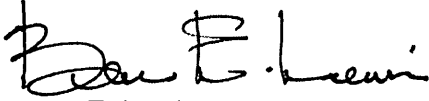




Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
David Hacker	Aye

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  
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 2023-0003 TO**  
**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 9, 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 **2023-0003** to Planned Unit Development.

***Location:*** 10880 103<sup>rd</sup> Street, 5400 Arrow Lane  
Between Cecil Commerce Center Parkway and Piper  
Glen Boulevard

***Real Estate Numbers:*** 015405-0010, 015405-0000, 015403-0000, 015404-  
0000

***Current Zoning Districts:*** Commercial Office (CO)  
Commercial Community General-2 (CCG-2)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Proposed Land Use Category:*** Community General Commercial (CGC) with FLUE  
SSP 4.4.39

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** William Michaelis, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Flying R. Enterprises, Inc.  
775 Ennis Drive  
Orange Park, FL 32073

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2023-0003** seeks to rezone approximately 19.11± acres of land from Commercial Office (CO)/ Commercial Community General-2 (CCG-2) to Planned

Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of 380 multi-family dwelling units. The proposed PUD differs from the conventional zoning code by providing for site-specific design standards and criteria including variations from the landscaping, parking standards and maximum densities/intensities. Additionally, the PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

There is a companion Land Use Amendment, **2023-0002 (L-5766-22C)**. The proposed LUA is for Community General Commercial (CGC) to Community General Commercial (CGC) with site specific FLUE Policy 4.3.39. Site specific FLUE Policy 4.4.39 allows for use of the site as 100% single-use residential development and exempts the development from the CGC category characteristic prohibiting ground floor residential uses abutting roads classified as arterials or higher on the Functional Highway Classification Map.

### **CRITERIA FOR REVIEW**

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5766-22C (Ordinance 2023-0002)** that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Community General Commercial (CGC) with site specific FLUE Policy 4.3.39. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5766-22C** be approved.

According to the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development. The CGC land use category also includes a development characteristic provision that residential uses should not be permitted on the ground floor abutting roads classified as arterials or higher.

The applicant is proposing a change from CGC to CGC (Ordinance 2023-0002) with site specific Future Land Use Element (FLUE) Policy 4.4.39. The site specific policy exempts the subject site from the Community/General Commercial Suburban Area Development Characteristic prohibiting ground floor residential uses abutting roadways classified as arterials or higher on the Functional Highway Classification Map and permits single use residential development on 100% of the site. See proposed site specific FLUE Policy 4.4.39 below:

**Proposed site specific FLUE Policy 4.4.39**

Pursuant to the authority granted by Sec. 163.3187(1) (b), Florida Statutes, Ordinance 2022-002 for a small-scale amendment is approved subject to the following:

To implement Policies 1.1.5 and 1.1.25 of the 2030 Comprehensive Plan Future Land Use Element, the following shall apply to this small-scale land use map amendment:

- Residential development shall be permitted on 100% of the site.
- Development shall be exempt from the Community/General Commercial Suburban Area Development Characteristic prohibiting ground floor residential uses abutting roads classified as arterials or higher on the Functional Highway Classification Map.

The amendment allows for the option of single use multi-family residential development. The amendment provides an additional location for residential uses, providing sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents.

The PUD rezoning Written Description and Site Plan are consistent with the proposed CGC land use category with site specific FLUE Policy 4.4.39.

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.*

**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.

*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.*

**Objective 6.3**

The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

*The proposed rezoning to a PUD would allow for residential infill on underutilized parcels along 103<sup>rd</sup> Street. The PUD will also allow for a greater variety of dwelling options, which directly addresses the housing needs of City residents.*

**Airport Environment Zone**

The site is located within the 150 foot Height and Hazard Zone for Herlong Airport and Cecil Field. 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.

**Aquifer Recharge**

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a

prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

***(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): Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **L-5766-22C (Ordinance 2023-0002)** that seeks to amend the portion of land that is within the Community General Commercial (CGC) land use category to Community General Commercial (CGC) with site specific FLUE Policy 4.3.39. 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). The agent/owner will be required to submit a Mobility application & a CRC application to the Concurrency Office’s.

**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 380 multi-family dwelling units. 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:** Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Active recreation shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD.

**The use of existing and proposed landscaping:** Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

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

- Arrow Lane is owned by FDOT. Permitting for access to Arrow Lane shall be through FDOT.

The subject site is approximately 19.11 acres and is accessible from 103rd Street (SR 134), a minor arterial facility. 103rd Street from First Coast Expy (SR 23) to Shindler Dr. is currently operating at 36.6% of capacity. This segment currently has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 14,569 vpd.

This PUD is a companion to pending small-scale land use application L-5766-22C (2023-0002). The applicant requests 380 dwelling units of multi-family (ITE Code 220), which could produce 1,887 daily trips.

**(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 proposed development is located in an area with residential properties as the prevailing use developed with single-family dwellings to the south but several properties have been rezoned in recent years to allow for multi-family. Magnolia Villas, located just east of the subject property, was approved through Ord. #2022-0308 for the development of 84 multi-family dwelling and Samaritan PUD was approved through Ord. #2021-0747 for 94 townhomes. Approval of the request for rezoning to allow for



multi-family would not be out of character for the surrounding area and the already approved developments along 103<sup>rd</sup> Street.

**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	CGC	CCG-1	Single-Family Dwellings
South	LDR	PUD: 1987-0576	Vacant
East	LDR	RR-Acre	Vacant
West	MU	PUD: 1997-1064	Cecil Airport

***(6) Intensity of Development***

The proposed development is consistent with the site specific FLUE Policy 4.3.39 for proposed CGC functional land use category and will allow for the development of 380 multi-family dwelling units. The PUD is appropriate at this location because it is consistent with the surrounding residential 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 January 20, 2023, JEA has no objections to the proposed project layout. 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. Additional service and design elements will be addressed following applicant's construction plan review submittal.

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

The subject property is located in the southeast quadrant of the 103rd Street (SR-134) and the First Coast Expressway (SR-23) intersection. Access to the site proposed via one connection to Arrow Lane. There is no direct access to a state facility. Per the memo from FDOT dated January 23, 2023, FDOT there are no FDOT programmed capacity improvements in the vicinity of the project site. Additionally, 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-134.

**Table 2**

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2021 Peak Hour Volume	2021 Peak LOS	2027 Peak Hour Volume	2027 Peak LOS
Duval	SR-134	4358	SR-23 to Shindler Dr	D	3,580	1,311	C	1,402	C

**School Capacity:**

Based on the Development Standards for impact assessment, the 19.11± acre proposed PUD rezoning has a development potential of 380 multi-family dwelling units. 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 2023-0003**

**Development Potential: 380 Residential Units**

School Type	CSA	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 1&2
Elementary	8	5,666	75%	47	83%	2,075	9,800
Middle	7	1,018	71%	19	79%	267	1,681
High	8	2,697	89%	28	64%	216	2,255
<b>Total New Students</b>				<b>94</b>			

*Total Student Generation Yield: 0.250*

*Elementary: 0.125*

*Middle: 0.051*

*High: 0.074*

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 (2022/23)	% OCCUPIED	4 YEAR PROJECTION
Westview K8 #274	8	47	1498	1,197	80%	85%
Westview K8 #274	7	19	1,498	1,197	80%	85%
Westside HS #241	8	28	1,786	1,587	89%	75%

- Attendance school may not be in proposed development's Concurrency Service Area (CSA)
- Does not include ESE & room exclusions
- Analysis based on a **maximum** 380 dwelling units – 2023-0003
- 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.***

Active recreation shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD.

***(8) Impact on wetlands***

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

**Wetlands Characteristics:**

Approximate Size:	5.83 Acres
General Location(s):	Category III wetlands are located in the southeast portion of the site.
Quality/Functional Value:	The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.
Soil Types/ Characteristics:	(22) Evergreen Wesconnett complex- The Evergreen series consists of nearly level, very poorly drained soils. These soils formed in decomposed organic materials underlain by thick sandy marine sediments. They are in depressions. The soils are moderately slowly permeable to rapidly permeable. Generally, the high water table is at or above the surface for very long periods.  (49) Pamlico Muck - Pamlico Muck is frequently flooded and consists of poorly drained soils formed of decomposed organic materials. Generally, the water table is at a depth of 6 to 12 inches. Slopes range from 0 to 2 percent.
Wetland Category:	Category III

Consistency of Permitted Uses: Uses permitted within Category III wetlands are subject to CCME Policies 4.1.3 and 4.1.6

Environmental Resource Permit (ERP): ERP not provided by the applicant

Wetlands Impact: The PUD site plan avoids wetlands placing the majority in a “wetlands preserve”.

Associated Impacts: None

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



***(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.***

For apartment units, parking shall be provided at a minimum ratio of 1.45 spaces per residential unit and all loading areas will comply with Sections 656.605 of the Zoning Code.

***(11) Sidewalks, trails, and bikeways***

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

### SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **January 11, 2023** to the Planning and Development Department, 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 **2023-0003** be **APPROVED with the following exhibits:**

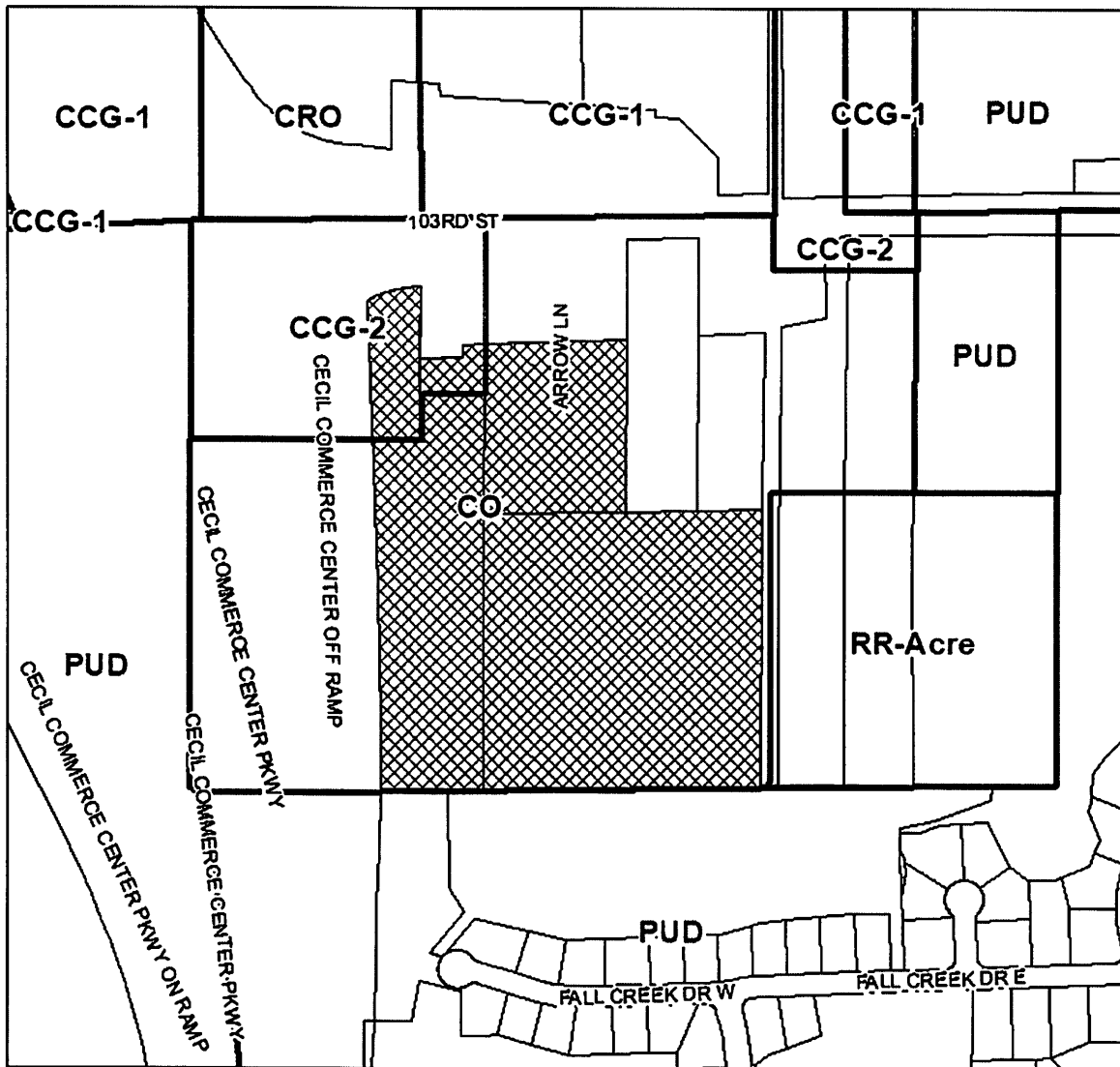
1. The original legal description dated October 31, 2022
2. The original written description dated November 23, 2022
3. The original site plan dated August 15, 2022

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0003** be **APPROVED**.



Aerial View

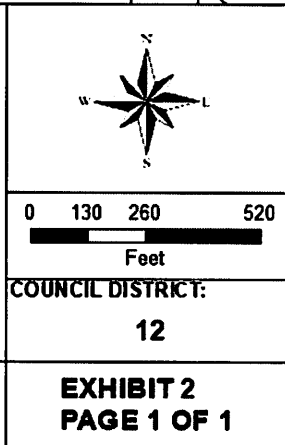
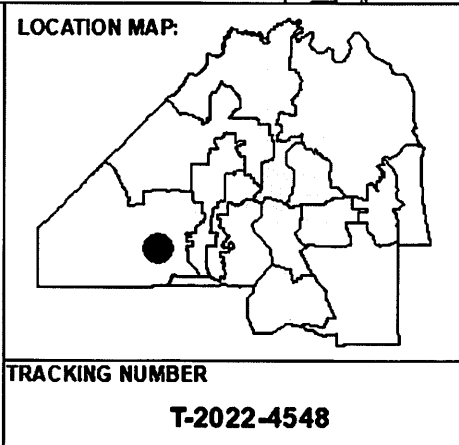
Source: JaxGIS



**REQUEST SOUGHT:**

**FROM: CO & CCG-2**

**TO: PUD**





### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2023-0003 **Staff Sign-Off/Date** ELA / 11/30/2022  
**Filing Date** 01/10/2023 **Number of Signs to Post** 2  
**Hearing Dates:**  
**1st City Council** 02/14/2023 **Planning Commission** 02/09/2023  
**Land Use & Zoning** 02/22/2023 **2nd City Council** 02/28/2023  
**Neighborhood Association** BENT CREEK HOA, WORD UP WALLS DOWN CHRISTIAN, ARGYLE AREA CIVIC COUNCIL  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 4548 **Application Status** FILED COMPLETE  
**Date Started** 09/26/2022 **Date Submitted** 09/26/2022

#### General Information On Applicant

**Last Name** MICHAELIS **First Name** WILLIAM **Middle Name** JEFFREY  
**Company Name** ROGERS TOWERS, P.A.  
**Mailing Address** 1301 RIVERPLACE BLVD., SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043465914 **Fax** 9043460663 **Email** WMICHAELIS@RTLAW.COM

#### General Information On Owner(s)

##### Check to fill first Owner with Applicant Info

**Last Name** SEE **First Name** BELOW **Middle Name**  
**Company/Trust Name** FLYING R ENTERPRISES, INC.  
**Mailing Address** 775 ENNIS DRIVE  
**City** ORANGE PARK **State** FL **Zip Code** 32073  
**Phone** **Fax** **Email**

**Last Name** COSA **First Name** STEFAN **Middle Name** DANIEL  
**Company/Trust Name**  
**Mailing Address** 5746 SHOREWOOD ROAD  
**City** JACKSONVILLE **State** FL **Zip Code** 32210  
**Phone** **Fax** **Email**

**Last Name** GROSU **First Name** DANIEL **Middle Name**  
**Company/Trust Name**

**Mailing Address**  
 4843 LEXINGTON AVENUE

**City** JACKSONVILLE      **State** FL      **Zip Code** 32210

**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 015405 0010	12	4	CCG-2,CO	PUD
Map 015405 0000	12	4	CCG-2	PUD
Map 015403 0000	12	4	CO	PUD
Map 015404 0000	12	4	CO	PUD

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

**Existing Land Use Category**  
 CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**  
 5766

**Total Land Area (Nearest 1/100th of an Acre)** 19.11

**Development Number**

**Proposed PUD Name** 103RD STREET MULTI-FAMILY PUD

**Justification For Rezoning Application**

SEE EXHIBIT "D".

**Location Of Property**

**General Location**  
 SE QUADRANT OF INTERSECTION OF 103RD ST & CECIL COMMERCE CENTER PKWY

House #	Street Name, Type and Direction	Zip Code
10880	103RD ST	32210

**Between Streets**  
 CECIL COMMERCE CENTER PARKWAY      and      PIPER GLEN BOULEVARD

**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**

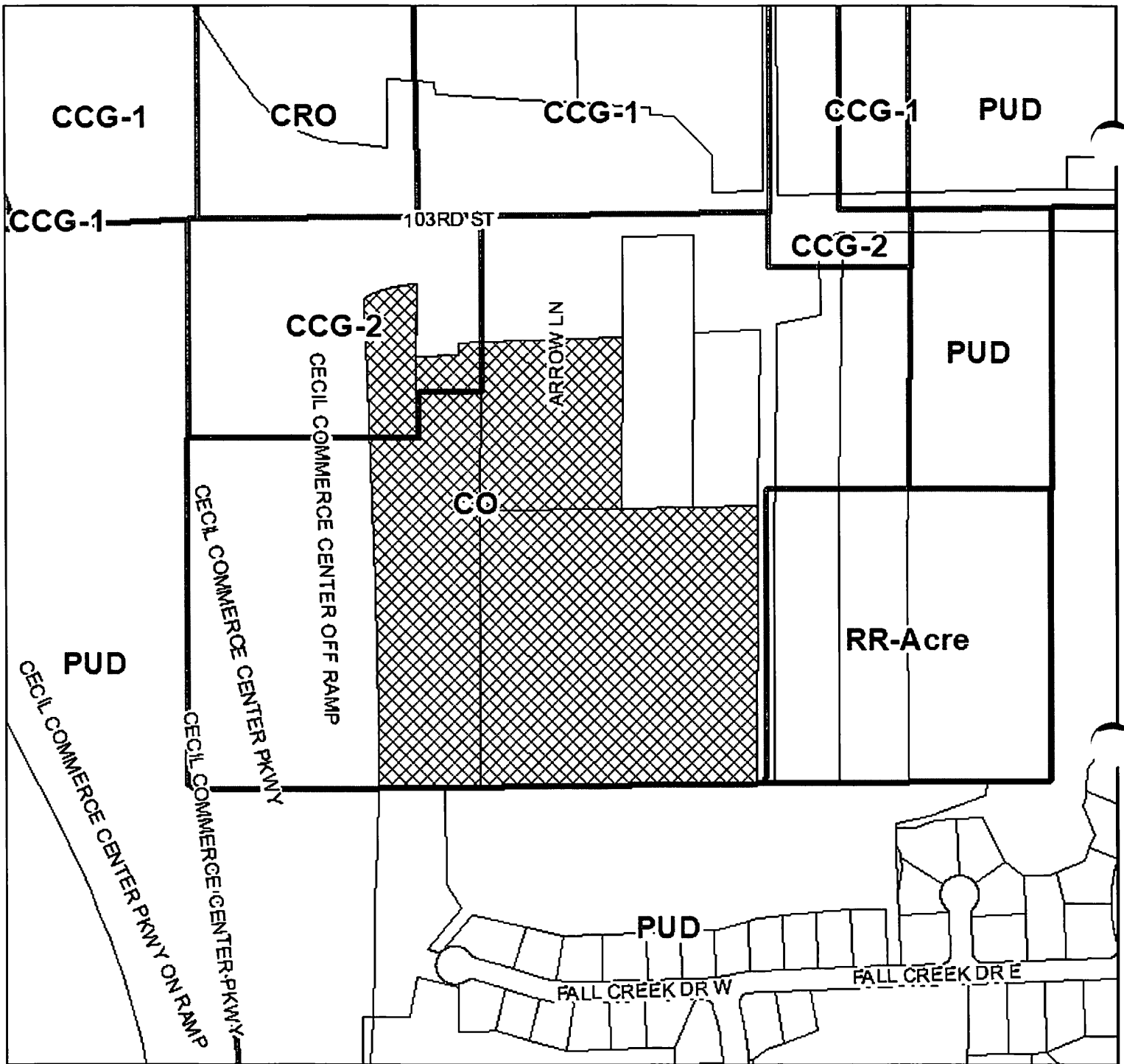
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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  
19.11 Acres @ \$10.00 /acre: \$200.00
- 3) Plus Notification Costs Per Addressee  
20 Notifications @ \$7.00 /each: \$140.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,609.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

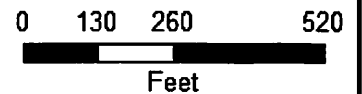
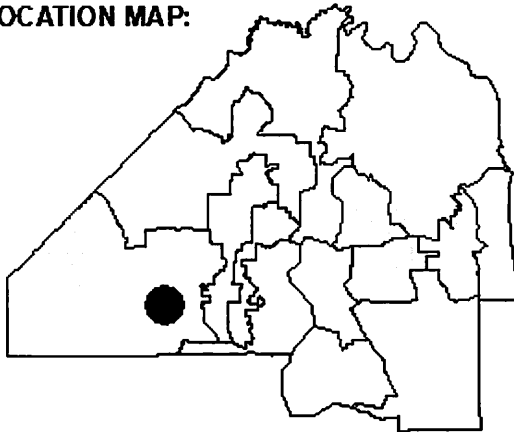


**REQUEST SOUGHT:**

**FROM: CO & CCG-2**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**12**

**TRACKING NUMBER**

**T-2022-4548**

**EXHIBIT 2  
PAGE 1 OF 1**

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

**Grosu Parcel:**

Tract 2, Block 2, JACKSONVILLE HEIGHTS, Section 18, Township 3 South, Range 25 East, according to plat thereof as recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida

**Cosa Parcel:**

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

The West 1/2 of Tract 1, Block 2, Section 18, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, page 93, of the public records of Duval County, Florida (except any part lying in any public road right of way)

less and except the following two parcels:

The South 75 feet of the North 100 feet of the East 1/2 of the West 1/2 of Tract 1, Block 2, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 93, of the public records of Duval County, Florida, reserving the West 30 feet thereof for road purposes.

and

The South 75 feet of the North 175 feet of the East 1/2 of the West 1/2 of Tract 1, Block 2, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 93 of the public records of Duval County, Florida, reserving the West 30 feet thereof for road purposes.

**Flying R Parcel:**

The land referred to herein below is situated in the County of DUVAL, State of Florida, and described as follows:

Parcel 1

North 400 feet of East 150 Feet of Tract 3, lying south of 103rd Street, Block 2, Section 18, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, according to Plat thereof recorded in Plat Book 5, Page 93, of the current public records of Duval County, Florida.

Less and Except any part lying in road right of way.

Parcel 2

Tract 3, Block 2, Section 18, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in the current public records of Duval County, Florida, excepting the Northerly 400 feet of the Easterly 150 feet Southerly of 103rd Street, as recorded in Plat Book 8, Page 93, of the current public records of Duval County, Florida.

Less and Except any part lying in road right of way.

## 103rd Street Multi-Family PUD

November 23, 2022

### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 015405-0010, 015405-0000, 015403-0000 & 015404-0000
- B. Current Land Use Designation: CGC
- C. Current Zoning District: CCG-2 & CO
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: CGC (with site-specific text amendments)

### **II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

The applicant proposes to rezone approximately 19.11 acres of property along 103rd Street and Arrow Lane located at the southeast quadrant of the intersection of 103rd Street and State Road 23. The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with multi-family uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan attached as **Exhibit “4”** to this ordinance (the “Site Plan”).

A portion of the Property currently contains mobile homes, with the remainder of the Property being vacant. The redevelopment of the Property with multi-family uses, as shown on the Site Plan, will revitalize the Property and serve as a catalyst for development and positive uses in this area. The PUD continues to allow, alternatively, for commercial development on the Property, subject to approval of a minor modification to this PUD to substitute a site plan for the same.

The parcels that comprise the Property are designated as Community General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and are within the Suburban Development Area. As a companion application to this PUD, the applicant is seeking a land use amendment to designate the entire Property as CGC, but with two site-specific text amendments to remove (i) the requirement that residential uses shall not be the sole use and shall not exceed 80 percent of a development, and (ii) the requirement that residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. The foregoing site-specific text amendments are consistent with Planning and Development Department policies when a development within the CGC land use category is in close proximity to other lands within the CGC land use category that are developed with commercial uses, which, in effect, provide for a mix of uses in the overall area. Furthermore, the site-specific text amendments will allow for the redevelopment of an under-utilized site (i.e., a largely vacant property) in accordance with this PUD.

### III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	LDR, MDR	PUD	Single Family Residential, Golf Course
East	CGC, LDR	CCG-2, RR-Acre, CO, CCG-1, PUD	Boat & RV Storage, Auto Sales and Repair, Vacant
North	CGC, RPI	CO, CRO, CCG-2, CCG-1	Commercial, Retail, Residential, Self-Storage, Vacant, High School
West	CGC, MU	CCG-1, RMD-B	Vacant, Airport

### IV. PERMITTED USES

#### A. Maximum Densities/Intensities

Consistent with the Operative Provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the CGC Suburban Area land use designation, maximum density on the Property shall be 20 units per acre.

#### B. PUD Conceptual Site Plan and Parcels

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The residential uses within the PUD may be integrated horizontally or vertically.

#### C. Permitted Uses

##### 1. *Permitted uses and structures.*

##### Residential Uses

- a. Apartments (rental or condominium ownership).
- b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
- c. Leasing/sales/management offices, models, and similar uses.
- d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

- e. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
- f. Mail center.
- g. Carwash (self) area for residents.
- h. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
- i. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
- j. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
- k. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.
- l. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

Non-residential Uses

- a. Those uses permitted by right in the CCG-1 zoning district.
2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures*
- a. *For Apartments.*
    - i. *Minimum lot width—None.*
    - ii. *Maximum gross density—Twenty (20) units per acre.*
    - iii. *Maximum lot coverage by all buildings—None*
    - iv. *Minimum Setback of Principal Structures from Boundary of the Property—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.*



- v. *Multiple-family dwellings on same lot.* A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty-five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.
- vi. *Maximum height of structure*—Sixty (60) feet.

b. *For Townhomes:*

- i. *Minimum lot width* – 15 feet, 25 feet for end units
- ii. *Minimum lot area* – 1,300 square feet
- iii. *Maximum lot coverage by all buildings* – 70%
- iv. *Minimum yard requirements.* The minimum yard requirements for all townhomes are:
  1. Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.
  2. Side— 0 feet; 10 feet for end units, except that the side yard for end units of paired villas (a townhome building with only 2 units) shall be 5 feet.
  3. Rear— 10 feet.
- v. *Maximum height of structure* – 40 feet.
- vi. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot width if two-way and a ten (10) foot width if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.
- vii. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard, but shall not be located within five (5) feet of any right-of-way.
- viii. *Number of units in building.* Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings, except as may otherwise be required by the setbacks set forth herein or applicable fire protection codes.

c. Non-residential Uses

- i. Those set forth by the CCG-1 zoning district

**D. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

**E. Height Limitations**

Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

As shown on the Site Plan, access to the Property shall be provided on Arrow Lane. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

**C. Recreation/Open Space**

Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD, or as otherwise permitted by the Zoning Code and Comprehensive Plan.

#### **D. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

#### **E. Signage**

The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. For non-residential uses signage will be provided in accordance with Part 13 of the Zoning Code for property within the CCG-1 zoning district. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code. For residential uses, the provisions below shall apply.

##### **1. Project Identity Monument Signs on 103rd Street or Arrow Lane.**

A maximum of one (1) project identity monument sign will be permitted along 103rd Street or Arrow Lane for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

##### **2. Wall and Projecting Signs Oriented Towards 103rd Street and State Road 23.**

Wall and projecting signs are permitted along 103rd Street and State Road 23 on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented towards 103rd Street or State Road 23. These signs may be internally or externally illuminated.

##### **3. Awning Signs.**

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

##### **4. Other Signs.**

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. All Vehicular Control Signs shall meet

the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

**Sign Guidelines**

<b>Sign Type</b>	<b>General Location</b>	<b>Quantity</b>	<b>Max Area Per Side (sq. ft.)</b>	<b>Max Height (ft.)</b>	
Project Identity Monument Sign on 103rd Street or Arrow Lane	103rd Street or Arrow Lane	1	50	15	
Wall and Projecting Signs on 103rd Street and State Road 23 Frontage	103rd Street and State Road 23 Frontage		10% cumulative of sq ft of building/occupancy frontage		
Awning Signs	Per Section 656.1304, Ordinance Code				
Vehicular Directional Signs	Project Wide	6	8		
Temporary Signs	Project Wide		24		

**F. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

**G. Construction offices/model units/real estate rental or sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

## **H. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. (See Section V.I. herein regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

## **I. Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

An otherwise permitted use not currently shown on the Site Plan may be developed on the Property following approval of a minor modification to incorporate a site plan that complies with the requirements of this PUD.

## **J. Phasing**

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

## **K. Parking and Loading Requirements**

For apartment units, parking shall be provided at a minimum ratio of 1.45 spaces per residential unit.

For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages. For commercial uses, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022).

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks.

All loading areas will comply with Sections 656.605 of the Zoning Code.

**L. Lighting**

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**M. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**N. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on June 29, 2022.

**VII. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes to redevelop an under-utilized property in a corridor that needs a catalyst development. This residential development will serve as a catalyst for future development and growth along State Road 23, the First Coast Expressway. The use of the property for multi-family development within the CGC land use category of the Comprehensive Plan, with site-specific text amendments, will help strengthen and sustain the surrounding uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the applicant and successors to the PUD Written Description and Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, and other features of a planned development.

<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Uses</b>	CCG-1  <i>Permitted uses and structures.</i>	<i>Permitted uses and structures.</i>  a. Apartments (rental or condominium ownership).	To allow for the residential development of the Property.

	<p>(1) Commercial retail sales and service establishments</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>(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.</p> <p>(4) Hotels and motels.</p> <p>(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 permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(11) 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.</p> <p>(12) 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.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p>	<p>b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).</p> <p>c. Leasing/sales/management offices, models, and similar uses.</p> <p>d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>e. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>f. Mail center.</p> <p>g. Carwash (self) area for residents.</p> <p>h. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>i. Maintenance offices/areas, maintenance equipment storage buildings/areas, security offices, and similar uses.</p> <p>j. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>k. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>l. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code..</p> <p><i>Permissible uses by exception. All uses permissible by exception in the RMD-D zoning district or in the CCG-1 zoning district.</i></p> <p>Those uses permitted by right in the CCG-1 zoning district.</p>	
--	--	--	--

	<p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) 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.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>(b) <i>Permitted accessory uses and structures.</i> See Section 656.403.</p> <p>(c) <i>Permissible uses by exception.</i></p> <p>(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises</p>	<p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:</p> <p>(a) An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</p> <p>(b) Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.</p>	
--	--	---	--



	<p>consumption or off-premises consumption or both.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(18) Nightclubs.</p> <p>(19) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.</p> <p>(20) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p>		
--	--	--	--

	<p>(21) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.</p>		
<p><b>Lot Requirements</b></p>	<p>CCG-1</p> <p><i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p>(a) <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by Section 654.129.</p> <p>(b) <i>Minimum yard requirements.</i></p> <p>(i) Front—None.</p> <p>(ii) Side—None</p> <p>Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>(iii) Rear—10 feet.</p> <p>(c) <i>Maximum height of structures.</i> Sixty feet.</p>	<p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures</i></p> <p><i>For Apartments.</i></p> <p>i. <i>Minimum lot width</i>—None.</p> <p>ii. <i>Maximum gross density</i>—Twenty (20) units per acre.</p> <p>iii. <i>Maximum lot coverage by all buildings</i>—None</p> <p>iv. <i>Minimum Setback of Principal Structures from Boundary of the Property</i>—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.</p> <p>v. <i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty-five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.</p> <p>vi. <i>Maximum height of structure</i>—Sixty (60) feet.</p> <p><i>For Townhomes:</i></p> <p>i. <i>Minimum lot width</i> – 15 feet, 25 feet for end units</p> <p>ii. <i>Minimum lot area</i> – 1,300 square feet</p> <p>iii. <i>Maximum lot coverage by all buildings</i> – 70%</p> <p>iv. <i>Minimum yard requirements.</i> The minimum yard requirements for all townhomes are:</p> <p>1. Front—20 feet, if front street access with garage; 10 feet, if garage access is from the rear.</p> <p>2. Side— 0 feet; 10 feet for end units, except that the side yard for end units of paired villas (a townhome</p>	<p>To allow for flexible interior site design.</p>

		<p>building with only 2 units) shall be 5 feet.</p> <p>3. Rear— 10 feet.</p> <p>v. <i>Maximum height of structure</i> – 40 feet.</p> <p>vi. <i>Alley Access.</i> Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot width if two-way and a ten (10) foot width if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.</p> <p>vii. <i>Patios/porches.</i> Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard, but shall not be located within five (5) feet of any right-of-way.</p> <p>viii. <i>Number of units in building.</i> Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings, except as may otherwise be required by the setbacks set forth herein or applicable fire protection codes.</p>	
<p><b>Signage</b></p>	<p>CCG-1</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii) Wall signs are permitted.</p> <p>(iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>(iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage</p>	<p>The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. <u>Project Identity Monument Signs on 103rd Street or Arrow Lane.</u></p>	<p>To ensure adequate signage that is consistent with similar developments.</p>

of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

A maximum of one (1) project identity monument sign will be permitted along 103rd Street or Arrow Lane for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

**2. Wall and Projecting Signs Oriented Towards 103rd Street and State Road 23.**

Wall and projecting signs are permitted along 103rd Street and State Road 23 on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building oriented towards 103rd Street or State Road 23. These signs may be internally or externally illuminated.

**3. Awning Signs.**

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

**4. Other Signs.**

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

<p><b>Parking</b></p>	<p>Part 6 of the Zoning Code.</p>	<p>For apartment units, parking shall be provided at a minimum ratio of 1.45 spaces per residential unit.</p> <p>For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages.</p> <p>The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential and townhome family buildings. The tandem parking spaces may not encroach on the sidewalks.</p> <p>All loading areas will comply with Sections 656.605 of the Zoning Code.</p>	<p>To provide for parking consistent with the marketplace.</p>
<p><b>Temporary Structures</b></p>	<p>The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.</p>	<p>This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.</p>	<p>This clarifies the Zoning Code and assists the applicant in developing and marketing the Property.</p>

**IX. PERMISSIBLE USES BY EXCEPTION**

All uses permissible by exception in the RMD-D zoning district or in the CCG-1 zoning district.

**X. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit "F."**

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the CGC land use category. The maximum densities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE 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.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE 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.

FLUE 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.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE 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.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE 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.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

**E. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

**H. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**I. Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

**J. Parking Including Loading and Unloading Areas:**

For apartment units, parking shall be provided at a minimum ratio of 1.45 spaces per residential unit.

For townhomes, if any, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes (including paired villas) with 2-car garages. For commercial uses, parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022).

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential and townhome family buildings.

All loading areas will comply with Sections 656.605 of the Zoning Code.

**K. Sidewalks, Trails, and Bikeways:** The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.

FIRST COAST EXPRESSWAY

**ETM**  
Engineering - Planning - Architecture  
1777 Oak St. Suite 100  
Ann Arbor, MI 48106  
Tel: (734) 964-8888  
Fax: (734) 964-8888  
www.etm.com

**VISION • CONCEPT • RESULTS**

**103RD MULTI-FAMILY**  
8/15/2022

**PUD PLAN**

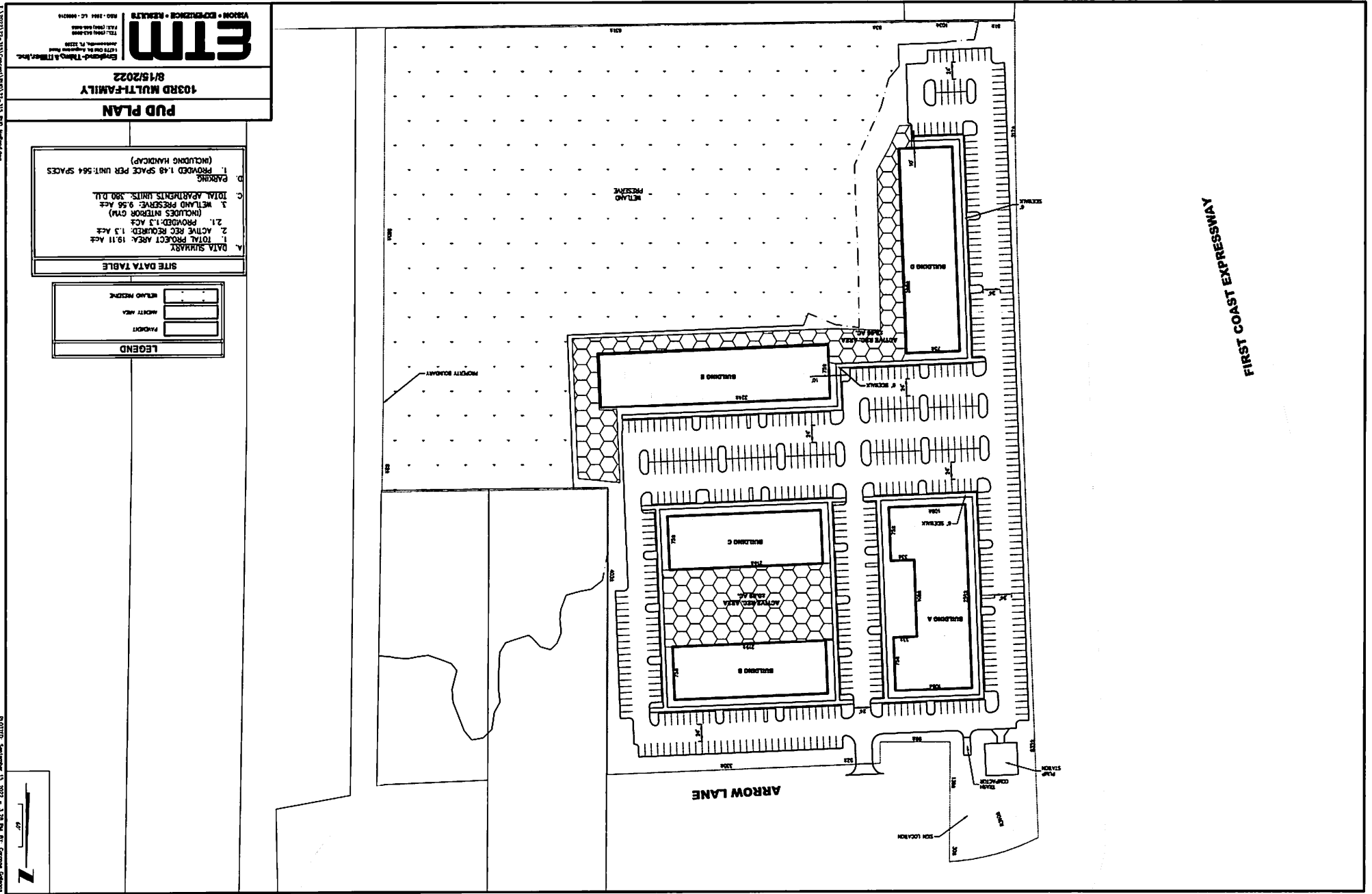
**SITE DATA TABLE**

A. DATA SUMMARY
1. TOTAL PROJECT AREA: 19.11 AC
2. ACTIVE REC REQUIRED: 1.3 AC
2.1. PROVIDED: 1.3 AC
3. RETIRED PRESERVE: 9.56 AC
3.1. (INCLUDES INTERIOR GYM)
TOTAL APARTMENTS UNITS: 380 DU
PARKING
1. PROVIDED 1.48 SPACE PER UNIT: 564 SPACES
(INCLUDING HANDICAP)

**LEGEND**

RETIRED PRESERVE
APARTMENT AREA
PARKING

PLOTTED September 13, 2022 - 3:28 PM ET  
1" = 60'





# EXHIBIT F

PUD Name

**103rd Street Multi-Family PUD**

Date

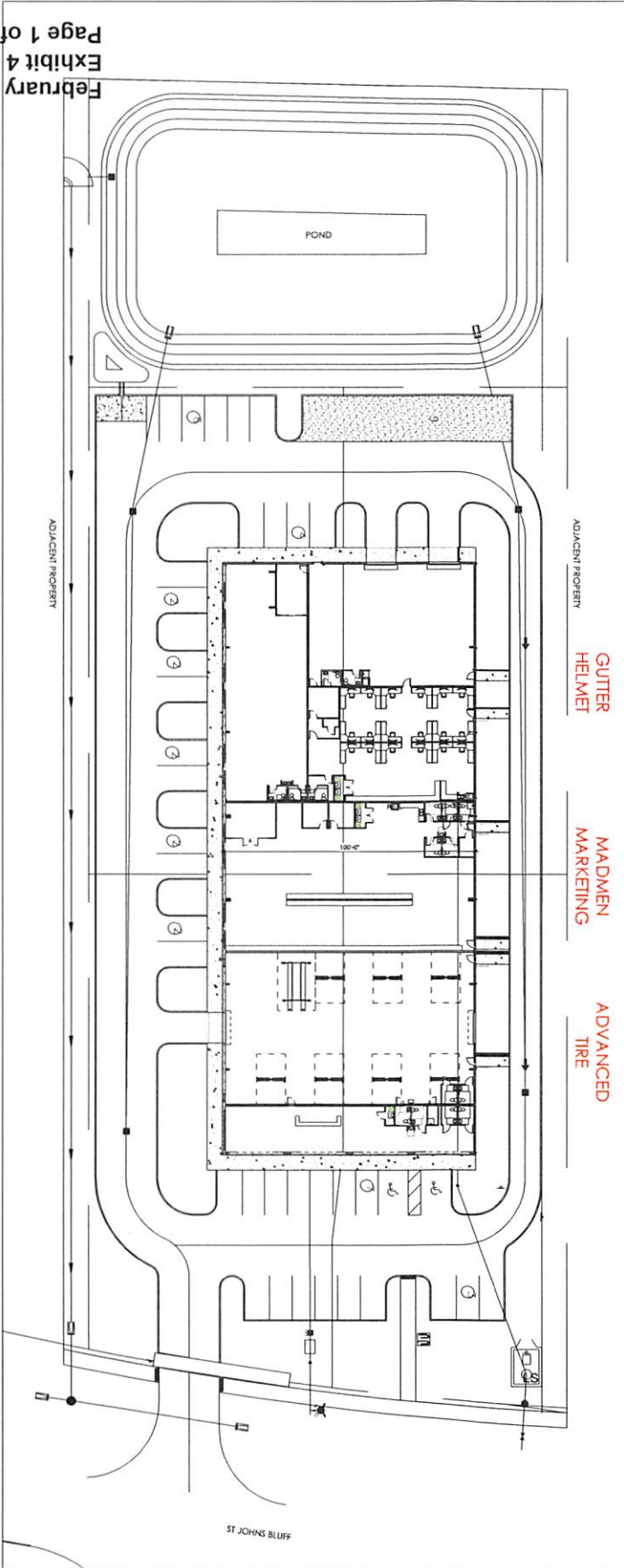
9/7/2022

## Land Use Table

---

Total gross acreage	<b>19.11</b>	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	<b>19.11</b>	Acres	<b>100</b> %
Total number of dwelling units	<b>380</b>	D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space	<b>1.3</b>	Acres	<b>6.8</b> %
Passive open space, wetlands, pond		Acres	%
Public and private right-of-way		Acres	%
Maximum coverage of non-residential buildings and structures		Sq. Ft.	%

\* The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).



<b>GENERAL</b>	
City Development Number	101161000
Consistency Approval Number	1066611
Property Appraiser Number (RE #)	933006-0002 163004 3000
Parcel ID	163004 3000
PUD Ordinance Number	N/A
Form Community - Plan#	1202110020201
Form Ordinance (Draw or Plan#)	X
Form Ordinance (Draw or Plan#)	X
Vertical Datum Used for Project	1985
IEA Availability Number	2070-1533
<b>STATIONING</b>	
Project Number	N/A
City or Private Inspector	PRE/ATE
Public or Private Road	N/A
Subdivision (111) Data Provided?	NO
<b>NON-SUBDIVISION</b>	
Water Approval Tracker	228170
Impervious Area (Sq. Ft.)	710,329

NEW CONSTRUCTION  
**GUTTER HELMET**  
2190 ST JOHNS BLUFF RD S, #300  
JACKSONVILLE, FL 32246



JAA ARCHITECTURE INC.  
2711 ST JOHNS AVE  
SUITE 101  
JACKSONVILLE, FL 32209  
TEL: 904.766.1118  
WWW.JAAARCHITECTURE.COM

NO.	DATE	REVISIONS	DESCRIPTION

DATE: 21.6.2022  
SHEET: ARCH. SITE PLAN  
**A001**  
DATE: 21.6.2022  
SHEET: ARCH. SITE PLAN  
21-04-01