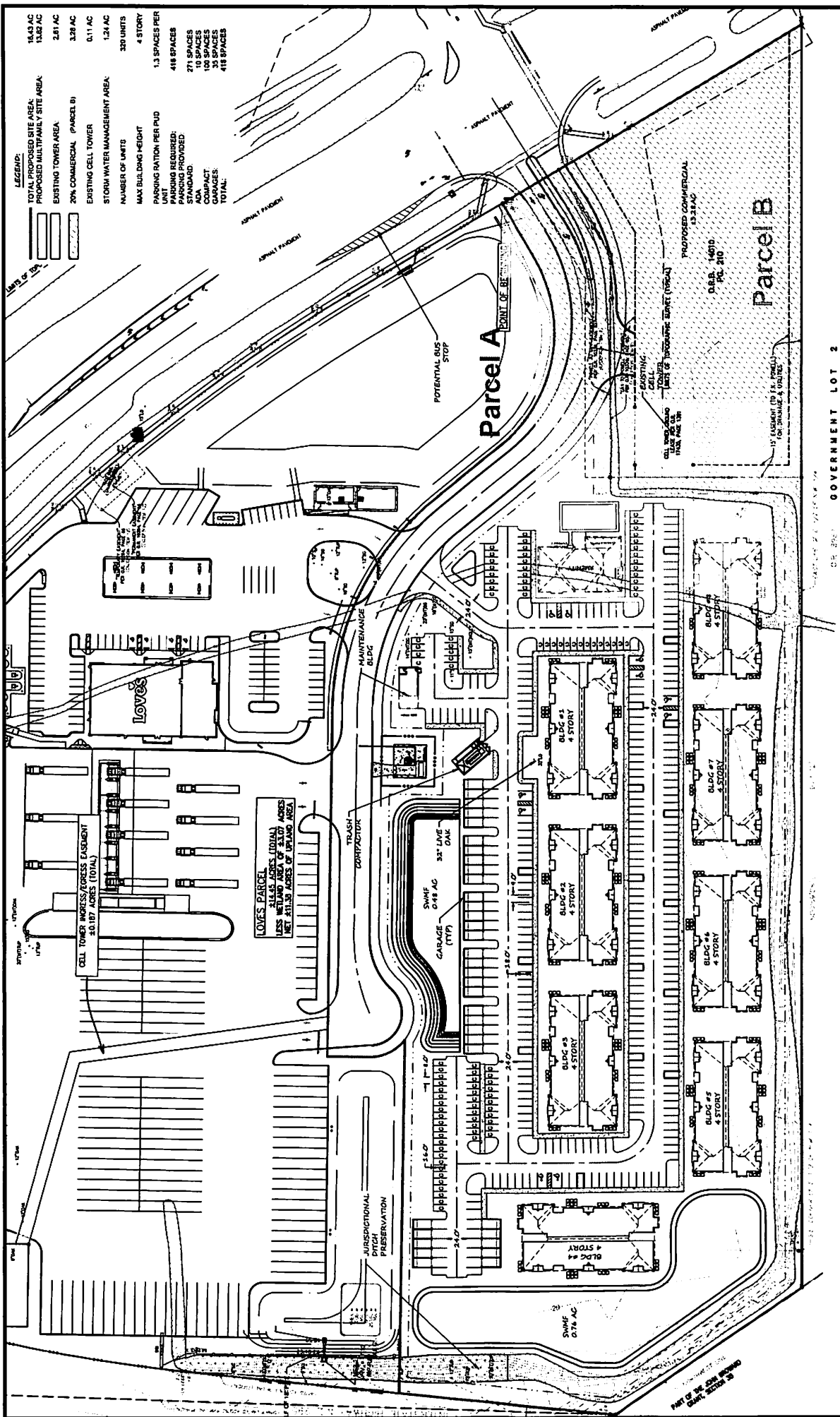
VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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 as well as a mix of both residential and commercial uses;

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



LEGEND:

TOTAL PROPOSED SITE AREA:	14.43 AC
PROPOSED MULTIFAMILY SITE AREA:	13.82 AC
EXISTING TOWER AREA:	2.81 AC
20% COMMERCIAL (PARCEL B):	3.28 AC
EXISTING CELL TOWER:	0.11 AC
STORM WATER MANAGEMENT AREA:	1.24 AC
NUMBER OF UNITS:	330 UNITS
MAX BUILDING HEIGHT:	4 STORY
PARKING SPACES PER UNIT:	1.3 SPACES PER UNIT
PARKING PROVIDED:	418 SPACES
ADA COMPLIANT:	271 SPACES
COMPACT GARAGES:	10 SPACES
TOTAL:	100 SPACES
	33 SPACES
	418 SPACES

CORNER LOT
DEVELOPMENT GROUP

BREEZE HOMES
SIMPLER.

CORNER LOT
LIVING

CONCEPT PLAN
LOVES SITE PLAN
DUAL COUNTY, FLORIDA

DATE: 12-09-2021

GRAPHIC SCALE

1" = 20'

GOVERNMENT LOT 2

Parcel B

Parcel A

LOVES PARCEL
LESS THAN 1/4 ACRES (TOTAL)
MET AT LEAST 2 ACRES OF UPLAND AREA

CELL TOWER INGRESS/EGRESS EASEMENT
50.187 ACRES (TOTAL)

JURISDICTIONAL
PITCH
PRESERVATION

SWIMF 0.18 AC

SWIMF 0.18 AC

SWIMF 0.18 AC

SWIMF 0.18 AC

SWIMF 0.18 AC

PART OF SW 1st ST
DUAL COUNTY, FLORIDA

PROPOSED COMMERCIAL
13.31 AC

POTENTIAL BUS STOP

POINT OF REFERENCE

APNWAY PARCELS

APNWAY PARCELS

APNWAY PARCELS

APNWAY PARCELS

APNWAY PARCELS

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EXHIBIT F

PUD Name

DUVAL POWELL PUD

Land Use Table

Total gross acreage	16.43 Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	%
Total number of dwelling units	D.U.	
Multiple family	13.82 Acres	80 %
Total number of dwelling units	320 D.U.	
Commercial	3.28 Acres	20 %
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	Acres	%
Public and private right-of-way	3.73 Acres	22 %
Maximum coverage of buildings and structures	357,845.4 Sq. Ft.	50 %