

City of Jacksonville, Florida

Lenny Curry, Mayor

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

January 22, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-747 **Application for: 330 9th Street West PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The REVISED legal description dated January 12, 2021.
2. The REVISED written description dated January 19, 2021.
3. The original site plan dated October 22, 2020.

Recommended Planning Commission Conditions to the Ordinance: **None**

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

Planning Commission Commentary: There was one speaker from SPAR who spoke in favor of the project but was opposed to any future alley closing. The Commissioners had little discussion.

Planning Commission Vote: 6-0

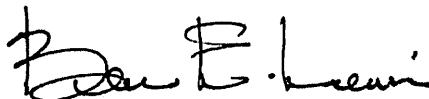
Joshua Garrison, Chair	Absent
Jawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye

Planning Commission Report
Page 2

Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2020-0747 TO

PLANNED UNIT DEVELOPMENT

JANUARY 21, 2021

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 2020-0747 to Planned Unit Development.

Location: 0 9th Street West, 330 9th Street West, 1824 Pearl Street West and 8th Street West; Between 9th Street West and 8th Street West

Real Estate Number(s): 071739-0000, 071746-0000, 071743-0000, 090183-0000, and 071742-0000

Current Zoning District(s): Residential Medium Density-Springfield (RMD-S)
Public Building and Facilities-1 (PBF-1)
Commercial Community/General-Springfield (CGG-S)
Commercial Residential Office-Springfield (CRO-S)

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

Current Land Use Categories: Medium Density Residential (MDR)
Public Buildings and Facilities (PBF)
Community/General Commercial (CGC)
Residential-Professional-Institutional (RPI)

Proposed Land Use Category: Residential-Professional-Institutional (RPI)

Planning District: Urban Core, District 1

Applicant/Agent: Frank M. Ringhofer
PQH Group Design, Inc.
4141 Southpoint Drive East, Suite 200
Jacksonville, Florida 32202

Owner: Paul Martinez
Boy and Girls Club of Northeast Florida, Inc.
101 South 12th Street, Suite 202
Tampa, Florida 33602

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2020-0747 seeks to rezone approximately 1.71± acres of land from RMD-S, PBF-1, CGG-S, and CRO-S to PUD. The rezoning to a PUD is being sought in order to permit for a mixed-use development containing 49 multi-family dwelling units, three (1) single-family dwellings, and an optional 8,000 square feet of nonresidential uses. The subject property consists of four (4) parcels and three (3) buildings located within the Springfield Zoning Overlay and the Springfield Historic District.

Although conceptual in nature, the most recent correspondence with the applicant indicated a desire to permit the following uses on each parcel (see **attached site plan dated October 22, 2020**):

- **Parcel A** – 43 multi-family dwellings
- **Parcel B** – Three (3) multi-family dwellings with an option for nonresidential uses
- **Parcel C** – Three (3) multi-family dwellings with an option for nonresidential uses
- **Parcel D** – One (1) single-family dwelling

The need for the PUD stems from the limitations in multi-family uses and nonresidential uses under CRO-S, CCG-S, PBF-1, RMD-S zoning, and the Springfield Zoning Overlay. Therefore, the proposed PUD would allow for single-family and multi-family dwellings by right, remove the landscaping requirements, reduce the parking requirements for multi-family uses, and combine uses under one zoning district. For a detailed list of permitted uses, please see the attached Written Description dated October 22, 2020. With the exception of Parcel D, no changes to building footprint or scale are anticipated.

There is also a companion Small Scale Land Use Amendment L-5488-20C (**Ordinance 2020-0746**) that seeks to amend a portion of the subject property from Medium Density Residential (MDR), Public Buildings and Facilities (PBF), and Community/General Commercial (CGC) to Residential-Professional- Institutional (RPI).

Springfield Historic District:

The subject site is located within the boundaries of the Springfield Historic District. The Planning and Development Department and potentially the Jacksonville Historic Preservation Commission must review vertical construction and changes to existing structures on site. The applicant is aware of this requirement and has discussed the proposed project with the Historic Preservation Section of the Planning and Development Department.

Springfield Neighborhood Action Plan (1977):

The subject site is located within the boundaries of the Springfield Neighborhood Plan (1977). Although the study for this plan was conducted over forty years ago, some of the recommendations may still be relevant today. The Plan's primary focus is to preserve, enhance, and stabilize

Springfield's future as a residential neighborhood. The redevelopment of vacant residential parcels consistent with the character of the neighborhood is encouraged. A portion of the proposed amendment seeks to redevelop a vacant residential parcel. Therefore, the proposed amendment is consistent with the Springfield Neighborhood Plan.

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. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use Amendment L-5488-20C (**Ordinance 2020-0746**), the subject property will be located in the Residential-Professional-Institutional (RPI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

The Residential-Professional-Institutional (RPI) land use category in the Urban Priority Development Area is intended to provide land use category is intended to provide compact medium to high density development. Development which includes medium to high density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order reduce the number of Vehicle Miles Traveled. A combination of compatible should be organized vertically within a multistory building. Plan amendment requests for new RPI 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.

Primary uses in RPI include, but are not limited to, multi-family dwellings, office and business and professional offices. While the RPI land use category allows commercial retail sales and service establishments, they are limited to 50 percent of the site area and are limited to the ground floor. Mixed-use developments may not include more than 90% of an individual use. The maximum gross density in the Urban Priority Area is 40 units/acre and the minimum gross density shall be 10 units/acre. Additionally, within the RPI land use category, residential uses shall not be permitted on the ground floor abutting roads classified as arterial or higher. 8th Street west is classified as a minor arterial road. The PUD proposes a maximum of 50 dwelling units. Providing that the proposed development contains at least 3,700 square foot of non-residential uses, the proposed PUD appears to be consistent with the allowable density of the RPI land use category.

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 in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.12

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

The policy mentioned above is the primary intent and focus of the proposed development as every desired use is designed and oriented to be complementary with one another.

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.

In reference to the attached JEA Availability Letter, 2020-3560, the proposed development shall connect to City water and sewer.

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The proposed rezoning would allow for redevelopment and adaptive reuse in an existing area comprised of residential and office uses.

(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 category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR), Public Buildings and Facilities (PBF), Community/General Commercial (CGC), Residential Professional Institutional (RPI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5488-20C (**Ordinance 2020-0746**) that seeks to amend a portion of land on the property from MDR, PBF, and CGC to RPI.

Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a mixed-use 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 use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide bicycle and pedestrian connectivity.

The variety and design of dwelling types: As evidenced by the site plan dated October 22, 2020, the proposed development contemplates residential infill on one (1) of the subject property's parcels.

Traffic and pedestrian circulation patterns: The existing vehicle use area (VUA) will not change and no new accesses are proposed.

(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 adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	RPI/MDR	CRO-S/RMD-S	Single-Family Dwellings
South	CGC/RPI	CCG-S/PUD 2005-0924	Business Office/Garden
East	RPI	CRO-S/PUD 2005-0924	Single-Family Dwellings/Commercial
West	MDR/RPI	RMD-S/CRO-S	Residential Dwellings/Museum

(6) Intensity of Development

The proposed development will be consistent with the proposed Residential-Professional-Institutional (RPI) functional land use category. The PUD is appropriate at this location because it will allow an integrated network of mixed 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 an availability letter provided by JEA dated October 20, 2020, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate approximately 12,500 gpd.

School Capacity: Based on the Development Standards for impact assessment, the 1.71± acre proposed PUD rezoning has a development potential of 49 multi-family dwellings and one (1) single-family dwelling. 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 2020-0747

Development Potential: 50 Residential Dwellings

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 8 & 2 MS (2&7)
Elementary	1	11,075	56%	8	63%	5,917	2,183
Middle	1	8,454	87%	3	90%	-85	207
High	1	8,520	84%	4	76%	2,759	541
Total New Students				15			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

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

Public School Facilities Element

Policy 2.3.2

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

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use

decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S.

Objective 3.2

Adopted Level of Service (LOS) Standards

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

Policy 3.1.1

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

Supplemental School Information:

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

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Andrew A. Robinson ES #262	1	8	990	586	59%	77%
Matthew Gilbert MS #146	1	3	787	836	106%	48%
William M. Raines HS #165	1	4	1817	1483	82%	82%
		15				

- Does not include ESE & room exclusions
- Analysis based on a maximum 50 dwelling units – PUD 2020-0747

The existing residential density and intensity of use of surrounding lands: The section of land located between 9th Street West, 8th Street, and Lancaster Street contains a composite mixture of medium-density residential dwellings, and institutional uses. The remaining buildings contain business/office use.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via 9th Street West, 8th Street West, and Pearl Street North.

The application was also forwarded to the Transportation Planning Division on December 4, 2020 for review. As of Friday, January 15, 2021, no comments have been received.

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands

There are no wetlands on the subject property.

(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 project will be developed with a specialized set of parking standards in order to promote a compact and pedestrian-oriented development pattern. Therefore, no parking is required for commercial retail sales and service establishments. Meanwhile parking for multi-family uses will be provided at one (1) space per residential unit. The option for shared parking for nonresidential during the day is also requested.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 7, 2021, the required 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 2020-0747 be **APPROVED** with the following exhibits:

1. The revised legal description dated January 12, 2021.
2. The original written description dated October 22, 2020.
3. The original site plan dated October 22, 2020.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0747 be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 10/07/20

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 01/07/21

View of Parcel D (RE: 071739-0000) as depicted on the site plan, facing south.

Figure C:



Source: Planning & Development Dept, 01/07/21

View of Parcel A (RE: 071740-0000) as depicted on the site plan, facing south.

Figure D:



Source: Planning & Development Dept, 01/07/21

View of Parcel B (RE: 071742-0000) as depicted on the site plan, facing south.

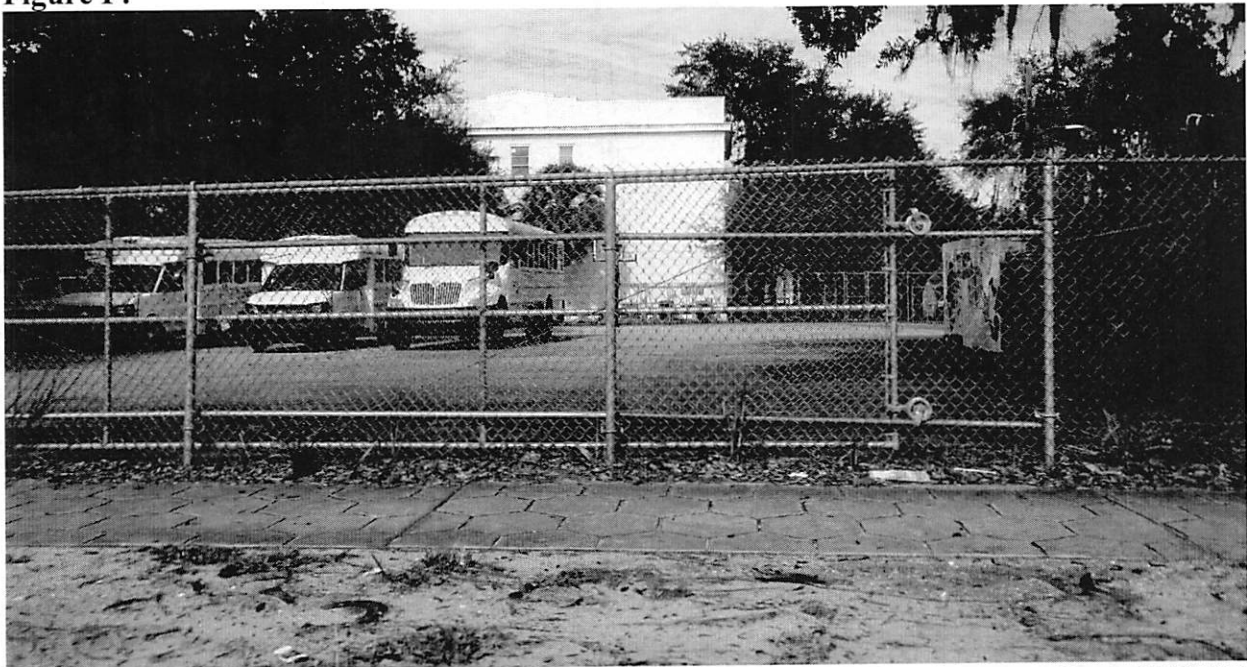
Figure E:



Source: Planning & Development Dept, 01/07/21

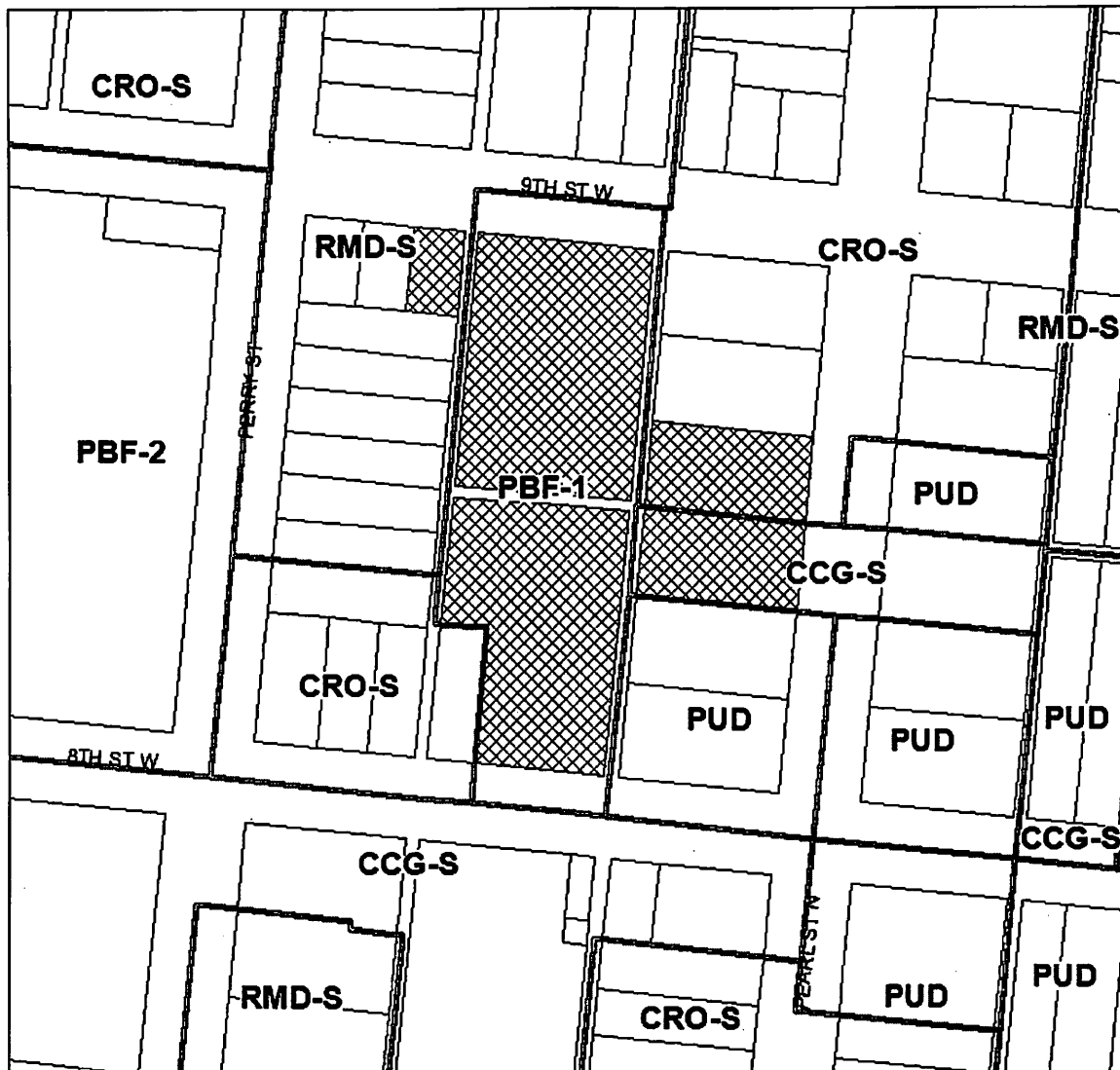
View of Parcel C (RE: 071743-0000) as depicted on the site plan, facing north.

Figure F:



Source: Planning & Development Dept, 01/07/21

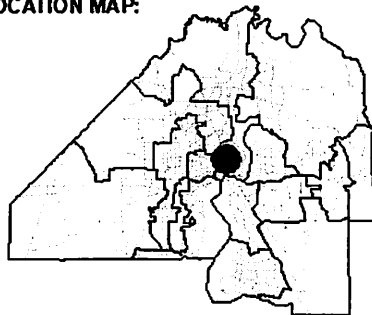
View of Parcel A (RE: 071740-0000) as depicted on the site plan, facing north.



REQUEST SOUGHT:

FROM: RMD-S, PBF-1, CCG-S, CRO-S
TO: PUD

LOCATION MAP:



0 40 80 160
Feet

COUNCIL DISTRICT:

7

ORDINANCE NUMBER

ORD-2020-0747

TRACKING NUMBER

T-2020-3091

**EXHIBIT 2
PAGE 1 OF 1**

December 14, 2020

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
330 9th Street PUD
ORD 2020-0747

PUD application for a residential development. JEA Availability Letter 2020-3560 was issued on 10/20/2020 for 12,500 gpd. 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. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD**Planning and Development Department Info****Ordinance #** 2020-0747 **Staff Sign-Off/Date** ATW / 11/24/2020**Filing Date** 12/02/2020 **Number of Signs to Post** 5**Hearing Dates:****1st City Council** 01/26/2021 **Planning Commission** 01/21/2021**Land Use & Zoning** 02/02/2021 **2nd City Council** 02/09/2021**Neighborhood Association** SPAR / SPRINGFIELD AREA MERCHANTS ASSOC. / PRESERVATION SOS, INC. / SPRINGFIELD CIVIC ASSOCIATION / SUSTAINABLE SPRINGFIELD / SPRINGFIELD IMPROVEMENT ASSOCIATION**Neighborhood Action Plan/Corridor Study** SPRINGFIELD NEIGHBORHOOD NEIGHBORHOOD LUZ PLAN 77**Application Info****Tracking #** 3091**Application Status** FILED COMPLETE**Date Started** 08/31/2020**Date Submitted** 08/31/2020**General Information On Applicant**

Last Name	First Name	Middle Name
RINGHOFFER	FRANK	M

Company Name

PQH GROUP DESIGN, INC.

Mailing Address

4141 SOUTHPOINT DRIVE EAST, SUITE 200

City

JACKSONVILLE

State

FL

Zip Code 32216**Phone**

9042240001

Fax

9042240023

Email

RINGHOFFER@PQH.COM

General Information On Owner(s)☐ Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
MARTINEZ	PAUL	

Company/Trust Name

BOYS AND GIRLS CLUBS OF NORTHEAST FLORIDA INC

Mailing Address

101 SOUTH 12TH STREET, SUITE 202

City

TAMPA

State

FL

Zip Code

33602

Phone

6166340888

Fax**Email**

JOSH PARDUE@GNPDEV.COM

Property Information**Previous Zoning Application Filed For Site?** ☐**If Yes, State Application No(s)**

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	071742 0000	7	1	CRO-S	PUD

Map	071746 0000	7	1	PBF-1	PUD
Map	071743 0000	7	1	CCG-S	PUD
Map	071739 0000	7	1	RMD-S	PUD

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

Existing Land Use Category

Land Use Category Proposed? ☐

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.71

Development Number

Proposed PUD Name 330 9TH STREET WEST

Justification For Rezoning Application

THIS REQUEST ALLOWS TO PROPERLY RE-DEVELOP THE SITE AS A PRIMARILY RESIDENTIAL PROJECT, WHILE MAINTAINING THE HISTORIC CHARACTER AND NATURE OF THE EXISTING STRUCTURES. FURTHERMORE, IT IS THE INTENT TO MAINTAIN THE EXISTING EXTERIOR TO THE GREATEST POSSIBLE EXTENT, ONLY ENTAILING REFURBISHMENTS OF EXISTING FINISHES TO COMPLIMENT AND AESTHETICALLY ENHANCE THE OVERALL SURROUNDING COMMUNITY, WHILE STAYING IN REASONABLE CHARACTER WITH THE SURROUNDING NEIGHBORHOOD. THE TWO PARCELS LOCATED ON PE

Location Of Property

General Location

SPRINGFIELD HISTORIC DISTRICT

House # Street Name, Type and Direction Zip Code

330 9TH ST W 32206

Between Streets

9TH STREET WEST and 8TH STREET WEST

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

1.71 Acres @ \$10.00 /acre: \$20.00

3) Plus Notification Costs Per Addressee

69 Notifications @ \$7.00 /each: \$483.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,772.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

Parcel 071746-0000
330 9th Street West

MAP TO SHOW BOUNDARY SURVEY OF

LOTS 7, 8, 15 AND THE EAST 1/2 OF THE SOUTH 103 FEET AND THE NORTH 100 FEET OF LOT 16, BLOCK 48 ACCORDING TO PLAT OF SPRINGFIELD AS RECORDED IN PLATE BOOK 2 PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

FOR: THE BRIDGE OF NORTHEAST FLORIDA, INC.

Parcels 071742-0000 and 071743-0000
1824 and 1830 North Pearl Street

MAP SHOWING BOUNDARY SURVEY OF

LOTS 11 & 12 BLOCK 48, SPRINGFIELD, AS RECORDED IN PLAT BOOK 2. PAGES 4 & 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO: FLEET & ASSOCIATES

Parcel 071739.0000
0 9th Street West

MAP SHOWING BOUNDARY SURVEY OF

THE EAST 41 FEET OF LOT 6 BLOCK 48, SPRINGFIELD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2. PAGES 5 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

FOR: THE BRIDGE OF NORTHEAST FLORIDA, INC.

REVISED
01/12/2021

EXHIBIT 1
Page 1 of 1

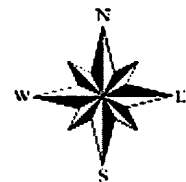
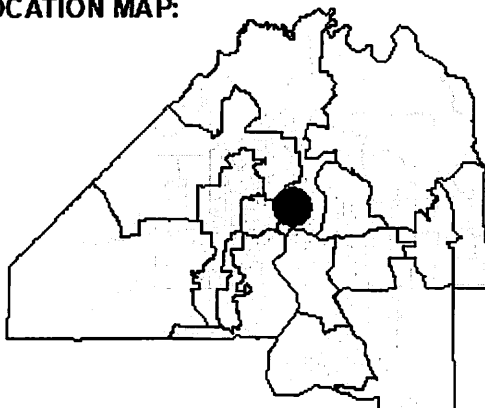


REQUEST SOUGHT:

FROM: RMD-S, PBF-1, CCG-S, CRO-S

TO: PUD

LOCATION MAP:



0 40 80 160



Feet

COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2020-3091

**EXHIBIT 2
PAGE 1 OF 1**

**EXHIBIT 3
WRITTEN DESCRIPTION**

330 9th STREET WEST

January 19, 2021

I. PROJECT DESCRIPTION

A. 1.71 acres

1. Location of Site: Property is located in south-western Springfield, South of W. 9th Street, West of N. Pearl Street and North West of 8th Street.
2. Existing Use: Vacant
3. Surrounding Uses: There is a mixture of duplex, smaller multi-family and larger single family residential units that surround the property. Series of vacant lots and
4. Historic Conditions: Property resides in the Springfield Historic District. Per COJ Historic Planning, all three of the existing buildings are historic contributing to the neighborhood.
5. Proposed Uses: The site is proposed to be primarily multi-family residential development with up to a maximum of 50 individual units. The larger structure is planned to be converted to multi-family, however, is also still permitted for education and commercial uses in the interim. Given the original use the two smaller parcels as residential and their location between other houses, the developer is working to bring these back to their original use as residential. With that said, with the current uncertainty of the economy, the project would reserve the right to continue to use as commercial should the conversion not be feasible. A new single family bungalow home would be developed of small parcels on 9th Street with parking access along the existing alley. The structure will be designed to the vernacular of the surrounding architectural. The site is built into the existing urban fabric. The entire designated site areas are built into the existing urban fabric. There are multiple existing building types and styles. The architectural design will be unique within each building consisting of rehabilitation of each building. It is envisioned that site amenities may include, outdoor courtyard areas, outdoor grills and possibly a pool amenity and pavilion.

Residential Unit Mix Proposed:

Square Footage	Type	Max. # of Units	Parking Requirement /per Unit
400-1,000 SF	Efficiency/ 1 Bedroom		1
750 SF+	2+ bedroom		1
TOTAL		48	48

- B. Project Planner:** Ricardo E. Quinones, AIA, LEED AP BD+C
PQH Group Design, Inc.
4141 Southpoint Drive East, Suite 200
Jacksonville, Florida 32216

- C. Project Developer: Joshua Pardue, Managing Partner
GNP Development
101 S. 12th Street, Suite 102
Tampa, Florida 33602
- D. Current Land Use Category: 071742.0000 RPI
071743.0000 CGC
071746.0000 PBF
071739.0000 MDR
- E. Current Zoning District:
071742.0000 - CRO-S
071743.0000 - CCG-S
071746.0000 - PBF-1
071739.0000 - RMD-S
- F. Requested Land Use Category: All 4 parcels to become RPI
- G. Requested Zoning District: Planned Unit Development
- H. Real Estate Number(s): 071742.0000
071743.0000
071746.0000 (Boys and Girls Club)
071739.0000 RMD

II. QUANTITATIVE DATA

- A. Total Gross Acreage: 1.71 acres – 100%
- B. Total number of dwelling Units: 48 dwelling units
- C. Total amount of non-residential Floor area: 8,000 SF Planned/TBD
- D. Total amount of recreation area: 2,500 SF minimum – which may include outdoor plaza area, outdoor kitchen pool amenity and/or pavilions.
- E. Total amount of open space 10,000 SF of site minimum will be previous/vegetated
- F. Total amount of public/private rights of way: 0 SF
- G. Total Land Coverage by all buildings and Structures: 22,000 SF±

III. STATEMENTS

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

Within the Springfield Zoning categories, the only way to develop multi-family residential is through a PUD rezoning. To maintain characteristics of an urban environment, we are requesting slight variations of the parking and landscape requirements. This project is also running concurrently with a small scale comprehensive plan amendment change to assist in seeking greater density to allow this project to be economically feasible.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The subject property is being developed by one sole developer. The project is anticipated to be a rental type development that would have one user be responsible for all common grounds, parking and areas from the right-of-way to the edge of the pavement.

The existing on-site trash and recycling is off an alley east of Parcel 071746.0000, centrally located on the site with anticipation that the City garbage will continue to collect in this area. Any on-site stormwater will be maintained by the property owner.

The developer may seek closure of the alley on the east of the main parcel. The City has expressed a desire for relieving itself of the maintenance burden.

- C. Justification for the rezoning.

This request allows to properly re-develop the site as a primarily residential project, while maintaining the historic character and nature of the existing structures. Furthermore, it is the intent to maintain the existing exterior to the greatest possible extent, only entailing refurbishments of existing finishes to compliment and aesthetically enhance the overall surrounding community, while staying in reasonable character with the surrounding neighborhood. The two parcels located on Pearl are originally single family structures, currently used as commercial. The intent is to create multi-family apartments in each, however, the Developer wants to reserve the right to keep them as commercial due to potential economic trends to allow the properties to be financially viable.

- D. Phase schedule of construction (include initiation dates and completion dates):

It is anticipated that the overall development will be selectively demolished and renovation conducted in one single phase, taking approximately 12 months to 24 months for completion. In the event that market demands are showing concerns for residential apartments, the applicant requests the ability to phase the development out in two phases over a 5 year period from initial building permit.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- Medical and dental or chiropractor offices and clinics
- Professional offices
- Business offices
- Private clubs
- Gym/Fitness
- Retail sales or other commercial uses
- Financial Institutions
- Single family residential
- Multi-family residential units
- Townhouse units
- Group care homes
- Home occupations meeting the Springfield performance standards and development criteria set forth in Section 656.369
- Day care centers
- Elementary and Secondary Education
- Vocational Education

B. Permitted Accessory Uses and Structures:

- Free-standing garages
- Amenity center restroom facility
- Outdoor shade structures
- Outdoor kitchen

C. Restrictions on Uses:

- Commercial uses are limited to open hours between those 7AM to 10PM
- Delivery of goods are limited to open hour as well

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot requirements (area and lot width):* N/A

(2) *Maximum lot coverage* 35 percent max lot coverage by all buildings and structure.

(3) *Minimum front yard:* 10-foot minimum and 15 foot maximum to main building wall. Front yard porches can be as close as 2 feet to the front property line. Any existing structures will maintain their existing setback, and can be re-constructed to historic or pre-existing conditions.

(4) *Minimum side yard:* 10 feet. Any existing structures will maintain their existing setback and can be reconstructed to historic or pre-existing conditions.

(5) *Minimum rear yard:* 10 feet for primary structures
6 feet to alley for parking garages with second floor units above.

Note: The property has three separate front yards, four side yards and two rear yards. Encroachments are sidewalks, parking signage, utility structures, fences, HVAC equipment, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

(6) Lot Requirements for single family residence

(a) Minimum lot requirements (area and lot width)	4,000 S.F.	40'-0"
(b) Maximum lot coverage	65%	
(c) Minimum front yard	20 Feet	
(d) Minimum side yard	3 Feet	
(e) Minimum rear yard	10 Feet	

- (7) *Maximum height of structures:* Height shall be measured from the established grade at the highest point of the property to either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for hip, gable, and gambrel roofs.

Height limitations do not apply to spires, belfries, cupolas, flag poles, antennas, water tanks, fire towers, cooling towers, ventilators, chimneys, radio and television towers, elevator hoist-a-ways not intended for human occupancy.

BUILDING #	STORIES	MAX. HEIGHT
A 330 9 th St. W.	2	70 (EXIST.)
B 1824 Pearl St. N.	2	45 (EXIST.)
C 1830 Pearl St. N.	2	45 (EXIST.)
D 9 th St. W.	2	35

**Due to unforeseen structural integrity of the existing structures at this time, the total number of units per building are seen as anticipated. Unit quantities can vary between all building uses on site to no greater than 50 total units.*

(8) *Minimum unit size:*

Square Footage	Type
400-1,000 SF	Efficiency
500-1,000 SF	1 Bedroom
750 SF +	2+ bedroom

B. Ingress, Egress and Circulation:

(1) *Parking Requirements:* Strict compliance with Part 6 of the Zoning Code will be excused in order to facilitate the urban pedestrian character of this project. Due to the urban nature of the site, internal drive aisles may be reduced to 20 feet to accommodate additional parking for the site, with or without adjacent parking and as substantially shown on the site plan.

Parallel Parking located adjacent to alley can physically be located adjacent to alley ROW and be sized eight (8) foot wide by twenty-two (22) feet long. Vehicular use area does not require landscape screening from alley way as substantially shown on the proposed

master site plan. Modifications to parking requirements with the PUD may be permitted by an administrative deviation.

Approximately 50 parking spaces will be provided via off-street parking locations on the Subject property as shown on the proposed master site plan.

Multi-Family Parking Requirements: Parking will be provided as 1 parking space for each residential unit, regardless of size or number of bedrooms. This includes all angle and 90-degree parking and parallel parking spaces. The site will meet current LDC Bicycle Parking requirements.

Commercial Parking Requirements: No parking is required for non-residential uses.

If the existing two parcels are partially or wholly used as commercial the amount of off-street parking will remain the same. The commercial parking needed would be offset by the reduction in multi-family units.

Shared parking will be available from residential units during the day time for non-residential uses. Additional on-street parking is ample and available on the surrounding roadway network. North of the subject site and south. There is approximately 144 feet of frontage on the north side of at 9th Street. There is approximately 140 feet of frontage along the west side of Pearl Street. In total, there is adequate room to accommodate additional vehicles to be parked within the right-of-way adjacent to the property.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall remain as is from Pearl Street on the east, West 9th Street on the North and West 8th St. on the South and two alleys which run parallel on either side of the properties on the East and West.. As substantially shown in the Proposed Master Site Plan. There shall be a minimum of two points of vehicular access from exterior roadways as substantially shown on the Proposed Master Site Plan. There are also multiple vehicular connection points to the existing alleys that run along the sides of the property.

The Proposed Site Plan is preliminary and subject to minor adjustments and prior to development; provided, however, that the final location and design of all access points shall be subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

- a. Currently there are existing sidewalks which affront the property on 9th, 8th and Pearl Streets.
- b. Any new Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
- c. Sidewalks within the ROW.

(4) *Waste Collection.*

a. Waste collection must be screened per Land Development Code. Collection area may have a Zero (0) foot setback to the alleyway or as substantially indicated in the Proposed Master Plan. The Developer reserves the right to install a dumpster for recycling. The Developer reserves the right to install a trash compactor which meets City Land Development Code.

C. Signs:

(1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in of sign copy area and twelve (12) feet in height per street front. This will allow for a maximum of three (3) monument signs on the subject property. Development

Signage may be located minimum of two (2) feet from ROW or property lines, but outside any vehicular site triangle.

(2) Wall signs not to exceed ten (10%) of the square footage of the commercial tenant space frontage abutting a public right-of-way are permitted.

(3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 12 square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) Directional signs shall not exceed 4 square feet in area and 4 feet in height.

(5) Modifications to the signage requirements within the PUD maybe permitted by a sign waiver.

(6) Illumination: Signage may include internal or external illumination. External illumination on only commercial business, and can only illuminate the sign face itself.

(7) Restrictions. Signage is not allowed to have any flashing or animation for residential or commercial use.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code unless noted below and in substantial compliance with the attached master site plan.

a. Overall Landscape Code Requirement: Due to the urban nature of the site, and concern for over screening of the property, the subject site will meet a minimum of 50% of all on-site shade tree planting requirements within the land-development code.

b. Florida-Friendly Landscape and Irrigation design standards

1. Minimum tree planting requirements not required due to urban nature of the site.

c. Vehicular Use Area Interior Landscaping

1. There is no minimum planting requirement for VUA off-street parking areas.
2. Due to urban nature of site, and minimal area for parking, trees are not required to be distributed so that all portions of the VUA are within 55-foot radius of any tree.
- d. Perimeter Landscaping adjacent to abutting properties and vehicular use area alley-ways.
 1. There is no requirement for shade trees.
 2. Vehicular use area does not require landscape screening from alley way as substantially shown on the proposed master site plan.
- e. Uncomplimentary Buffer Standards / not adjacent to Alleyway: It is the intent of this PUD to match existing architectural characteristics to adjacent residential development. The site includes a minimum 10' landscape area between existing or proposed structures and adjacent residential lot line. This landscape area will include 50% shrub / hedge coverage, with understory trees planted 50 feet on-center over the uncomplimentary property line. Furthermore, for this property, where adjacent properties hardscape encroaches the subject property, during construction, the developer will work with adjacent land-owner to either maintain, enhance remove this encroachment as necessary.

E. Recreation and Open Space:

The Development may include a small community pool amenity located as shown on the Proposed Master Plan.

F. Utilities

1. Water, Sanitary Sewer and Electric will be provided by JEA.

G. Wetlands/Protected Species

1. There are no wetlands nor protected species located on the subject property.

H. PUD Site Plan – Dated July 24, 2020

The configuration of the development as depicted in the Proposed Master Site Plan is conceptual and revisions to the Site Plan may be required as the proposed development proceeds through final engineering and site plan review and is subject to the review and approval of the Planning and Development Review Services Department. This includes individual density per building, parking configuration pedestrian circulation and site amenity areas.

I. Modifications

Amendments to the approved PUD may be accomplished by minor modification, sign waiver, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Land Development Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a zoning exception.

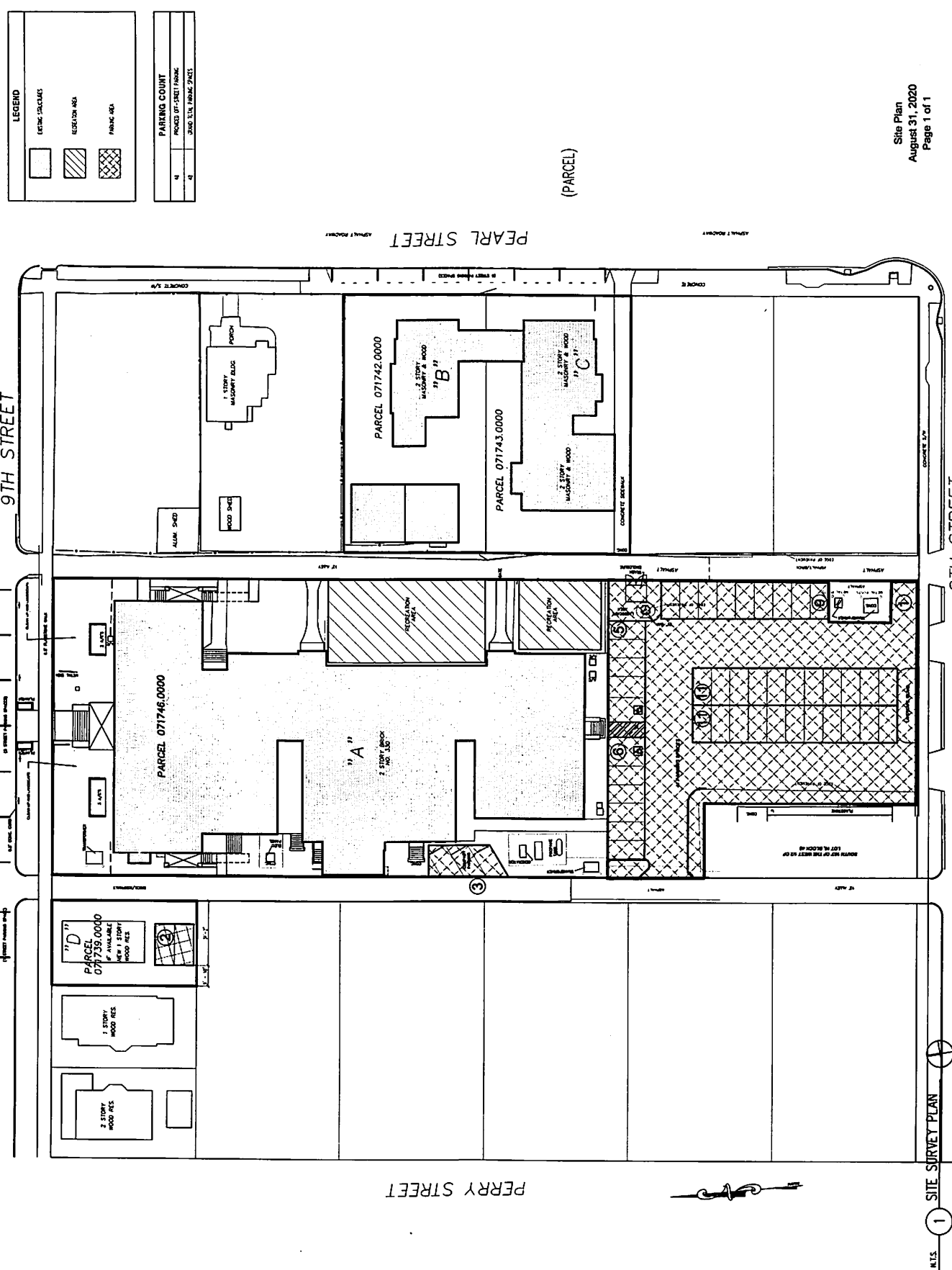
J. Temporary Uses

Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on-site and moved throughout the site as necessary.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

MARK	REVISION DATE	DESCRIPTION



Site Plan
August 31, 2020
Page 1 of 1

(PARCEL)

EXHIBIT F

PUD Name 330 9th Street West

Land Use Table

Total gross acreage	1.71	Acres	100 %
Amount of each different land use by acreage			
Single family	.06	Acres	3 %
Total number of dwelling units	1	D.U.	
Multiple family	0.5	Acres	29 %
Total number of dwelling units	49	D.U.	
Commercial	0.2	Acres	12 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	.06	Acres	3 %
Passive open space	1.1	Acres	52 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of buildings and structures	22,400	Sq. Ft.	30 %