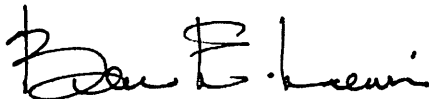


Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
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 2021-0370 TO
PLANNED UNIT DEVELOPMENT

August 5, 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 2021-0370 to Planned Unit Development.

Location: 2179 Emerson Street
Between St. Augustine Road and Philips Highway.

Real Estate Number(s): 126035-0010; 126038-0000; 126635-0000

Current Zoning District(s): Residential Medium Density-A (RMD-A)
Planned Unit Development (PUD-2009-753)
Commercial Community/General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Light Industrial (LI)
Medium Density Residential (MDR)

Proposed Land Use Category: Medium Density Residential (MDR)
Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Fred Atwill
Atwill, LLC
9001 Forest Acres Lane
Jacksonville, Florida. 32234

Owner: Edward Robinson
The Southside Church of God in Christ, Inc.
2179 Emerson Street
Jacksonville, Florida. 32207

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0370** seeks to rezone approximately 12.08 acres of land from PUD and RMD-A to PUD. The rezoning to PUD is being sought to allow for the development of a senior housing facility located behind the existing church on site. The proposed senior apartment facility will have a maximum of 187 units.

The current PUD, **2009-753-E**, allows for a community outreach center, Educational and Daycare Center, Church, and a Senior Citizen Complex.

There is a companion Land Use Amendment, **2021-0369** (L-5554-21A). The proposed LUA is seeking to change the existing Community General Commercial (CGC) and Light Industrial (LI) Land Use Categories to Medium Density Residential (MDR) and Community General Commercial (CGC). The department is recommending approval on 2021-0369.

PUD Ord. 2009-753-E was approved with the following conditions:

- 1.) Development shall proceed in accordance with the Development Services Division Memorandum Dated October 6, 2009, or as otherwise approved by the Planning and Development Department.
- 2.) Access through Drew Street Shall be prohibited.

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

Although the site plan does not show any proposed access to Drew Street, the Department recommends keeping the existing condition to avoid any possible connections to Drew Street through the Minor Modification Process.

CRITERIA FOR REVIEW

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

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

Yes. The 12.08-acre site is located at 2179 Emerson Street, along the north side of Emerson Street between St. Augustine Road and Philips Highway. Emerson Street and St. Augustine Road are

both minor arterial roads. Philips Highway, located approximately 1/4 of a mile east of the subject site, is a major arterial roadway.

The proposed project site is currently in the CGC and LI land use categories and is in the Urban Development Area. The proposed companion land use amendment, Ordinance 2021-369, would amend the site to the CGC and MDR land use categories. CGC in the Urban Development Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses. Residential uses in the CGC land use category may not be the sole use and shall not exceed 80 percent of development.

The proposed Planned Unit Development (PUD) would allow for the construction of affordable senior apartment living facilities. The companion Land Use application changes most of the subject site to MDR (7.53 acres) and a small portion on the south portion of the subject site to CGC (0.92 of an acre) to extend the CGC boundary northward to encompass land already being used by the church on the property. The intent of MDR in the Urban Development Area is to provide for medium density residential development at a maximum of 20 units per acre. Principal uses in the MDR land use category in the Urban Development Area include multi-family dwellings. Secondary uses include nursing homes and community residential homes. According to the PUD site plan, the residential uses are along the north end of the subject site and fully within the proposed MDR area.

(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 1.2.9

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.

Based on the JEA Availability Letter Dated March 11, 2021, the subject site has access to both centralized water and sewer services. The subject will be required to use these connections and therefore will comply with Policy 1.2.9.

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.

As noted by the applicant, there is currently a lack of senior housing in the surrounding area. The proposed addition of a senior housing facility will provide an additional variety of housing types to the area and therefore satisfies Policy 3.1.6.

(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) and Light Industrial (LI). There is a companion Application for Small-Scale Large-scale Land Use Amendment to the Future Land use Map Series L-5554-19C (Ordinance 2021-0369 that seeks to amend the land use categories to Medium Density Residential (MDR) and Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is in/consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a Senior Apartment Complex. 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 treatment of pedestrian ways: A proposed sidewalk will connect to the existing

sidewalk located by the church which will connect to the public right of way of Emerson Street.

- Traffic and pedestrian circulation patterns: The proposed traffic circulation patter will connect to the existing driveway of the church facility.

(5) External Compatibility

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	MDR	RMD-A	Single Family Dwellings
South	CGC	CCG-2	Warehouse / Retail
East	LDR-CGC	RLD-60/CCG-2	Single Family Dwellings / Manufacture Light
West	CGC-RMD-A	CCG-2/RMD-A	Warehouse /Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category. The PUD is appropriate at this location because of the surrounding MDR Land Use Categories and Residential Uses. Other Multifamily developments exist in the surrounding area including across Emerson Street from the subject site.

- The existing residential density and intensity of use of surrounding lands: The subject site is surrounded by both Single Family and Multi Family Residential developments in addition to commercial warehouses. The proposed Senior Apartment Facility is compatible with the existing surrounding uses.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will be developed with direct access to Emerson Street. Emerson Street is a Minor Arterial Roadway that connects with other arteria roadways including San Jose Boulevard, St. Augustine Road, Philips Highway, and Interstate 95.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area per the 2030 Comprehensive Plan.

(8) Impact on wetlands

Wetlands are indicated on the property, however the proposed development, as shown on the site plan, does not disturb any of these area. In the event that the project does impact these wetlands, the developer will be required to comply with all rules and regulations in regards to the wetlands.

(9) Listed species regulations

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

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

The site will be developed in accordance with Part 6 of the Zoning Code.

- The City's Traffic Engineer provided the following comments: Duck Road is not built to city standards. If the site will be accessing Duck Road, that access shall be subject to all the rules and regulation of Chapter 654 of the City of Jacksonville Code of Ordinances

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 27, 2021, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-0370** be **APPROVED** with the following exhibits:

The original Legal Description dated: June 2, 2021

The original written description dated: May 25, 2021

The original/revised site plan dated: May 5, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0370** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

- 1) Access through Drew Street Shall be prohibited.



Aerial View

Date: July 26, 2021
Source: JaxGIS



View of the Existing Church on the Subject Site

Date: July 27, 2021

Source: Planning and Development Department



View of the existing driveway that will serve as the driveway for the proposed facility.

Date: July 27, 2021

Source: Planning and Development Department



View of the subject site from Freeman Road and Duck Road.

Date: July 27, 2021

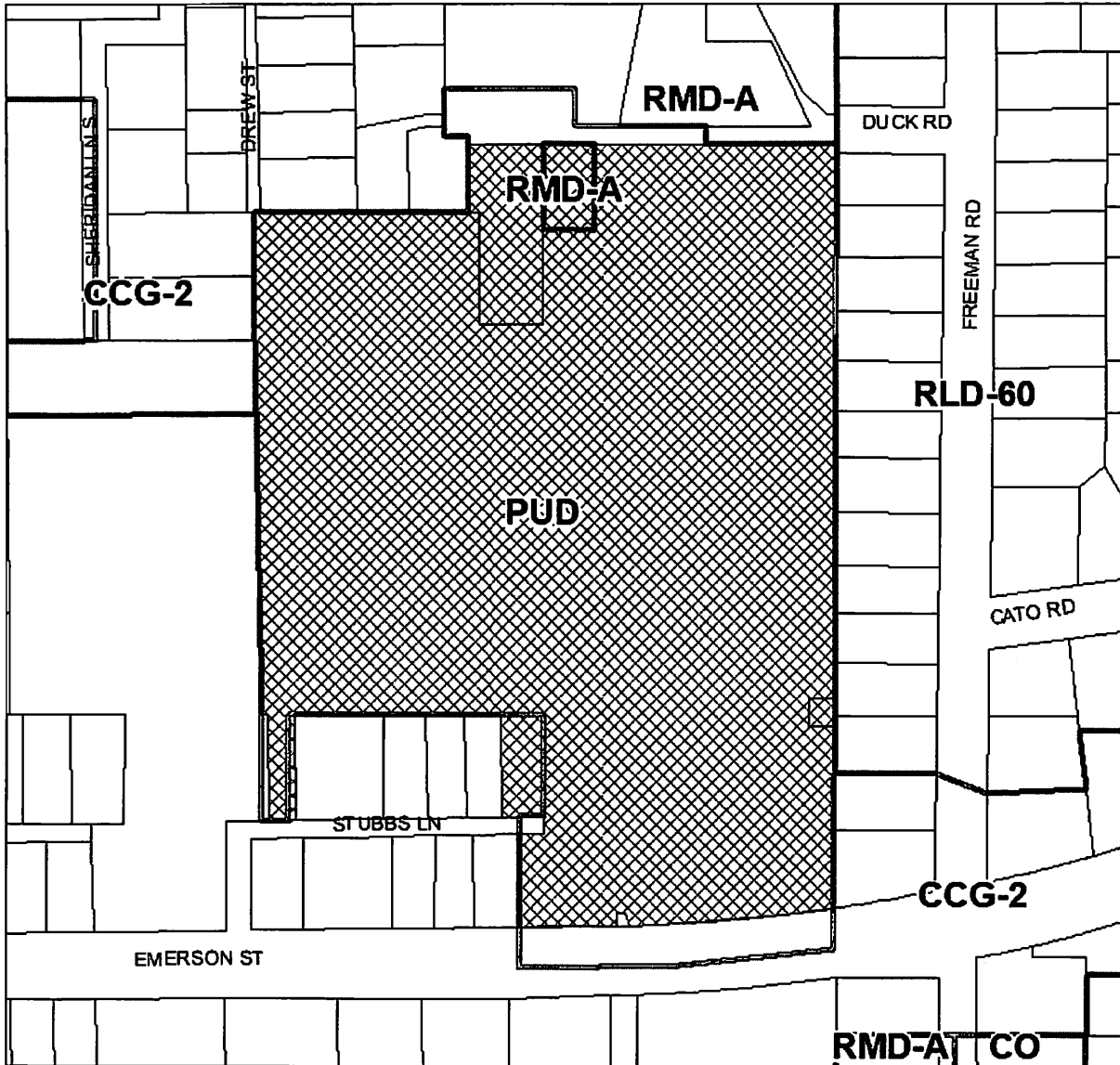
Source: Planning and Development Department

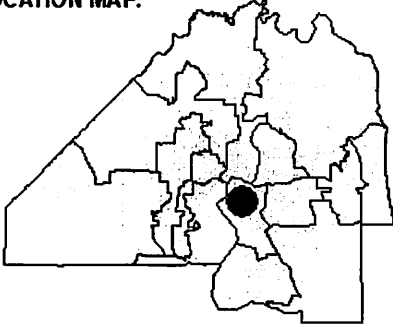



View of the apartment complex across the street from the subject site.

Date: July 27, 2021

Source: Planning and Development Department



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2, RMD-A, & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260 Feet</p> <p>COUNCIL DISTRICT: 5</p>
<p>ORDINANCE NUMBER ORD-2021-0370</p>	<p>TRACKING NUMBER T-2021-3509</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0370 **Staff Sign-Off/Date** CMC / 06/07/2021
Filing Date 06/07/2021 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 08/10/2021 **Planning Commission** 08/05/2021
Land Use & Zoning 08/17/2021 **2nd City Council** 08/24/2021
Neighborhood Association NORTH ST AUGUSTINE ROAD NEIGHBORHOOD
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3509 **Application Status** PAID
Date Started 04/27/2021 **Date Submitted** 04/27/2021

General Information On Applicant

Last Name ATWILL **First Name** FRED **Middle Name**
Company Name ATWILL LLC
Mailing Address 9001 FOREST ACRES LANE
City JACKSONVILLE **State** FL **Zip Code** 32234
Phone 9046108975 **Fax** 904 **Email** ATWILLFRED15@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name ROBINSON **First Name** REV. EDWARD **Middle Name**
Company/Trust Name THE SOUTHSIDE CHURCH OF GOD IN CHRIST, INC.
Mailing Address 2179 EMERSON STREET
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9046566098 **Fax** **Email** CHRISCANADY@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2009-753

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	126035 0010	5	3	PUD	PUD
Map	126038 0000	5	3	RMD-A	PUD
Map	126635 0000	5	3	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)
Existing Land Use Category LI
Land Use Category Proposed?
If Yes, State Land Use Application # 5554
Total Land Area (Nearest 1/100th of an Acre) 12.08
Development Number
Proposed PUD Name THE VILLAGE AT SOUTHSIDE PUD

Justification For Rezoning Application

TO PROVIDE FOR AFFORDABLE SENIOR APARTMENT LIVING FACILITIES NEEDED IN THESE CITY OF JACKSONVILLE NEIGHBORHOODS. ADDITIONAL EXISTING LAND USE CATEGORIES: MDR, CGC.

Location Of Property

General Location

ALONG THE NORTH SIDE OF EMERSON STREET BETWEEN ST. AUGUSTINE RD & PHILIPS HWY

House #	Street Name, Type and Direction	Zip Code
2179	EMERSON ST	32207

Between Streets
ST. AUGUSTINE RD. and PHILIPS HWY.

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

12.08 Acres @ \$10.00 /acre: \$130.00

3) Plus Notification Costs Per Addressee

119 Notifications @ \$7.00 /each: \$833.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,232.00


NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

June 2, 2021

PART OF LOT 17, THOMAS REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 99 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND A PART OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

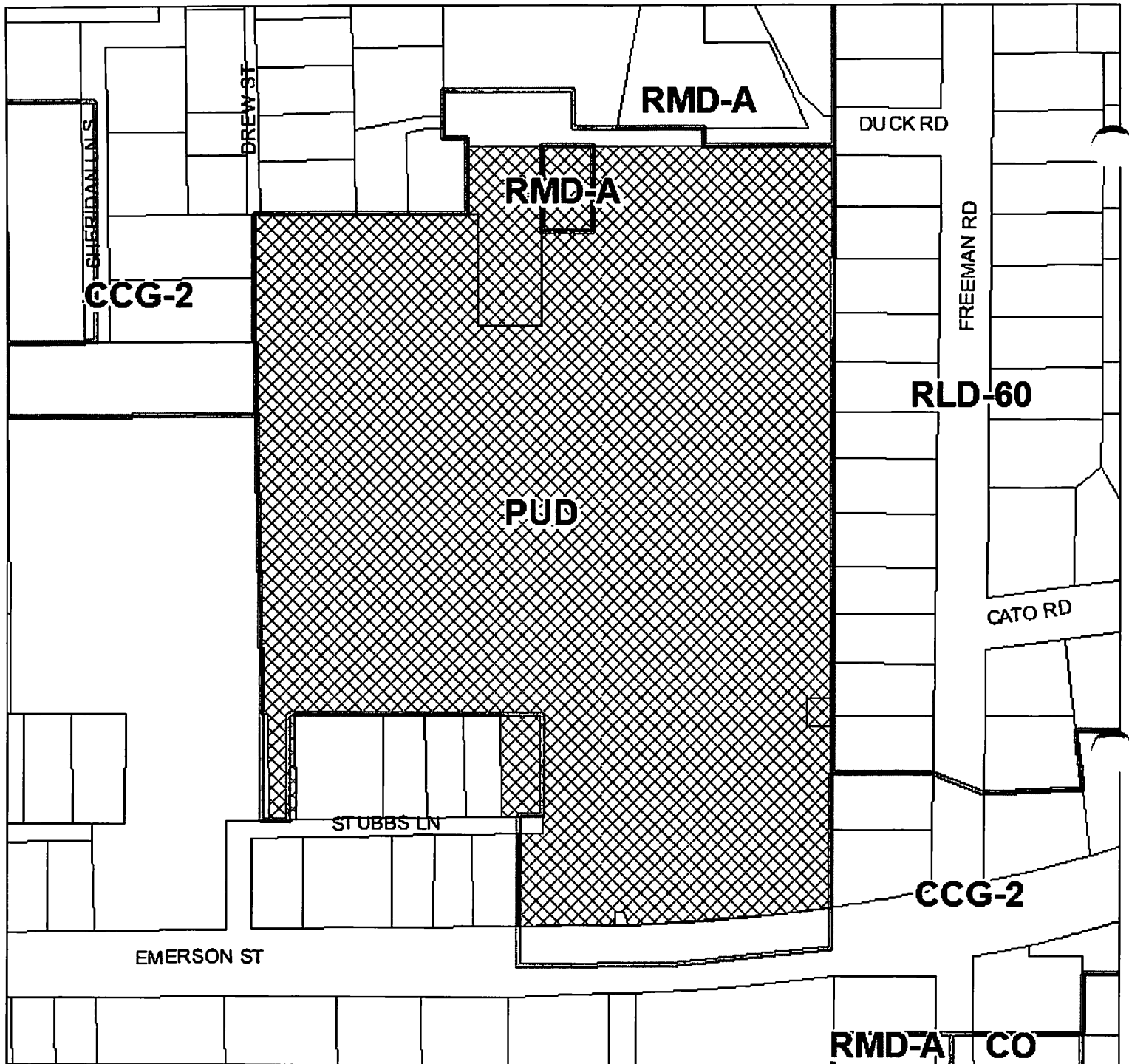
BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF EMERSON STREET (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND THE WEST LINE OF PINE FOREST HEIGHTS AS RECORDED IN PLAT BOOK 22, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT ALSO LYING ON A CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1869.86 FEET); THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 238.53 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°15'00" WEST, 238.37 FEET); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE NORTH 22°06'33" WEST A DISTANCE OF 15.01 FEET; THENCE SOUTH 89°12'05" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°37'14" EAST, A DISTANCE OF 14.00 FEET TO THE SAID NORTH RIGHT OF WAY LINE, SAID POINT LYING AT A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION ALONG AND AROUND THE ARC OF A CURVE (CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1869.86 FEET), A DISTANCE OF 10.29 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°32'13" WEST 10.29 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 89°41'41" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 83.34 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 00°26'19" WEST ALONG THE EAST LINE OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 15139 PAGE 868 OF SAID COUNTY, A DISTANCE OF 100 FEET TO THE SOUTH RIGHT OF WAY LINE OF STUBBS LANE (A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°07'25" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 50.01 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 02°13'28" WEST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6112, PAGE 2117 OF SAID COUNTY, A DISTANCE OF 99.78 FEET; THENCE SOUTH 89°22'21" WEST, A DISTANCE OF 250.09 FEET; THENCE SOUTH 02°25'49" EAST, A DISTANCE OF 117.76 FEET; THENCE SOUTH 89°13'06" WEST, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19121, PAGE 1879 OF SAID COUNTY; THENCE NORTH 02°25'49" WEST ALONG SAID EAST LINE, A DISTANCE OF 127.91 FEET; THENCE NORTH 89°22'43" WEST A DISTANCE OF 7.54 FEET; THENCE NORTH 01°18'10" WEST A DISTANCE OF 379.90 FEET TO A POINT OF INTERSECT; THENCE NORTH 00°33'58" WEST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1903, PAGE 589, AND BOOK 3910, PAGE 71, AND BOOK 17789, PAGE 118 OF SAID COUNTY A DISTANCE OF 214.68 FEET TO THE TERMINUS OF DREW STREET (A 15 FOOT RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 89°19'08" EAST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15165, PAGE 1786, AND BOOK 17957, PAGE 1314, AND BOOK 5662, PAGE 1009 OF SAID COUNTY, A DISTANCE OF 250.21 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5662, PAGE 1009; THENCE NORTH 00°04'43" WEST ALONG SAID EAST LINE A DISTANCE OF 87.58 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 16665, PAGE 1869 OF SAID COUNTY; THENCE SOUTH 89°29'42" EAST ALONG SAID SOUTH LINE, A



DISTANCE OF 430.50 FEET TO THE WEST LINE OF PINE FOREST HEIGHTS AS RECORDED IN PLAT BOOK 22, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°26'36" WEST ALONG SAID WEST LINE, A DISTANCE OF 681.74 FEET; THENCE NORTH 89°29'00" WEST, A DISTANCE OF 1.57 FEET; THENCE SOUTH 00°24'06" WEST, A DISTANCE OF 215.25 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF EMERSON STREET AND THE POINT OF BEGINNING.

CONTAINING 525,821 SQ FT/12.07 ACRES MORE OR LESS
CERTIFIED TO: GOODSON NEVIN & ASSOCIATES



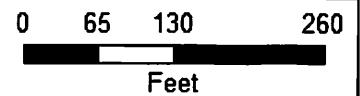
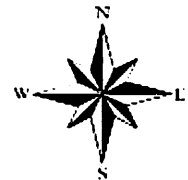
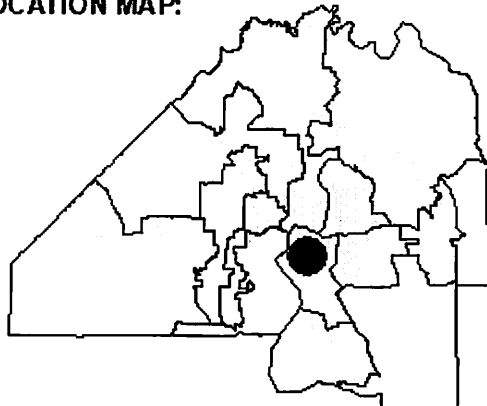


REQUEST SOUGHT:

FROM: CCG-2, RMD-A, & PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

5

TRACKING NUMBER

T-2021-3509

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D
PUD Written Description
The Village at Southside PUD
May 25, 2021
City Development Number: TBD.

I. PROJECT DESCRIPTION

A. The Village at Southside PUD affordable senior housing apartment development proposal, anticipated to be located on undeveloped property owned by The Southside Church of God in Christ, Inc., is planned to occupy 5.24+/- Acres of the Church's total 12.56 +/- acres of land (Please see Exhibit F, the proposed development's Conceptual Site Plan).

There are two (2) Churches currently established on the subject property.

The main Church facility (RE #126635-0000), constructed in 2004, is made up of 18,746+/- enclosed sf of Effective Area.

The second Church facility (RE #126038-0000), constructed in 1941, is made up of 326 enclosed sf of Effective Area.

The Developer, Smith-Henzy Advisory Group, noting the unavailability of affordable senior housing apartment units in this area of Jacksonville, has entered into a Resolution Agreement with The Southside Church of God in Christ, Inc. to help the Church undertake the project (please see Exhibit 3).

The Village at Southside PUD proposal is located in the Pine Forest/East San Marco neighborhoods of southeast Jacksonville, north of Emerson Street between St. Augustine Road to the west, and Freeman Road to the east, and is bordered by Sheridan Lane and Duck Road to the north, and then by Emerson Street to its south.

To the immediate northwest of the proposed senior affordable apartment housing development are three (3) lots zoned RMD-A (MDR Future land Use Classification), and, immediately west and southwest, various types of commercial properties zoned CCG-2 (CGC future land use classification).

A number of commercial properties lie immediately south of the Church property are also zoned CCG-2 (CGC), while immediately adjacent to the Church property's easterly boundary are found fourteen (14) established single family detached dwelling units along Freeman Road that are zoned RLD-60 (LDR future land use classification).

Please see Exhibit "F" that depicts the locations of the neighboring properties and their respective zoning classifications.

B. The project name is "The Village at Southside PUD".

C. Project Landscape Architect:

Tom Norman, A.I.A. LEEDS AP
Elbert Norman Brady Architects
1361 13th Avenue South, Suite 230
Jacksonville Beach, Florida 32250
(904) 241-9997
tnorman@enbarchitects.com

D. Project Engineer:

Edward Goodson
Goodson Bergan & Associates
10175 Fortune Parkway, Suite 403
Jacksonville, Florida 32256
(904) 519-7770
(904) 699-5698 (cell)
EGoodson@gbacivil.com

E. Project Developer:

Erin Schlitts
Vice President of Development
Smith & Henzy Advisory Group, Inc.
Delray Beach, Florida 33444
(231) 883-7692
eschlitts@smithhenzy.com

F. Current Land Designations:

MDR (Medium Density Residential), LI (Light Industrial), CGC (Community General Commercial).

G. Current Zoning District: PUD, RMD-A, CCG-2 and RLD-60 (please see Exhibit "E" Zoning Map).

H. Requested Zoning District: PUD.

I. Real Estate Number: RE #126635-0000; RE #126035-0010 and RE #126038-0000 (please see Exhibit "E" for Property Appraiser Card & Maps).

II. QUANTITATIVE DATA

A. Total Acreage: 12.56+/- acres.

B. Total number of dwelling units: Maximum 187 affordable senior apartment units on 9.56+/- Acres of Subject Property.

C. Total number of non-residential floor area: 0.

D. Total amount of recreation area: 1.00+/- Acres (.09%).

E. Total amount of open space: 3.50+/- Acres (28%).

F. Total amount of public/private rights of way: 0.

G. Total amount of land coverage of all buildings and structures: 112,100 enclosed sf (21%).

H. Phase schedule of construction:

- Single Phase
- Horizontal development to commence 1st Quarter of 2022
- Affordable Senior Housing Apartment development of all apartment units anticipated by 2023.

III. STATEMENTS

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

The three (3) existing Future Land Use and Zoning Classifications of the subject property do not all allow the development of affordable senior apartments (MDR/RMD-A, CGC/CCG-2 and LI/PUD).

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.

(1). Continued operation and maintenance of areas not so operated and/or maintained by the City shall be managed and effected by The Southside Church of God in Christ, Inc. and/or The Village at Southside Incorporated Home Owners Association ("HOA"), created by the Developer prior to the completion of the affordable senior apartment housing development, issuance of any certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council.

(2). Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the development's initial building permit applications.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1). Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(2). Home occupations meeting the performance standards and development criteria set forth in Part 4, Chapter 655, Ordinance Code.

(3). Multiple-family dwellings.

(4). Housing for the Elderly.

(5). Churches, including a rectory or similar use, as well as day care meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

(1). Animals other than household pets meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.

(2). Home occupations meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(C). Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary.

(1). The number of temporary offices on site shall not exceed three (3) at any given time; they shall be removed upon the completion of all sales and construction activities on the subject property.

(2). No construction trailers shall be located next to a completed and occupied affordable senior apartment dwelling unit.

(3). Completed affordable senior apartment units may be used as model apartments or sales or construction offices.

(D). Limitations on Permitted or Permissible Uses by Exception.

- All Permissible Uses by Exception shall be required to prepare and submit a Planning and Development Department Zoning Exception application to the Planning and Development Department for its review and recommendation to the City of Jacksonville Planning Commission, who will consider the application and make its determination to approve or deny the proposed Zoning Exception.

(E). Permitted Accessory Uses and Structures:

- Accessory uses and structures are allowed as permitted in Section 656.403, Ordinance Code.

V. DESIGN GUIDELINES

(A). Lot Requirements:

- (1) Minimum Lot Area: NA.
- (2). Minimum Lot Width: NA.
- (3). Maximum Lot Coverage: NA.
- (4). Minimum Front Setback: 25 feet
- (5). Minimum Side Setback: 10 feet.
- (6). Minimum Rear Setback: 10 feet.
- (7). Maximum Structure Height: 50 feet.

(B). Ingress, Egress and Circulation:

(1). Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6, Chapter 656, Ordinance Code.

(2). Vehicular Access:

(a). Vehicular access to The Village at Southside PUD shall be by way of Emerson Street and, potentially, by way of Duck Road (pending acquisition of access/egress rights, as substantially shown in the Conceptual Site Plan (please see Exhibit "F"). The final location of all access points is subject to the review and approval of the Planning and Development Department's Development Services Division.

(b). The Village at Southside PUD, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the existing Church and those intended to provide for the proposed affordable senior apartments that will share the overall site, if ownership or occupancy of the subject property is subdivided among more than one person or entity.

(3). Pedestrian Access:

(a). Pedestrian access and circulation shall be provided by Developer installed sidewalks in accordance with the 2030 Comprehensive Plan.

(C). Signs:

(1). The Developer may construct up to two (2) permanent, double faced identity signs at each side of the entrance to The Village at Southside PUD at Emerson Road, and, potentially, at Duck Road. The sign(s) may be located within the roadway right-of-way or on private property. The sign(s) shall not exceed twenty-four (24) square feet each in area or twelve (12) feet in height each (please see Exhibit "H" for examples of the proposed entry signage models).

(2). Real estate and construction signage shall also be allowed as provided for by Part 656.1306 and Section 656.1307, Ordinance Code.

(D). Landscaping, Fencing and Buffering & Stormwater Runoff Control:

(1). The Property shall be developed in accordance with the Part 12 Zoning Landscape Regulations of Section 656, Ordinance Code (as of January 1, 2019) and per the City of Jacksonville Charter Article 25.

(2). To mitigate the proximity of The Village at Southside PUD where abutting residential land use classified lands and to adjacent residentially zoned districts (as depicted in Exhibit "F"), a six (6) foot fence and/or landscaped buffer, at least 85% opaque, shall be provided along the exterior boundaries of the Village at Southside PUD's so affected boundaries, as described in the proposed Conceptual Site Plan (at Exhibit "F").

(E). Recreation and Open Space.

(1). The Village at Southside PUD will feature at least (1.0+/-) acre of passive recreation areas, suitable for its affordable senior apartment unit residents, pursuant to the City Standard for projects proposing at least 100 single family dwelling units.

(F). Utilities:

(1). Potable water will be provided for by the Jacksonville Electric Authority ("JEA").

(2). Sanitary sewer will be provided for by JEA.

(3). Electric services will be provided for by JEA.

(G). Wetlands:

(1). If necessary, all wetlands will be re-permitted according to local, state and federal regulations.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD differs from the usual application of the Zoning Code because it will include unique buffering, site planning and other conditions that would not be required through a strict application of the subject site's existing Future Land Use and Zoning Classifications. The proposed senior living apartment development will fulfill the demand for senior affordable housing needs appropriate to senior citizens' lifestyles and income levels. It will have a positive impact on the area, blend well with the surrounding uses and may help to increase the property values of the neighboring property in the area.

(A). The subject property is currently zoned PUD (Ordinance 2009-753-A), which did not provide for senior affordable apartments at the time it was approved, the Church choosing not to make application for a future land use change to the 2010 Comprehensive Plan in concert with the PUD to allow for any residential uses, so that today the Church's future land use classifications are inconsistent with the proposed multi-family residential use.

Given the limited number of available senior affordable apartments units available for lease in the immediate area, and noting housing development patterns throughout the City and the Pine Forest/San Marco neighborhoods, The Village at Southside PUD site can be characterized as an undeveloped "infill" location and thus is ripe for this type of residential development in response to the ongoing senior aging ("Baby Boomers") cohort growth in the City.

The proposed maximum 187 senior affordable apartment housing project at this location is not possible under a strict application of the City's Zoning Code.

(B). Approval of The Village at Southside PUD will allow the development of a maximum 187 affordable senior apartment units will serve as a transitional use between the existing residential and commercial properties to its west, existing residential units to its northerly boundary, to its east (LDR/RDL-60 lots) and to its southerly neighbors (CGC-CCG-2) particularly given a significant portion (3.5+/- acres) of the proposed PUD's subject property is classified as jurisdictional wetlands, leaving the neighbors to the southwest, south and east with little or no impact on the character of their respective view sheds.

(C). The Village at Southside PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan.

For example:

(1). FLUE Goal 1. To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health safety and welfare posed by hazards, nuisances, incompatible land uses and degradation.

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

(3). FLUE Policy 1.1.9. Permits development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined in the Future Land Use map category description and their associated provisions.

(4). FLUE Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional and federal regulations.

(5). FLUE Policy 1.2.9. Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the Sanitary Sewer Sub-Element.

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

(7). 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.

VIII. ADDITIONAL PUD REVIEW CRITERIA

(A). Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency and mobility requirements as mandated by the City under Chapter 655, Ordinance Code and Ordinance 2020-235-E as administered by the Planning and Development Department's Concurrency and Mobility Management System Office.

(B). Allocation of Residential Land Use: The Village at Southside PUD is also applying for a proposed Small Scale Land Use Amendment in order to be consistent with land use allocations under the Future Land Use Element of the City's 2030 Comprehensive Plan.

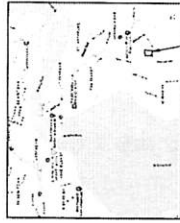
(C). Sidewalks, Trails and Bikeways: Sidewalks will be provided pursuant to the requirements for sidewalk establishment established under the City's 2030 Comprehensive Plan.

(D). Storm Water Retention: The Village at Southside PUD already features an existing stormwater retention pond yet shall comply with any additional stormwater retention facilities to accommodate the stormwater runoff emanating from its proposed affordable senior apartments pursuant to the City of Jacksonville's Design Guide and Best Practices Manual.

(E). No wildlife survey is required because The Village at Southside PUD's overall site is less than fifty (50) acres.

DATE: 02-25-11
PROJECT NO.: 15586
DESIGNED BY: EDWARD GOODSON
DRAWN BY: JH
SCALE: 1"=50'
Title: Revision

CONSTRUCTION SHALL BE USED FOR
CONSTRUCTION PURPOSES ONLY
SHEET TITLE
EXHIBIT-1
EX-1
SHEET



SITE DATA SUMMARY

PROPERTY OWNER (CHURCH): SOUTHWEST CHURCH OF GOD IN CHRIST, INC.
2179 EMERSON ST. 32207
JACKSONVILLE, FL 32207
ATTENTION: JEFFREY BERGEN
10155 FORSTER PARKWAY, SUITE 402
JACKSONVILLE, FL 32218
10.92 AC
14.51
3

SITE ADDRESS: 2179 EMERSON ST. 32207
TOTAL OWNED SITE AREA: 10.92 AC
EXC. 2.07 AC + PROP. 8.45 AC

PLANNING DISTRICT: 14.51
3

MINIMUM YARD REQUIREMENTS
FRONT: 25
SIDE: 10
REAR: 10
SIDE SETBACK: 48
MAX STRUCTURE HEIGHT: 48
(85% OPAQUE BUFFER ALONG EAST PROPERTY LINE)

PARKING REQUIREMENTS
VEHICLE (0.9 spaces per unit)

GENERAL:
Priority Apposer Number (RE #): 126635-0200
Existing Zoning Designations: LDR, RMD-A, CCG-2
Proposed Zoning: CCG-2
Flood Zone: Flood Zone X
Flood Zone (Show in Plans): ZONE X

PROPERTY NUMBER	EXISTING ZONING	EXISTING LAND USE	ACRES
2179	PUD	LDR (REAC), MOR (L27 AC), CCG (18 AC)	0.22
2205	CCG-2	CCG	0.18
2224	CCG-2	CCG	0.18
2218	CCG-2	CCG	0.18
2216	CCG-2	CCG	0.18
2214	CCG-2	CCG	0.18
2178	RD-40	LDR	0.15
2176	RD-40	LDR	0.15
2174	RD-40	LDR	0.15
2172	RD-40	LDR	0.15
2170	RD-40	LDR	0.15
2168	RD-40	LDR	0.15
2166	RD-40	LDR	0.15
2164	RD-40	LDR	0.15
2162	RD-40	LDR	0.15
2160	RD-40	LDR	0.15
2158	RD-40	LDR	0.15
2156	RD-40	LDR	0.15
2154	RD-40	LDR	0.15
2152	RD-40	LDR	0.15
2150	RD-40	LDR	0.15
2148	RD-40	LDR	0.15
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2116	RD-40	LDR	0.15
2114	RD-40	LDR	0.15
2112	RD-40	LDR	0.15
2110	RD-40	LDR	0.15
2108	RD-40	LDR	0.15
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2104	RD-40	LDR	0.15
2102	RD-40	LDR	0.15
2100	RD-40	LDR	0.15
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2020	RD-40	LDR	0.15
2018	RD-40	LDR	0.15
2016	RD-40	LDR	0.15
2014	RD-40	LDR	0.15
2012	RD-40	LDR	0.15
2010	RD-40	LDR	0.15
2008	RD-40	LDR	0.15
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1604			

EXHIBIT F

PUD Name

The Village at Southside PUD

Land Use Table

Total gross acreage	12.07 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	9.56 Acres	79 %
Total number of dwelling units	187 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	2.51 Acres	21 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	112100 Sq. Ft.	20 %



Availability Letter

Edward Goodson

3/11/2021

Goodson Bergen & Associates Consulting Engineers, Inc.

10175 Fortune Parkway Suite 403

Jacksonville, Florida 32256

Project Name: Emerson Elderly Living Facility

Availability #: 2021-1034

Attn: Edward Goodson

Thank you for your inquiry regarding the availability of Reclaim, Sewer, 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 Conditions 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/

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

Sincerely,

 Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-1034

Request Received On: 3/10/2021

Availability Response: 3/11/2021

Prepared by: Susan West

Expiration Date: 03/11/2023

Project Information

Name: Emerson Elderly Living Facility

Address:

County: Duval County

Type: Reclaim,Sewer,Water

Requested Flow: 15000

Parcel Number: 126635 0000

Location:

Description: A new 150 unit / bed elderly living facility based on 100 GPD per unit / bed = 15,000 GPD.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Existing 12 inch water main along Emerson St

Connection Point #2: Existing service may be used if adequate

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8 inch gravity sewer and manhole at the southerly end of Drew Street

Connection Point #2: Existing service may be used if adequate

Sewer Special Conditions: Temporary construction easement may be required for work along Drew Street

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Point of connection location(s) to be field verified by developer during project design. If needed,
General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.