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The proposed road shall terminate in a city standard cul-de-sac.

Guest parking shall be provided to meet the Zoning Code.

Assuming the street will be dedicated to the City of Jacksonville, no parking shall be created in the city right of way. This will not apply if the street will be private

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
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Absent
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
David Hacker	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
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Jacksonville, FL 32202
(904) 255-7820
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-897 TO
PLANNED UNIT DEVELOPMENT

JANUARY 19, 2023

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 **2022-897** to Planned Unit Development.

Location: The southeast quadrant of Hammond Boulevard and Lenox Avenue

Real Estate Number(s): 008754-0000, 008757-0000

Current Zoning District(s): Planned Unit Development (PUD 2019-38-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Applicant/Agent: Steve Diebenow, Esq.
DMH&D, PLLC
One Independent Drive, Suite 1200
Jacksonville Florida 32202

Owner: Charles and Pamela Gay
2339 Jones Road
Jacksonville Florida 32220

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2022-897 seeks to rezone approximately 7.73 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a maximum of 64 townhomes in 10 buildings. It also allows for housing for the elderly, community residential homes, and churches. A complete list can be found in the Written Description.

The current PUD, 2019-38-E, allows for business, professional and medical offices. Neighborhood commercial retail and service establishments and similar uses and was approved with the following conditions:

- (1) In order to achieve consistency with the LDR Functional Land Use Category as identified in the *2030 Comprehensive Plan*, the following uses shall be removed from the Written Description:
 - (a) Adult Congregate Living Facilities
 - (b) Bed and Breakfast Establishments
 - (c) Hospice Facilities
 - (d) Housing for the Elderly
- (2) A traffic study must be provided to the City of Jacksonville Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study. The following additional comments shall also be included within the study:
 - (a) This study must include an analysis to determine the need for left and right turn lanes on Lenox Avenue and the need for a right turn lane on Hammond Spring Boulevard. If turn lanes are needed, they will be built to FDOT standards based on speed limit for deceleration length. The queue length shall be determined by the study.
 - (b) The edge of the driveway on Lenox Avenue shall be a minimum of 250 feet from the edge of pavement of Hammond Boulevard. The driveway on Hammond Boulevard shall align with the entrance driveway to the school or be separated so that the operations of the driveways shall not interfere with each other. This shall be shown in the traffic study.
- (3) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

The conditions related to the traffic study have been included in the Written Description of the PUD. There is no need to include these conditions in the proposed PUD.

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 Low Density Residential (LDR) 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-5765-22C (Ordinance 2022-896) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Medium Density Residential (MDR). MDR in the Suburban Development 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. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5765-22C 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:

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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.

Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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): Low Density Residential (LDR). There is a companion Application for Small Scale Large Scale Land Use Amendment to the Future Land use Map Series L-5765-22C (Ordinance 2022-896) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is in/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. **MOB # 117496.0 / CCAS # 117496.1: Hammond Boulevard Townhomes** was entered into the Concurrency system yesterday for 64 townhomes units.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development. This proposed development will not exceed the projected holding capacity reflected in Table L-

20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

- The streetscape: The written description and the site plan indicate the proposed townhomes will have a streetscape that is similar to other townhome developments.
- The treatment of pedestrian ways: The site plan shows a sidewalk on both side of the road.
- The use and variety of building setback lines, separations, and buffering: The written description includes development standards that are similar to the townhome standards in the Zoning Code.

(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 surrounding area is a mix of residential subdivisions, and single family dwellings on large lots. The location of the proposed townhomes at the intersection of Lenox Ave and Hammond Blvd, is appropriate for a higher density development.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single family dwellings
South	LDR	RLD-40	Single family dwelling
East	LDR	RLD-50	Undeveloped
West	PBF	PBF-1	Crystal Springs ES

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as a multi-family development. The PUD is appropriate at this location because the townhomes at the intersection will be a transition from the surrounding single family.

- The availability and location of utility services and public facilities and services: The Duval County School District indicates the proposed development will generate a total of 15 students for Crystal Springs ES, Charger Academy and Ed White HS. It appears the impacted schools
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: According to the City's Functional Highways Classification Map, Lenox Avenue and Hammond Boulevard are collector roadways. The City's Traffic Engineer has recommended the following conditions:

The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

The proposed road shall terminate in a city standard cul-de-sac.

Guest parking shall be provided to meet the Zoning Code.

Assuming the street will be dedicated to the City of Jacksonville, no parking shall be created in the city right of way. This will not apply if the street will be private.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, 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 with two spaces per unit.

(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 January 6, 2023, the required Notice of Public Hearing sign was posted.



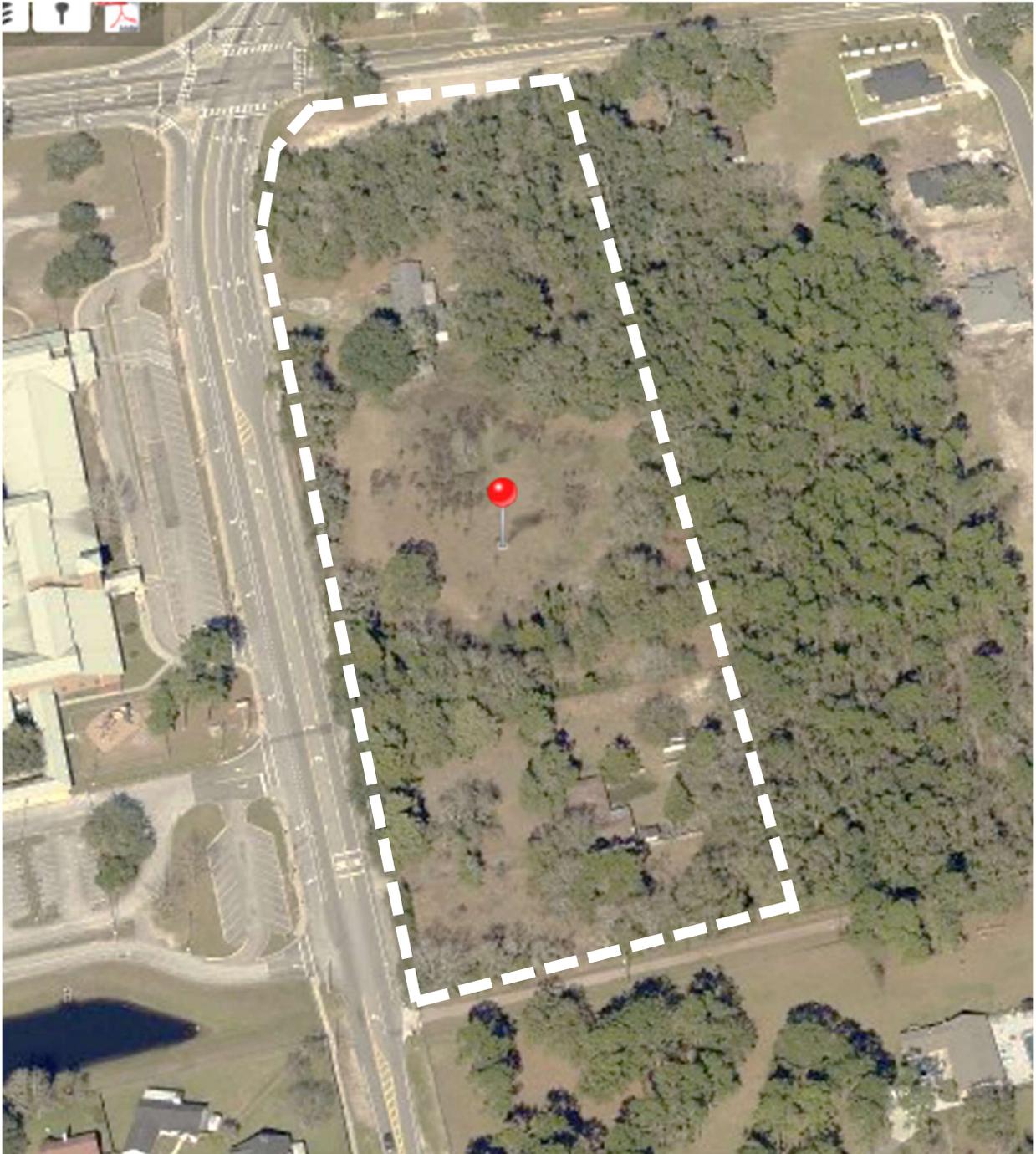
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-897** be **APPROVED with the following exhibits:**

1. The original legal description dated September 17, 2022.
2. The original written description dated September 26, 2022.
3. The original site plan dated September 26, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-897** 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 January 3, 2023 or as otherwise approved by the Planning and Development Department.



Aerial view of subject property



View of subject property



View of subject property

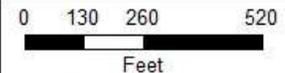
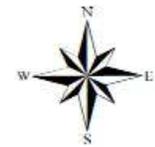
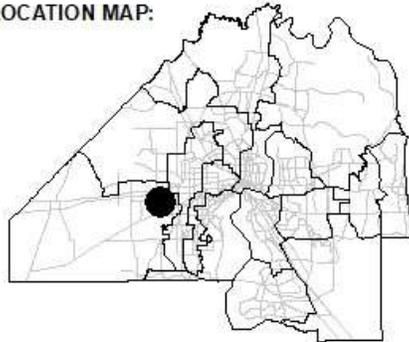


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

ORDINANCE NUMBER
 ORD-2022-0897

TRACKING NUMBER
 T-2022-4536

EXHIBIT 2
 PAGE 1 OF 1

**PUD WRITTEN DESCRIPTION
HAMMOND BOULEVARD PUD
January 17, 2023**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 7.73 acres of property to allow for a townhome development on the property located at 1209 and 1291 Hammond Boulevard (RE#s 008754 0000, 008757 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property falls within the LDR land use category and the Suburban Development Area. The Property is zoned PUD pursuant to Ordinance 2019-0038 (the “Existing PUD”) which contemplated numerous office structures.

This PUD is a companion rezoning to a land use amendment requesting MDR land use. Consistent with the proposed land use designation, this PUD generally follows the RMD-B zoning district provisions, while limiting multi-family development to townhomes, which may be owned collectively under single ownership or sold individually in fee simple. This PUD will provide much needed residential density to support the surrounding and planned retail along the Normandy corridor.

The Existing PUD contemplated an office park with access points along Hammond Boulevard and Lenox Avenue, while the conceptual Site Plan filed with this PUD proposes a single access point from Hammond Boulevard. Accordingly, the conditions (Ordinance 2019-0038-E) associated with the access point along Lenox Avenue are no longer required provided that the proposed townhome development maintains the singular access onto Hammond Boulevard. Likewise, conditions were adopted prohibiting bed and breakfast establishments and housing for the elderly due to their inconsistency with the LDR land use category. However, those uses are consistent with the proposed MDR land use category and are adopted herein consistent with the RMD-B zoning district.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RR-Acre	Lenox Ave., Single family
East	LDR	RLD-50	Single family
South	LDR	RLD-40	Single family
West	PBF	PBF-1	Hammond Blvd., Crystal Springs Elementary School

B. Project name: Hammond Boulevard PUD.

C. Project engineer: England, Thims & Miller, Inc.

- D. **Project developer:** Lafayette Communities LLC.
- E. **Project agent:** Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. **Current land use designation:** LDR.
- G. **Current zoning district:** PUD (2019-0038-E).
- H. **Requested land use designation:** MDR.
- I. **Requested zoning district:** PUD.
- J. **Real estate numbers:** 008754 0000 and 008757 0000.

II. QUANTITATIVE DATA

- A. **Total acreage:** 7.73 acres.
- B. **Total number of residential units:** 64.

III. STATEMENTS

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

This PUD generally adopts the RMD-B zoning district provisions with the following exceptions:

1. Multi-family dwellings (not including townhomes) are prohibited.
2. Golf courses and driving ranges are prohibited.
3. Barrow pits are prohibited.
4. Parking for townhomes shall be a minimum of two (2) spaces per unit. Separately designated guest or loading spaces are not required.
5. Two (2) ground mounted entrance signs are permitted.

B. How does the proposed PUD differ from the Existing PUD?

1. This PUD generally adopts the RMD-B zoning district regulations with the above-mentioned modifications.
2. Townhomes are proposed in lieu of office buildings.

3. Bed and breakfast establishments are permissible by exception consistent with the MDR land use category and the RMD-B zoning district.
4. Housing for the elderly is permitted consistent with the MDR land use category and the RMD-B zoning district.
5. The Existing PUD conditions associated with the access point along Lenox Avenue are no longer required provided that the proposed townhome development maintains the singular access onto Hammond Boulevard.

C. 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single family dwellings.
2. Townhomes.
3. Housing for the elderly.
4. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
5. Foster care homes.
6. Community residential homes of six (6) or fewer residents meeting the performance standards and development criteria set forth in Part 4.
7. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
8. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
9. Parks, playgrounds and playfields and recreational or community structures meeting the performance standards and development criteria set forth in Part 4.

10. Country clubs meeting the performance standards and development criteria set forth in Part 4.
11. Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral home or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
5. Day care centers meeting the performance standards and development criteria set forth in Part 4.
6. Nursing homes.
7. Residential treatment facilities.
8. Private clubs.
9. Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multifamily use, not exceeding twenty-five percent (25%) of the structure which it is a part.
10. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
11. Home occupations meeting the performance standards and development criteria set forth in Part 4.
12. Community residential homes of seven (7) to fourteen (14) residents meeting the performance standards and development criteria set forth in Part 4.
13. Group care homes.

C. Permitted Accessory Uses and Structures:

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

V. DESIGN GUIDELINES

A. Townhome Lot Requirements:

1. Minimum lot width: Fifteen (15) feet; twenty-five (25) feet for end units.
2. Minimum lot area: One thousand five hundred (1,500) square feet.
3. Maximum lot coverage by all buildings: Seventy percent (70%).
4. Minimum yard requirements:
 - a. Front: Twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building façade; twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building façade; fifteen (15) feet, if access to garage is from an alley.
 - b. Side: Zero (0) feet; ten (10) feet for end units.
 - c. Rear: Ten (10) feet.
5. Maximum height: Thirty-five (35) feet.

B. Non-townhome Lot Requirements:

1. All other uses shall be consistent with the RMD-B zoning district.

C. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for townhomes shall be provided at a minimum rate of two (2) spaces per unit, which may be provided in garages, driveways or any other parking arrangement on-site. Separately designated guest or loading spaces shall not be required. All other uses shall provide parking consistent with Part 6.
 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Hammond Boulevard, substantially as shown on the Site Plan. A traffic study must be provided to the City of Jacksonville Planning and Development Department upon request by the engineering reviewer prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study. The following additional comments shall also be included within the study:
 - a. The study must include an analysis to determine the need for a right turn lane on Hammond Boulevard. If a turn lane is needed, it will be built to FDOT standards based on speed limit for deceleration length. The queue length shall be determined by the study.
 - b. If access is proposed onto Lenox Avenue, the study must include analysis to determine the need for left and right turn lanes on Lenox Avenue. If any lanes are needed, they shall be built to FDOT standards.
 - c. The driveway on Hammond Boulevard shall align with the entrance driveway to Crystal Springs Elementary or be separated so that the operations of the driveways shall not interfere with each other. This shall be shown on the traffic study.
 - d. If a driveway is proposed onto Lenox Avenue, it shall be built a minimum of two hundred fifty (250) feet from the edge of pavement from Hammond Boulevard.
 3. *Pedestrian Access.* As required by City regulations.
- D. **Signs:** Signs for this development shall be consistent with the requirements for the RMD-B zoning district as set forth in Part 13 of the Zoning Code. Two (2) ground mounted entrance signs not exceeding six (6) feet in height and ten (10) feet in length shall also be permitted.
- E. **Landscaping:** Landscaping shall be provided consistent with Part 12.
- F. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2030 Comprehensive Plan. The site will provide a maximum of sixty-four (64)

townhomes which will be subdivided and platted and shall therefore be subject to Policy 2.2.4 of the 2030 Comprehensive Plan. The development shall provide a minimum of four hundred thirty-five (435) square feet of useable uplands for active recreation per lot or pay a recreation and open space fee of two-hundred-fifty dollars (\$250) per lot. The developer may provide active recreation for a portion of the development so long as the remaining dwelling units pay the recreation and open space fee; recreation tracts shall not be limited to a minimum size.

- G. **Utilities:** Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. **Wetlands:** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

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

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat of health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
5. 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.
6. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - (1) Creation of like uses;
 - (2) Creation of complementary uses;
 - (3) Enhancement of transportation connections;
 - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
7. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
8. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
9. 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.
10. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the

Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

11. 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.
12. 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.
13. 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.
14. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
15. 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.

Housing Element

16. Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.
17. Policy 1.1.1: The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
18. Policy 1.1.4: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.** The project allows for a maximum density consistent with the MDR land use allocations under 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 Hammond Boulevard. Location of the access point shown on the Site Plan as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The PUD proposes a townhome development that is adjacent to parcels zoned RLD-40 and RLD-50. The proposed residential use is also consistent with Crystal Springs Elementary School which is located directly across Hammond Boulevard.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The PUD requires parking consistent with the demand of the proposed use and does not require separate designated guest or loading spaces.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with City regulations.