

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

March 18, 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.: 2021-106 **Application for: Ribault Ave ALF 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 with Conditions**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated January 26, 2021.
2. The original written description dated December 8, 2020.
3. The original site plan dated November 18, 2020.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: None

Planning Department conditions:

1. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.
2. The project shall be developed in accordance with the following conditions from Transportation Planning Division:
 - a. Provide ADA compliant sidewalk on Trout River Blvd and Ribault Ave frontage.
 - b. The site shall meet the parking requirements found in Part 6 of the zoning code.
 - c. A civil site plan review (formerly known as a 10 set review) will be required.

- d. Signage, landscape, parking and structures shall be located so as not to be a sight obstruction for vehicles exiting the site or at the Ribault Avenue/ Trout River Blvd intersection.

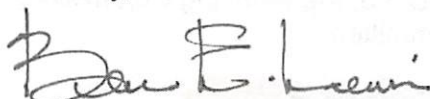
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. The Department reviewed the conditions and indicated they are required during the development process and are redundant and could be deleted. The Commissioners agreed and had little discussion.

Planning Commission Vote:	5-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Absent

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-0106 TO
PLANNED UNIT DEVELOPMENT

MARCH 18, 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 **2021-0106** to Planned Unit Development.

Location: 9821 Ribault Avenue
Corner of Ribault Avenue and Trout River Boulevard

Real Estate Number: 029942-0850, 029942-0840

Current Zoning District: Planned Unit Development (PUD) 2008-0799
Commercial Community General-2 (CCG-2)
Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Owner: Valarie Sawyer
Trout River Assisted Living Facility
9821 Ribault Avenue
Jacksonville, FL 32208

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0106** seeks to rezone approximately 0.56± acres of land from Planned Unit Development (PUD), Commercial Community General-2 (CCG-2)/ Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The rezoning is being sought to allow for the use of an Assisted Living Facility for 14 (fourteen) residents. The current PUD, 2008-0799 Sawyer Ribault Avenue PUD, is limited to the use of an Assisted Living Facility with no more than eight individuals. Due to COVID-19 the applicant is in need of

additional space for a quarantine unit, separate from the main facility with its own ventilation system.

There is a companion Land Use Amendment, **2021-0105 (L-5476-20C)**. The proposed LUA is for a portion of the subject property from Low Density Residential (LDR) to Community General Commercial (CGC).

PUD Ord. 2008-0799-E was approved with the following conditions:

- (a) Development shall proceed in accordance with the Development Services Division Memorandum dated September 4, 2008, or as otherwise approved by the Planning and Development Department.**
- (b) Administrative Deviations from the Zoning Code shall be approved through the PUD to PUD rezoning process.**

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

- (a) Traffic Engineering Division has provided comments addressing similar issues and staff have incorporated these comments into Conditions for the proposed PUD application, therefore the Planning and Development Department does not recommend forwarding this condition.**
- (b) The Planning and Development Department does not recommend forwarding this condition.**

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC)/ Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series

L-5476-20C (Ordinance 2021-0105) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Community General Commercial (CGC). According to state statutes, no ALF may commence any construction that will expand the size of the existing structure unless the licensee first submits to AHCA proof that such construction will be in compliance with the applicable local zoning requirements. Group homes are allowed in the CGC land use category. The single-family should be ancillary to the AFL. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5476-20C be approved.

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

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

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

Future Land Use Element (FLUE):

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The proposed site is already developed and has been operating as an assisted living facility for several years which adds a variety of housing types to the area therefore the property will be in compliance with Policy 3.1.6.

Housing Element

Objective 1.7

The City shall continue to assist the private sector and non-profit providers of housing and related services for individuals with special needs such as frail elderly, victims of domestic violence, and physically or mentally disabled, to assure provisions of adequate supply to meet population increase and/or fluctuations in the number of special needs individuals.

(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.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC).

(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).

(3) Allocation of residential land use

This proposed Planned Unit Development is being requested for an existing ALF to increase resident capacity on the recently purchased adjoining lot. 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 with specific reference to the following:

The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code as indicated on the site plan, except that the vehicular use buffer along the west property line will not be required. The required uncomplimentary land use buffer along the south property line will attenuate any negative impacts upon neighbors to the south and will provide visual screening of the site.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for the subject property shall be along Ribault Avenue. The Traffic Engineering Division has provided comments that include:

1. Provide ADA compliant sidewalk on Trout River Blvd and Ribault Ave frontage.
2. The site shall meet the parking requirements found in Part 6 of the zoning code.
3. A civil site plan review (formerly known as a 10 set review) will be required.
4. Signage, landscape, parking and structures shall be located so as not to be a sight obstruction for vehicles exiting the site or at the Ribault Avenue/ Trout River Blvd intersection.

The use and variety of building setback lines, separations, and buffering: The applicant's site plan and written description indicates a typical lot size for this area, with all proposed

development of the property requiring PUD verification. The proposed development standards are as follows:

- *Minimum lot area: 0.56 acres*
- *Minimum lot width: existing*
- *Maximum lot coverage: 50%*
- *Minimum front yard: fifteen (15) feet each*
- *Minimum side yard: five (10) feet*
- *Maximum height of structures: thirty-five (35) feet*

The use and variety of building sizes and architectural styles: Buildings and structures shall be constructed and painted with materials that are aesthetically compatible and blend with the character of the surrounding area.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Site security is increased by an active presence at the property, by security fencing, and by other proposed security measures, including video surveillance equipment, that will be taken by the owner.

(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 where residential, office, commercial and institutional uses function as a mixed-use development. The proposed commercial, professional and office development at this location complements those existing in the area, and are significantly less intense as what could have been developed in CCG-2.

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-2	Utility
South	LDR	RLD-60	Vacant
East	CGC	CCG-2	Retail Store
West	LDR	RLD-60	Single-Family Dwelling

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category with specific

reference to the following:

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 February 23, 2021, JEA has no objection to proposed PUD. Project signage to meet distancing requirements to JEA infrastructure. Any modifications to the existing water or sewer services to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The property is located at the corner of Ribault Avenue and Trout River Boulevard and can be accessed from Ribault Avenue.

(7) Usable open spaces plazas, recreation areas.

No recreation area is required.

(8) Impact on wetlands

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

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code or as otherwise shown on the site plan.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed or waived in accordance with the provisions of the 2030 Comprehensive Plan and subject to the review and approval of the Planning and Development Department.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 23, 2021** by the Planning and Development Department, the Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0106 be **APPROVED** with the following exhibits:

- The original legal description dated January 26, 2021.
- The original written description dated December 8, 2020.
- The original site plan dated November 18, 2020.

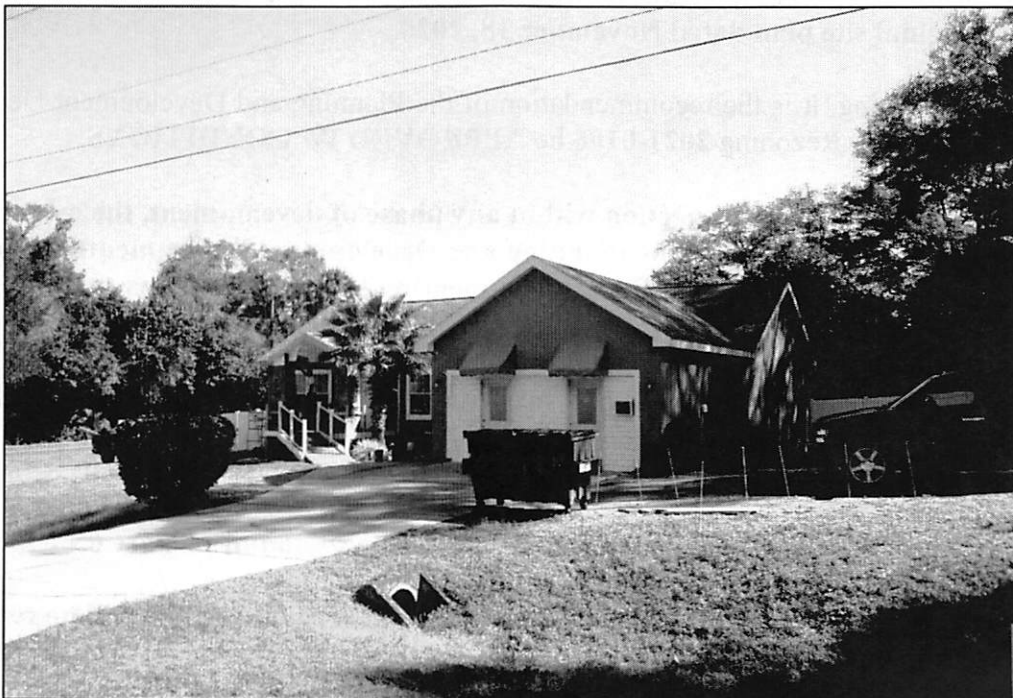
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0106 be **APPROVED W/ CONDITIONS**.

1. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.
2. The project shall be developed in accordance with the following conditions from Transportation Planning Division:
 - a. Provide ADA compliant sidewalk on Trout River Blvd and Ribault Ave frontage.
 - b. The site shall meet the parking requirements found in Part 6 of the zoning code.
 - c. A civil site plan review (formerly known as a 10 set review) will be required.
 - d. Signage, landscape, parking and structures shall be located so as not to be a sight obstruction for vehicles exiting the site or at the Ribault Avenue/ Trout River Blvd intersection.



Aerial View

Source: JaxGIS



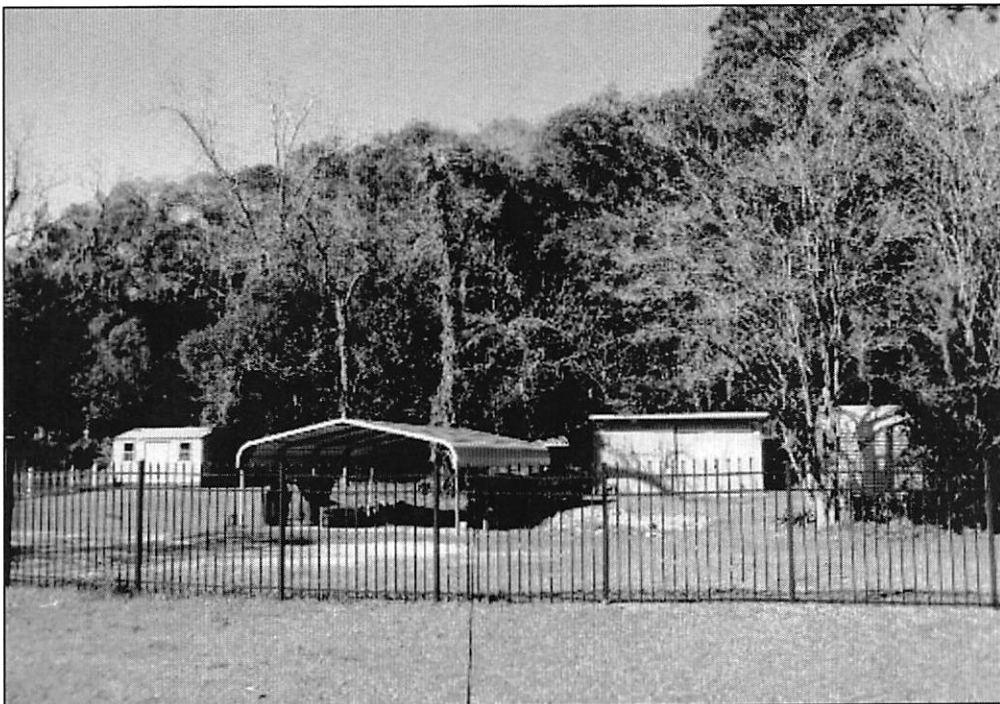
View of the Subject Property

*Source: Planning & Development Dept.
Date: February 23, 2021*



View of the Subject Property

*Source: Planning & Development Dept.
Date: February 23, 2021*



View of property to the West

*Source: Planning & Development Dept.
Date: February 23, 2021*

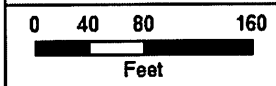
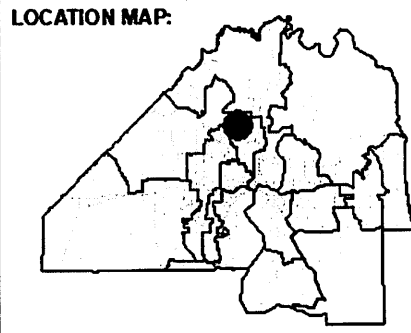


View of property to the East

*Source: Planning & Development Dept.
Date: February 23, 2021*



REQUEST SOUGHT:
FROM: RLD-60, CCG-2, AND PUD
TO: PUD



COUNCIL DISTRICT:
8

TRACKING NUMBER
T-2020-3142

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0106 Staff Sign-Off/Date ELA / 02/23/2021

Filing Date 02/23/2021 Number of Signs to Post 1

Hearing Dates:

1st City Council 03/23/2021 Planning Commission 03/18/2021

Land Use & Zoning 04/06/2021 2nd City Council 04/13/2021

Neighborhood Association TROUT RIVER JAX, RIVERVIEW NEIGHBORHOOD ASSOCIATION

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3142

Application Status FILED COMPLETE

Date Started 09/23/2020

Date Submitted 09/30/2020

General Information On Applicant

Last Name	First Name	Middle Name
SAWYER	VALARIE	

Company Name
TROUT RIVER ASSISTED LIVING FACILITY

Mailing Address
9821 RIBAUT AVENUE JACKSONVILLE FL 32208

City	State	Zip Code
JACKSONVILLE	FL	32208

Phone	Fax	Email
9048873931	9048020797	V.SAWYER@TROUTRIVERALF.ORG

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SAWYER	VALARIE	

Company/Trust Name

Mailing Address
9821 RIBAUT AVENUE

City	State	Zip Code
JACKSONVILLE	FL	32208

Phone	Fax	Email
9048873931	9048020797	V.SAWYER@TROUTRIVERALF.ORG

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	029942 0850	8	5	PUD	PUD
Map	029942 0840	8	5	CCG-2	PUD

Map	029942 0840	8	5	RLD-60	PUD
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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 #

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

0.56

Development Number

--

Proposed PUD Name

SAWYER RIBAUT AVENUE

Justification For Rezoning Application

1. TROUT RIVER ASSISTED LIVING IS CURRENTLY ZONED FOR 8 RESIDENTS AND WOULD LIKE A REQUEST TO INCREASE THE RESIDENT CAPACITY TO 14. THE FACILITY DUE TO COVID-19 IS IN NEED OF AN EXPANSION TO ACCOMMODATE THE NEED FOR ADDITIONAL HEALTH NEEDS OF THE ELDERLY AND DISABLED DUE TO COVID 19. LAND HAS BEEN PURCHASED FOR THE EXPANSION. 2. I WOULD LIKE TO REQUEST THE USAGE OF ONE SIGN SIZE 41"X 16" MADE OF STONE AND WOOD TO BE VISIBLE TO THE COMMUNITY /PUBLIC ALERTING THEM TO THE LOCATION. THANKS

Location Of Property**General Location**

CORNER OF TROUT RIVER BLVD AND RIBAUT AVE

House #	Street Name, Type and Direction	Zip Code
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9821	RIBAUT AVE	32208
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Between Streets

RIBAUT AVE	and	TROUT RIVER BLVD
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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**
0.56 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
39 Notifications @ \$7.00 /each: \$273.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,552.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

To Whom It May Concern,

Due to Covid 19 ,Trout River Assisted Living is in need for additional spacing for a separate quarantine unit which will also have a separate ventilation system from the main facility in the unfortunate event residents become Covid positive.

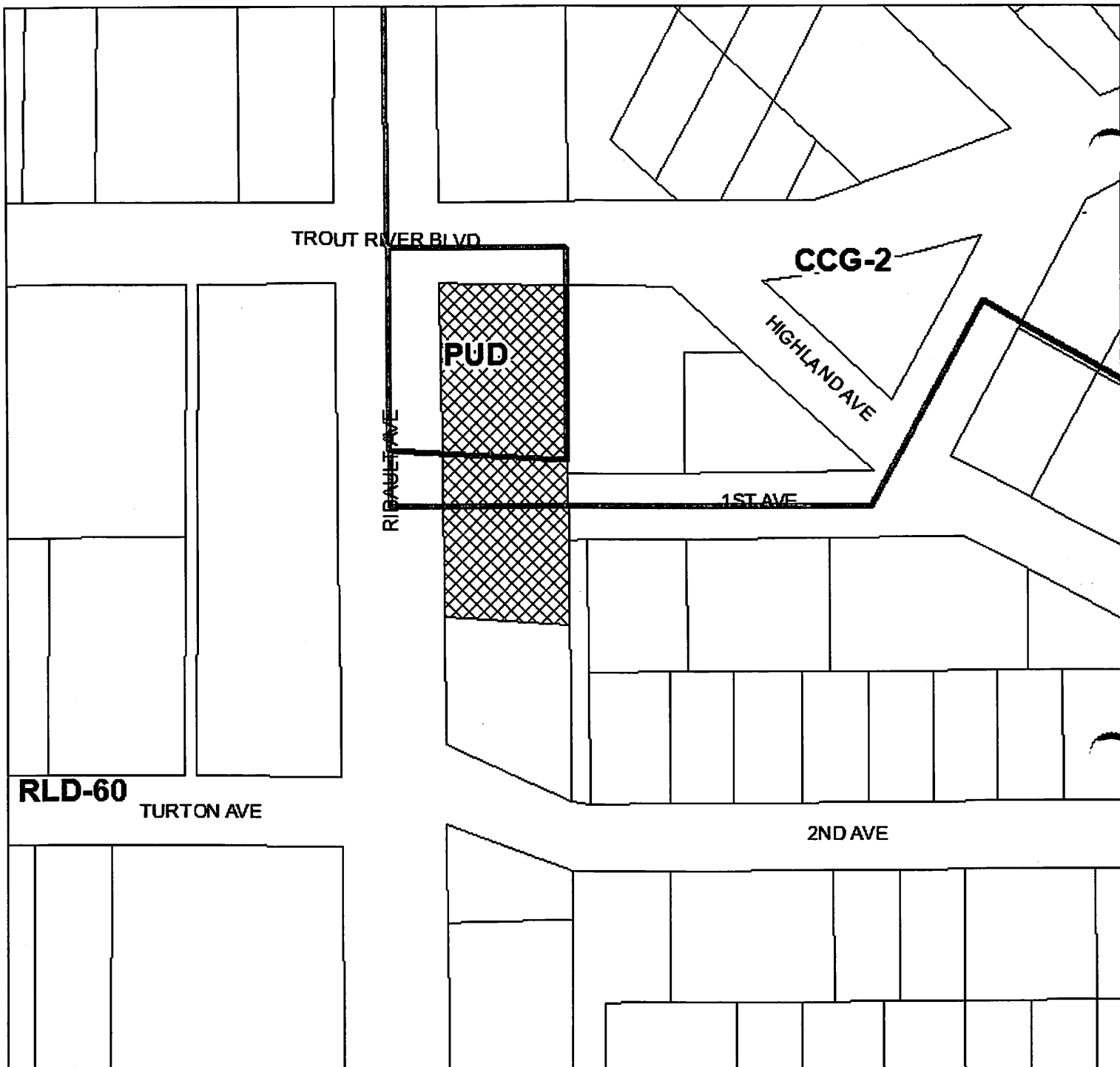
Trout River Assisted Living is proposing to rezone approximately .50 acres of property from PUD to PUD The property is located at the southeast corner of Ribault Avenue and Trout River Boulevard .The current PUD(RE029942-850) is Assisted Living Facility for no more than 8 residents and single family dwelling. Additional property RE 029942-840 has been purchased to allow for the expansion .

The proposal is to permit the property to be used for:

1. Assisted Living facility for no more than 14 individuals(current permitted usage is for 8)
2. Sign usage
3. Single family dwellings.

Thank You

Valarie Sawyer RN,BSN/ Owner

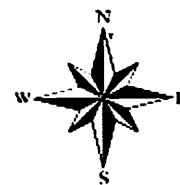
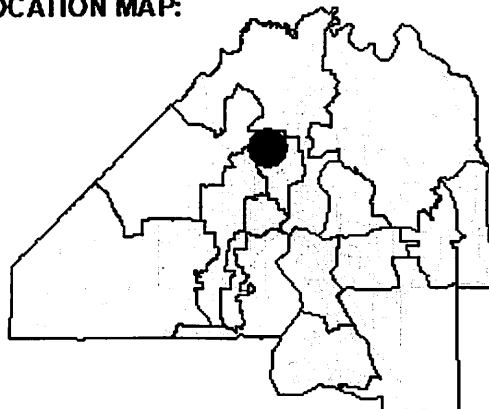


REQUEST SOUGHT:

FROM: RLD-60, CCG-2, AND PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2020-3142

**EXHIBIT 2
PAGE 1 OF 1**

Legal Description

PARCEL 1

A PORTION OF THE CHARLES SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15422, PAGE 2361 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF RIBAUT AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH RIGHT OF WAY LINE OF TROUT RIVER BOULEVARD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED) THENCE SOUTH 00°18'59" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 127.42 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 15422, PAGE 2361; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 00°18'59" EAST, A DISTANCE OF 76.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 86°29'24" EAST, A DISTANCE OF 98.96 FEET TO A POINT LYING ON THE WEST LINE OF BLOCK 5, RIVERHILLS PARK AS RECORDED IN PLAT BOOK 9, PAGES 17 AND 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°02'15" EAST, ALONG SAID WEST LINE, A DISTANCE OF 76.00 FEET TO THE NORTHEAST CORNER OF AFORESAID OFFICIAL RECORDS BOOK 15422, PAGE 2361; THENCE NORTH 86°30'25" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK AND PAGE, A DISTANCE OF 99.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,523 SQUARE FEET MORE OF LESS.

PARCEL 2

A PORTION OF THE CHARLES SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15422, PAGE 2361 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF RIBAUT AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH RIGHT OF WAY LINE TROUT RIVER BOULEVARD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°18'59" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 00°18'59" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 86°30'25" WEST, A DISTANCE OF 98.96 FEET TO A POINT LYING ON THE WEST LINE OF BLOCK 5, RIVERHILLS PARK AS RECORDED IN PLAT BOOK 9, PAGES 17 AND 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°02'15" EAST, ALONG SAID WEST LINE, A DISTANCE OF 48.95 FEET; THENCE NORTH 86°29'24" WEST, A DISTANCE OF 98.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,829 SQUARE FEET MORE OR LESS.

39-1S-26E.29
SIBBALD GRANT
PT REDD O/R 18680-2078
LYING S TROUT RIVER BV
AND N SECOND AVE
BOOK PAGE 1868002078
MAP PANEL 6315

Exhibit D
WRITTEN DESCRIPTION
SAWYER RIBAUT AVENUE
DECEMBER 8, 2020

I. PROJECT DESCRIPTION for RE # 029942-0850 and RE# 029942-0840

The applicant proposes to rezone approximately 0.60 acres of property from PUD to PUD/CCG-2/RLD-60 to allow use as an Assisted Living Facility for 14 (fourteen) residents. The property is located at the southeast corner of Ribault Avenue and Trout River Boulevard. The site was developed in 2007 as a single family residence. The current land use is Community/General Commercial (CGC) /RLD-60 and zoning is Planned Unit Development for Assisted Living Facility no more than 8 individuals and single family residence only, having been previously zoned Community Commercial General-2 (CCG-2).

II. USES AND RESTRICTIONS

A. Permitted Uses: The proposed rezoning permits the property to be used for the following uses:

- (1) Assisted Living Facility for no more than (14) fourteen individuals.
- (2) Single-family

B. Permissible uses by exception:

None.

C. Accessory Structures:

Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

D. Restrictions on Uses:

Limitations on permitted or permissible uses shall be as otherwise provided for in the City of Jacksonville Code of Ordinances.

III. DESIGN GUIDELINES

A. Lot Requirements:

- | | | |
|-----|-------------------------------|------------------------|
| (1) | Minimum lot area | existing .6 acres |
| (2) | Minimum lot width: | existing |
| (3) | Maximum lot coverage: | 50 percent |
| (4) | Minimum front yard: | fifteen (15) feet each |
| (5) | Minimum side yard: | ten (10) feet each |
| (6) | Maximum height of structures: | thirty-five (35) feet |

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code or as otherwise shown on the site plan.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Trout River Boulevard and Ribault Avenue, as required by the *2030 Comprehensive Plan* and substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed or waived in accordance with the provisions of the *2030 Comprehensive Plan* and subject to the review and approval of the Planning and Development Department.

(4) *Architectural Design*

Buildings and structures shall be constructed and painted with materials that are aesthetically compatible and blend with the character of the surrounding area.

C. Signs.

One non-illuminated monument sign not exceeding a maximum of 24 square feet in area and 6 feet in height

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code as indicated on the site plan, except that the vehicular use buffer along the west property line will not be required. The required uncomplimentary land use buffer along the south property line will attenuate any negative impacts upon neighbors to the south and will provide visual screening of the site.

E. Recreation and Open Space:

None. Site security is increased by an active presence at the property, by security fencing, and by other proposed security measures, including video surveillance equipment, that will be taken by the owner.

F. Utilities

Water service will be provided by JEA.

Sanitary sewer service will be provided by Septic Tank Company

Electricity service will be provided by JEA.

G. Wetlands

No wetlands have been identified on site.

IV. DEVELOPMENT PLAN APPROVAL

With the 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.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will provide needed care for the elderly and will thereby be beneficial to the surrounding neighborhood and community. The current PUD zoning limits use to Assisted Living with 8 individuals /one single family unit,

however the proposed use is (a) much less intrusive than what is otherwise allowable under the underlying functional land use category, (b) much less intrusive than the zoning uses that were forfeited in 2005, (c) much less intrusive than what is currently allowed on adjoining property to the north, east, and south, and (d) is generally consistent with residential neighborhood uses as described in the Zoning Code, Part 3.

The proposed development is consistent with the visual character of the surrounding area, and will provide a transition between the residential areas to the west and south, and the more intense nearby commercial development along Old Lem Turner Road and Lem Turner Road.

Development is consistent with the purposes of the City of Jacksonville *2030 Comprehensive Plan* in that it provides a needed community service, is less intense than is otherwise allowed in the CGC functional land use category, and provides a natural transition buffer between commercial and residential uses.

Statements

The PUD differs from the normal zoning codes as it is for an Assisted Living Health Care Facility.

Assisted Living Facilities must adhere to guidelines and practices which ensure the safety of their residents as well as the safety and comfort of the community.

Assisted Living facilities continual operation, maintenance, proper usage, procedures and policies are enforced, mandated and inspected:

- annually by The Agency for Health Care
- annually by Jacksonville Fire Department
- annually by The State of Florida Health Department
- annually by The Emergency Preparedness Department

Tract River Blvd (2 LANES)

Adjacent property use CCG-2

Conceptual Site Plan

RE NO 02 9942-0850
02 9942-0840

11/18/2020
Exhibit 4
Page 1 of 2

11/18/20

North

6' Solid Fence

Approx. Total building coverage 3200 sq. feet
Approx land area 169 feet

Yard

YARD

Patio ← 127 ft →

approx 42 feet

EXIST. Parking Court

EXIST. Structure
9821 Ribault Ave
RE# 29942-0850

* Handicap parking *

ADDITION Expansion
RE# 29942-0890
- 3 Bedrooms
- 1 1/2 bathrooms
- office

#4 Employee Parking (2 spaces)

8' Solid fence + landscape
10' UN Complimentary Land use buffer

#1 #2 #3 *H/c Parking*

Patio
← 127 ft →

Additional Parking Court
approx. 42 feet
#1 #2 #3 #4

Clear visibility
Ribault Ave

Sign

(Right of way)

Driveway

Hedges

6' Vinyl Fence (2 LANES)

Ribault Ave (Right of way)

RE NO #029942-0850
029942-0840

Continued

501 Uncomplimentary Land Use
Buffer from Ribault Ave

Parking

1/4 beds = 4 spaces

5/1 HC = 2 HC spaces

2 employees = 2 spaces

8 spaces

Provided

6 spaces

2 HC spaces

2 employee spaces

10 spaces

V. Sawyer

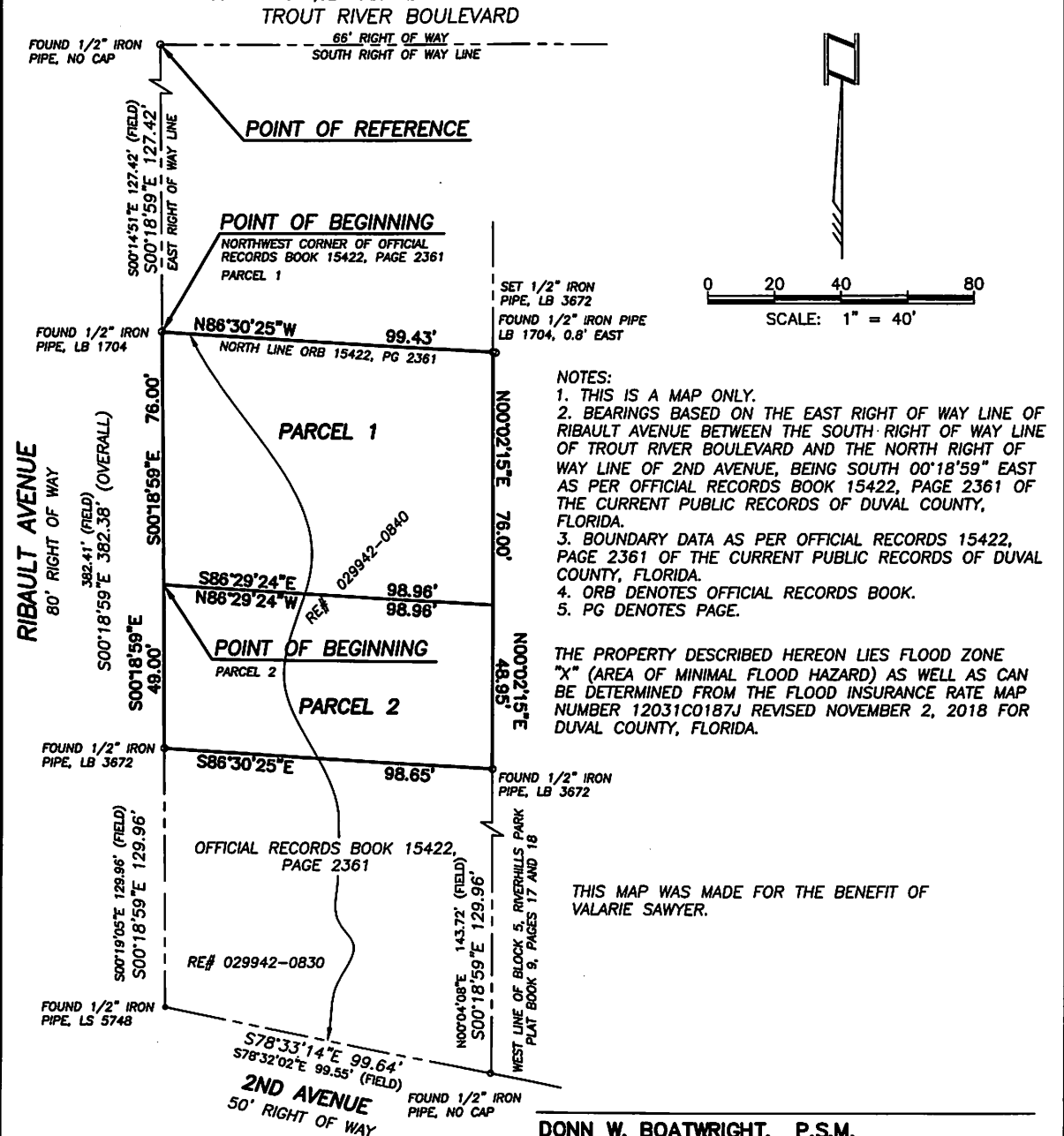
PARCEL 1

MAP OF

A PORTION OF THE CHARLES SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15422, PAGE 2361 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF RIBAUT AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH RIGHT OF WAY LINE OF TROUT RIVER BOULEVARD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°18'59" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 127.42 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 15422, PAGE 2361; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 00°18'59" EAST, A DISTANCE OF 76.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 86°29'24" EAST, A DISTANCE OF 98.96 FEET TO A POINT LYING ON THE WEST LINE OF BLOCK 5, RIVERHILLS PARK AS RECORDED IN PLAT BOOK 9, PAGES 17 AND 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°02'15" EAST, ALONG SAID WEST LINE, A DISTANCE OF 76.00 FEET TO THE NORTHEAST CORNER OF AFORESAID OFFICIAL RECORDS BOOK 15422, PAGE 2361; THENCE NORTH 86°30'25" WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK AND PAGE, A DISTANCE OF 99.43 FEET TO THE POINT OF BEGINNING. CONTAINING 7,523 SQUARE FEET MORE OR LESS.

PARCEL 2

A PORTION OF THE CHARLES SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15422, PAGE 2361 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF RIBAUT AVENUE (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH RIGHT OF WAY LINE OF TROUT RIVER BOULEVARD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°18'59" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 203.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, SOUTH 00°18'59" EAST, A DISTANCE OF 49.00 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 86°30'25" EAST, A DISTANCE OF 98.65 FEET TO A POINT LYING ON THE WEST LINE OF BLOCK 5, RIVERHILLS PARK AS RECORDED IN PLAT BOOK 9, PAGES 17 AND 18 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°02'15" EAST, ALONG SAID WEST LINE, A DISTANCE OF 48.95 FEET; THENCE NORTH 86°29'24" WEST, A DISTANCE OF 98.96 FEET TO THE POINT OF BEGINNING. CONTAINING 4,829 SQUARE FEET MORE OR LESS.



- NOTES:
1. THIS IS A MAP ONLY.
 2. BEARINGS BASED ON THE EAST RIGHT OF WAY LINE OF RIBAUT AVENUE BETWEEN THE SOUTH RIGHT OF WAY LINE OF TROUT RIVER BOULEVARD AND THE NORTH RIGHT OF WAY LINE OF 2ND AVENUE, BEING SOUTH 00°18'59" EAST AS PER OFFICIAL RECORDS BOOK 15422, PAGE 2361 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 3. BOUNDARY DATA AS PER OFFICIAL RECORDS 15422, PAGE 2361 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
 4. ORB DENOTES OFFICIAL RECORDS BOOK.
 5. PG DENOTES PAGE.

THE PROPERTY DESCRIBED HEREON LIES FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM THE FLOOD INSURANCE RATE MAP NUMBER 12031C0187J REVISED NOVEMBER 2, 2018 FOR DUVAL COUNTY, FLORIDA.

THIS MAP WAS MADE FOR THE BENEFIT OF VALARIE SAWYER.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DONN W. BOATWRIGHT, P.S.M.
FLA. LIC. SURVEYOR AND MAPPER No. LS 3295
FLA. LIC. SURVEYING & MAPPING BUSINESS No. LB 3672

CHECKED BY: _____ BOATWRIGHT LAND SURVEYORS, INC. DATE: OCTOBER 22, 2020
 DRAWN BY: JDB 1500 ROBERTS DRIVE
 FILE # 2020-1359-2 JACKSONVILLE BEACH, FLORIDA 241-8550 SHEET 1 OF 1

EXHIBIT F

PUD Name

SAWYER RIBAUT AVENUE

Land Use Table

Total gross acreage	24,617 Acres	100 %
Amount of each different land use by acreage		
Single family	<input type="text"/> Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/> D.U.	
Multiple family	<input type="text"/> Acres	<input type="text"/> %
Total number of dwelling units	1 Lot D.U.	
Commercial	5,227 sq. ft. Acres	<input type="text"/> %
Industrial	<input type="text"/> Acres	<input type="text"/> %
Other land use	<input type="text"/> Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text"/> Acres	<input type="text"/> %
Passive open space	<input type="text"/> Acres	<input type="text"/> %
Public and private right-of-way	<input type="text"/> Acres	<input type="text"/> %
Maximum coverage of buildings and structures	<input type="text"/> Sq. Ft.	<input type="text"/> %

AERIAL PHOTOGRAPH



SITE LOCATION MAP

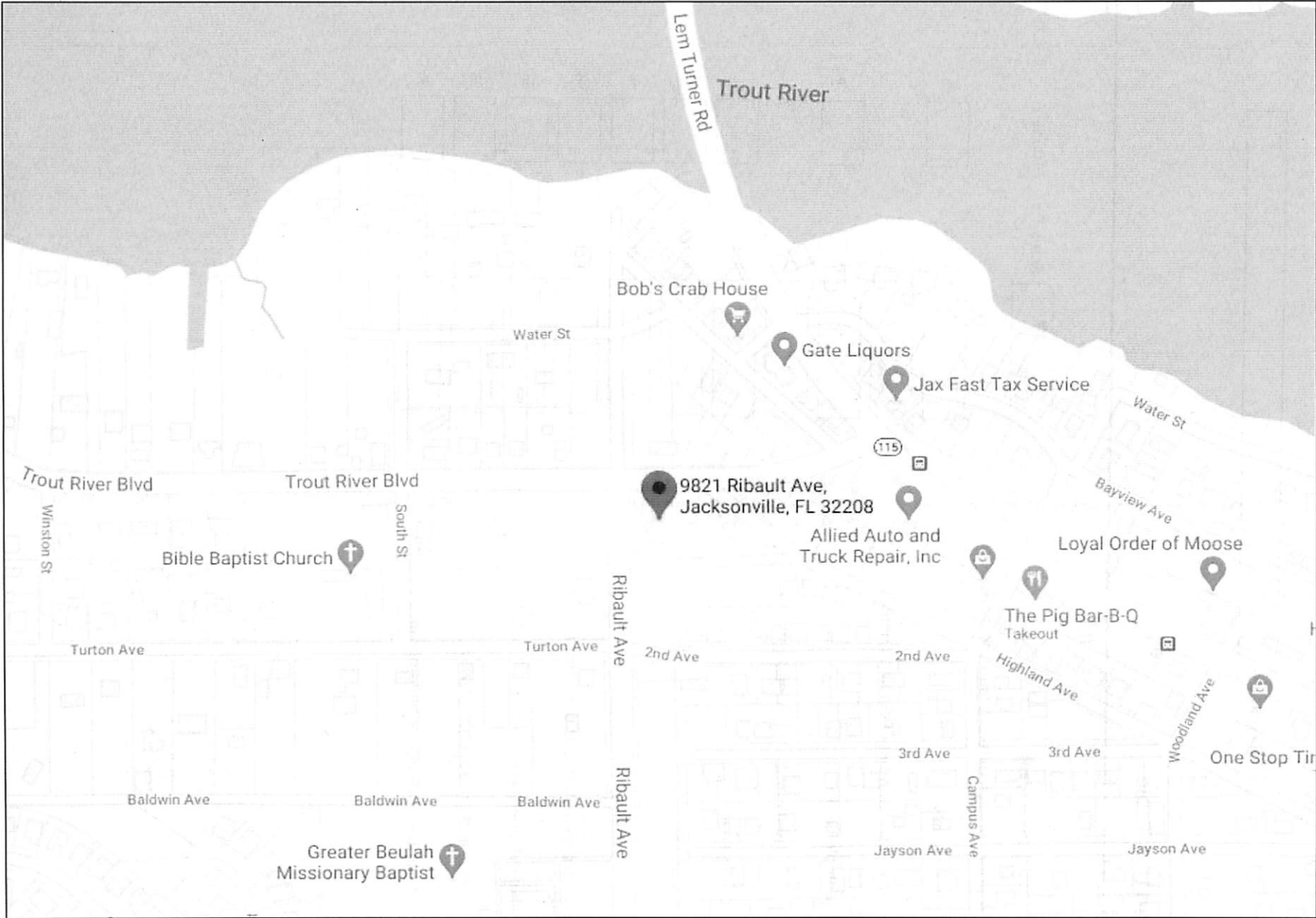


EXHIBIT F

PUD Name

Land Use Table

Total gross acreage	<div style="border: 1px solid black; padding: 2px 10px;">.27</div>	Acres	100 %
Amount of each different land use by acreage			
Single family	<div style="border: 1px solid black; width: 100px; height: 25px;"></div>	Acres	<div style="border: 1px solid black; width: 40px; height: 25px;"></div> %
Total number of dwelling units	<div style="border: 1px solid black; padding: 2px 10px;">1 Lot</div>	D.U.	
Multiple family	<div style="border: 1px solid black; width: 100px; height: 25px;"></div>	Acres	<div style="border: 1px solid black; width: 40px; height: 25px;"></div> %
Total number of dwelling units	<div style="border: 1px solid black; width: 100px; height: 25px;"></div>	D.U.	
Commercial	<div style="border: 1px solid black; padding: 2px 10px;">5,227</div>	Acres	<div style="border: 1px solid black; width: 40px; height: 25px;"></div> %
Industrial	<div style="border: 1px solid black; width: 100px; height: 25px;"></div>	Acres	<div style="border: 1px solid black; width: 40px; height: 25px;"></div> %
Other land use	<div style="border: 1px solid black; width: 100px; height: 25px;"></div>	Acres	<div style="border: 1px solid black; width: 40px; height: 25px;"></div> %
Active recreation and/or open space	<div style="border: 1px solid black; width: 100px; height: 25px;"></div>	Acres	<div style="border: 1px solid black; width: 40px; height: 25px;"></div> %
Passive open space	<div style="border: 1px solid black; width: 100px; height: 25px;"></div>	Acres	<div style="border: 1px solid black; width: 40px; height: 25px;"></div> %
Public and private right-of-way	<div style="border: 1px solid black; width: 100px; height: 25px;"></div>	Acres	<div style="border: 1px solid black; width: 40px; height: 25px;"></div> %
Maximum coverage of buildings and structures	<div style="border: 1px solid black; width: 100px; height: 25px;"></div>	Sq. Ft.	<div style="border: 1px solid black; width: 40px; height: 25px;"></div> %

*29.5
sq. ft*

Valerie Sawyer



Infill Availability Letter

Valarie Sawyer

11/2/2020

Trout River Assisted Living Facility

9821 Ribault Avenue

Jacksonville, Florida 32208

Project Name: Trout River Assisted Living

Availability #: 2020-3255

Attn: Valarie Sawyer

Thank you for your inquiry regarding the availability of Electric, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Condition stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Lot Splits:

If a lot is split and two or more homes will be built, a layout of the proposed lot split will be required to be submitted prior to processing of estimate requests or service applications. Submit layout via Step 2 in the Sages program. Review JEA Design Guideline: 2.4.1.1 for the required information needed to process the layout submittal.

Service Tap Cost (Special Estimate):

To receive the associated cost for water or sewer service tap(s), please submit a Special Estimate Request, via Step 2 in the Sages program. Field factors that would designate the need for a special estimate are as follows:

- Main Depth 8+ feet deep Required work within FDOT, St Johns County and Nassau County ROW
- Pavement less than 5 years old Multiple services being installed
- Taps on water mains 20-inch and larger Water taps larger than 2-inches
- Sewer taps greater than 6-inches Low Pressure Sewer Service Connections
- Installation of Sewer Vac Pods Approved Commercial Development plans

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3255

Request Received On: 9/28/2020

Availability Response: 11/2/2020

Prepared by: Roderick Jackson

Expiration Date: 11/02/2022

Project Information

Name: Trout River Assisted Living

Address: 0 RIBAULT AVE, JACKSONVILLE, FL 32208

County: Duval County

Type: Electric,Water

Requested Flow: 350

Parcel Number: 023253 0000

Location:

Description: Vacant lot. Will need electricity and water.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Ex 16-inch water main within the Ribault Ave ROW

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis

Water Special Conditions: is required. For the estimated cost of connecting to the JEA system, please submit request via Sages under Step 2 with APPROVED plans showing where the proposed connections will be installed.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA does not have a sewer main available within ¼ mile of this property at this time.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

The subject property lies within the geographic area legally served by JEA. JEA will provide electric

Electric Special Conditions: