

# 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

August 19, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**

**Ordinance No.: 2021-518**

**Application for: AC Skinner Parkway PUD**

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

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 3, 2020
2. The revised written description dated July 30, 2021
3. The original site plan dated March 8, 2021

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

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

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

Planning Commission Vote: 6-0

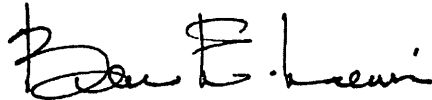
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye

Planning Commission Report  
Page 2

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

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

Sincerely,



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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING 2021-0518 TO PLANNED UNIT DEVELOPMENT**

**AUGUST 19, 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 **2021-0518** to Planned Unit Development.

***Location:*** 0 J Turner Butler Boulevard (SR 202)  
Between J Turner Butler Boulevard and A.C.  
Skinner Parkway

***Real Estate Number(s):*** 154271 0100; 154377 0100

***Current Zoning District:*** Commercial Office (CO)

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

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

***Proposed Land Use Category:*** High Density Residential (HDR)  
Recreation and Open Space (ROS)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Paul M. Harden, Esq.  
Law Office of Paul M Harden  
1431 Riverplace Boulevard, Suite 901  
Jacksonville, Florida 32207

***Owner:*** Jacksonville Transportation Authority  
100 N. Myrtle Ave  
Jacksonville, Florida 32203

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2021-0518** seeks to rezone approximately 42.55 acres of land from Commercial Office (CO) to Planned Unit Development (PUD). The rezoning to PUD is being sought so that the property can be developed with multi-family dwellings and a park that will be owned, maintained, and operated by the City of Jacksonville.

The PUD is proposing a maximum of 1,003 multi-family dwellings units.

There is a companion Land Use Amendment, 2021-0517 (L-5443-20A). The proposed LUA is to amend the parcel from Community General Commercial (CGC) to High Density Residential (HDR) and Recreation and Open Space (ROS.)

### **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.

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

Yes. The Planning and Development Department finds that if Ord. 2021-0517 is approved, the subject property's Land Use category will be located in the High Density Residential (HDR) and Recreation and Open Space (ROS) functional land use categories 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. According to the category description of the Future Land Use Element (FLUE), High Density Residential (HDR) land use category is intended to provide compact medium to high density mixed use development. Medium to high density residential development which includes limited commercial uses which serve the residential component of HDR developments as well as adjacent neighborhoods is preferred to reduce the number of Vehicle Miles Traveled. Multi-family housing is a principal use in the HDR land use category. Within the Urban Area, the minimum density in the HDR land use category is 20 unit/acre and the maximum density is 60 units/ acre. The PUD proposes up to 1,003 dwelling units, which is within the maximum allowable density.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) 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 the intent of the regulations by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and

Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

*(1) Consistency with the 2030 Comprehensive Plan*

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): High Density Residential (HDR) and Recreation and Open Space (ROS.)

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:

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.

*The proposed project will be served by centralized wastewater and potable water distribution. The proposed project is consistent with Policy 1.2.9*

Policy 6.3      The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

*The proposed project will be built along a long stretch of A.C. Skinner Parkway which is currently vacant and underutilized. The proposed project will be consistent with policy 6.3.*

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

**Airport Environment Zone**

The site is located within the 500 foot Height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for

such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

#### Future Land Use Element

**Objective 2.5** Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

#### Flood Zones

Approximately 31.3 acres of the subject site is located within either the AE or 0.2 Percent Annual Chance Flood Hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory.

The 0.2 Percent Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within the 0.2 Percent Annual Chance Flood Hazard flood zones. These areas are deemed to be subject to moderate flood hazards. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

#### Conservation /Coastal Management Element (CCME)

**Policy 1.4.4** The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

**Policy 2.7.1** The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

**Policy 2.7.3** The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

**Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands jurisdictional boundary determination has been provided by the applicant that indicates the location and size, of the wetlands located within the boundaries of the application site. The Planning and Development Department used the City's geographic information data to determine the type(s), quality and functional value of the wetlands within the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

**Wetlands Characteristics:**

Approximate Size: 9.54 Acres

General Location(s): The wetlands are located at various locations throughout the property

Quality/Functional Value: The wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones, yet has an indirect impact on the City's waterways.

Soil Types/Characteristics: Surrency Loamy Fine Sand (66) - The Surrency series consists of nearly level, very poorly drained soils. In areas in depressions, the high water table generally is at or above the soil surface for very long periods.

Lynn Haven fine sand (35) - The Lynn Haven series consists of gently sloping, poorly drained, sandy, generally found on flats and in steep areas of side slopes, formed in thick beds of sandy marine sediment. The wetland soils areas have water tables near or above the ground surface.

Wetland Category: Category III

Consistency of Permitted Uses: Any development within the wetlands must meet the performance standards in CCME Policies 4.1.3, 4.1.4, and 4.1.6 below.

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

Wetlands Impact: Insufficient information to determine impacts

Associated Impacts: The wetlands are associated with the AE and 0.2 Percent Flood Hazard Flood Zone

*(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. On August 6, 2021 the CMMSO provided the following comments;

*Currently, Mobility # 103926.0 / CCAS # 103926.3: JTC Apartments is reserved in the Concurrency system for only 800 apartment units.*

*The agent/owner will need to reapply for a new Mobility application and submit a CRC application if they are increasing the number of apartment units from 800 units to now be 1,003 apartment units, which will increase the Mobility Fee Calculation Assessment.*

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a multi-family development and a park. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: According to the submitted site plan and written description, the proposed PUD will include a park that is to be owned, operated, and maintained by the City of Jacksonville.

The use of existing and proposed landscaping: The property shall be developed in accordance with the requirements of Part 12 Landscaping Regulations of the Zoning Code.

The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

The use and variety of building groupings: The site plan shows a mix of 5-story apartment buildings and carriage houses.

*(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 on a large undeveloped piece of property between A.C. Skinner Parkway and



J. Turner Butler Boulevard. Properties along A C Skinner are developed as business parks and multi-family dwellings. The proposed multi-family development at this location complements the existing hospital, various office and commercial uses by increasing the housing options for those that are employed in the immediate area.

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 Property Use
North	CGC/RPI	PUD	Multi-family dwellings
East	CGC	PUD	Multi-family dwellings
South	MDR/HDR	PUD/RMD-D	Vacant
West	BP	IBP	Vacant

*(6) Intensity of Development*

The proposed development is consistent with the HDR and ROS functional land use categories and will be developed with a 1,003 unit multi-family development, along with a City park. The PUD is appropriate at this location because it will support the existing hospital, various office and commercial uses by increasing the housing options for those that are employed in the immediate area.

The availability and location of utility services and public facilities and services: The site will be required to be serviced by JEA for water and sewer.

**School Capacity**

Based on the Development Standards for impact assessment, the 42.55 acre proposed land use map amendment has a development potential of 1,003 multi-family dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis  
Ordinance 2021-0518

Development Potential: 1,003 Residential Units

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats	Available Seats – Adjacent CSA 3 & 5
Elementary	4	5,438	80%	167	100%	475	1,829
Middle	4	4,005	82%	73	85%	305	261
High	4	856	67%	93	86%	45	48
<b>Total New Students</b>				<b>333</b>			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The site is served by the following schools:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Beaulec ES #230	4	167	1,041	669	64%	73%
Southside MS #211	4	73	977	955	98%	80%
Englewood HS #90	4	93	1,864	1,852	99%	101%

- Does not include ESE & room exclusions
- Analysis based on **1,003** dwelling units – 2021-0518

(7) Usable open spaces plazas, recreation areas

The site includes a proposed park that will be owned, operated, and maintained by the City of Jacksonville.

(8) Impact on wetlands

Wetlands will be permitted according to local, state, and federal requirements.

(9) Listed species regulations

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

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

The site will be developed in accordance with Part 6 of the Zoning Code, except the ratio shall be 1.50 parking spaces per unit.

*(11) Sidewalks, trails, and bikeways*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

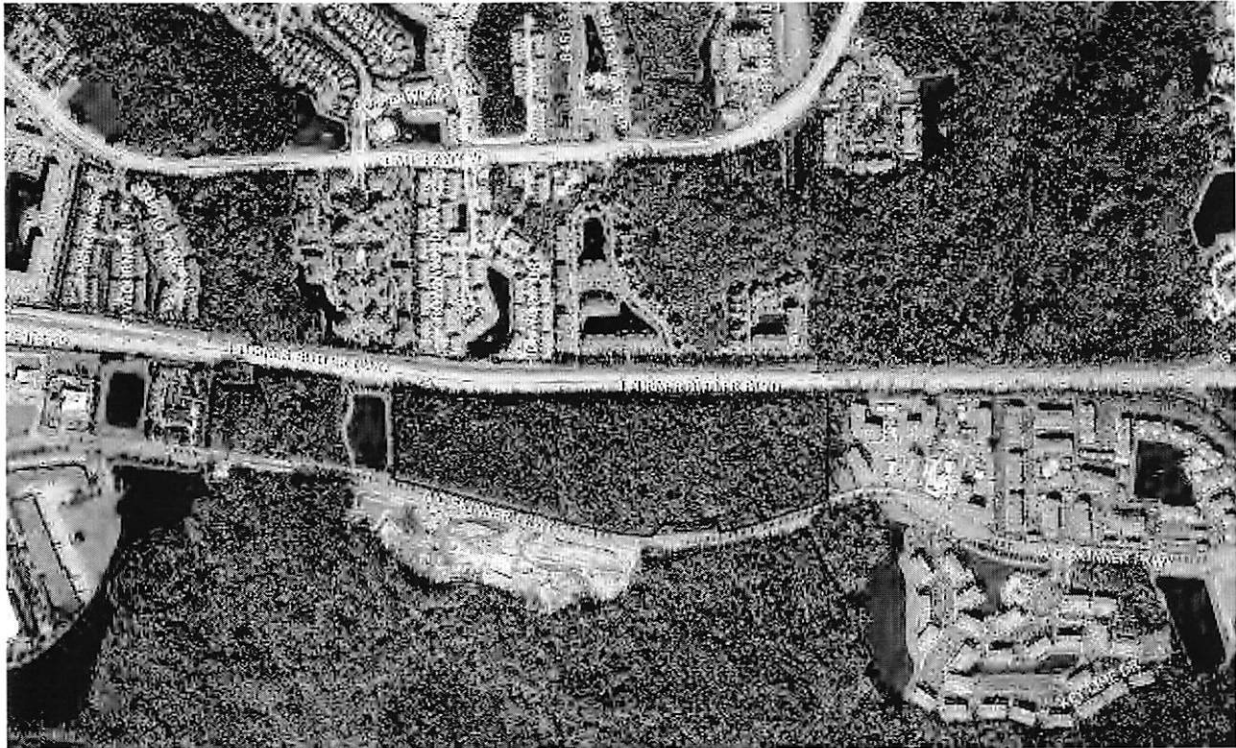
### **SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on August 12, 2021, the required Notice of Public Hearing sign was **not** posted on the property. Staff contacted the property owner on August 12, 2021, advising that the sign must be posted and remain posted until after the hearing and requested a photo proving the sign has been posted.

### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-0518 be **APPROVED with the following exhibits:**

- The original legal description dated April 3, 2020
- The revised written description dated July 30, 2021
- The original site plan dated March 8, 2021



*Source: Planning & Development Department*

**Aerial view of subject property.**



*Source: Planning & Development Department*

**View of the subject property from A.C. Skinner Parkway.**



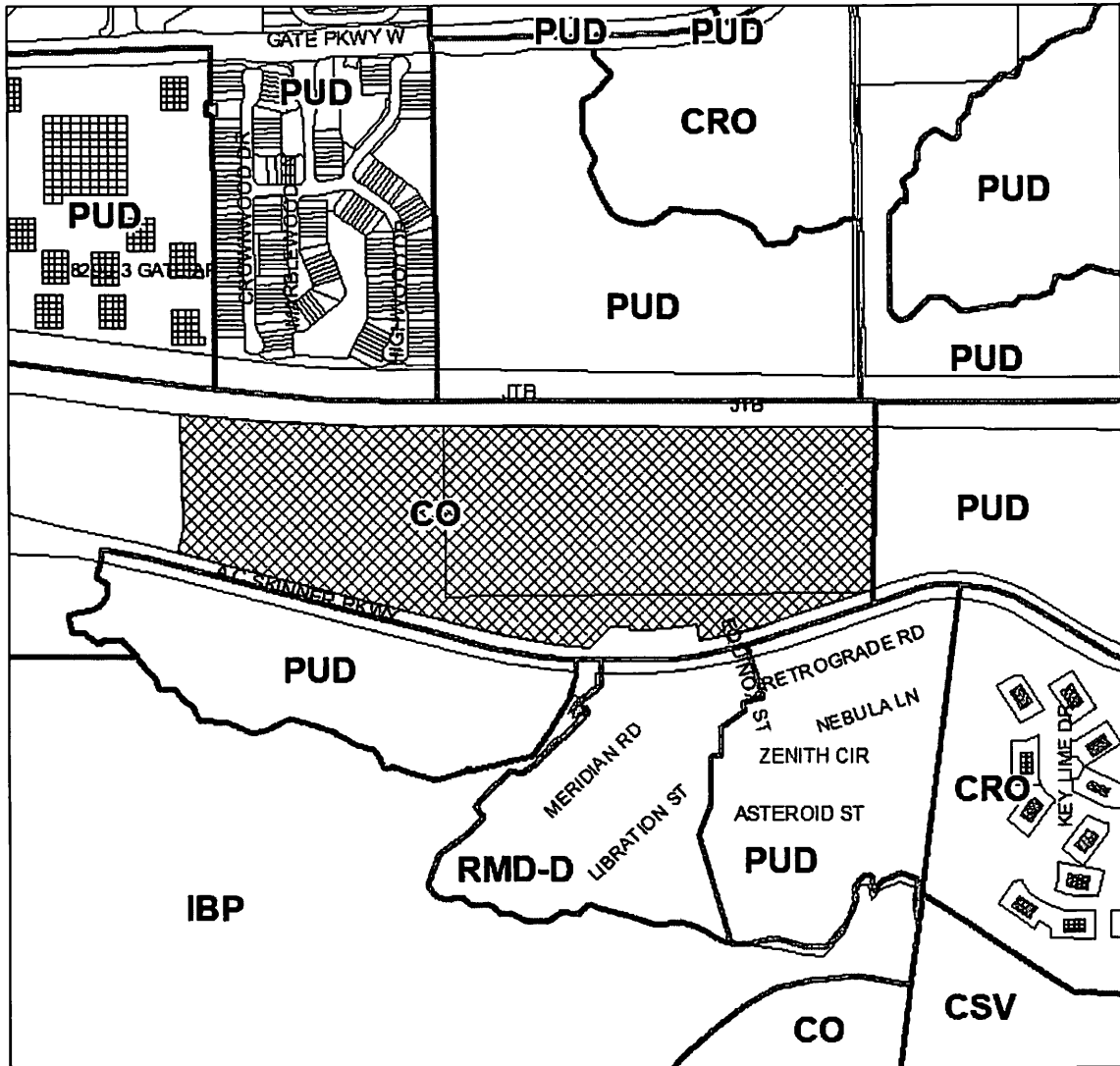
*Source: Planning & Development Department*

**View of the subject property from A.C. Skinner Parkway.**



*Source: Planning & Development Department*

**View of the neighboring property located south of the subject property.**

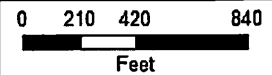
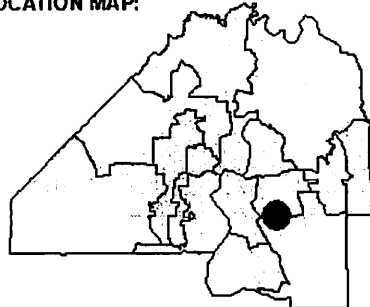


**REQUEST SOUGHT:**

**FROM: CO**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**11**

**ORDINANCE NUMBER**

**ORD-2021-0518**

**TRACKING NUMBER**

**T-2021-3486**

**EXHIBIT 2  
PAGE 1 OF 1**

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2021-0518 **Staff Sign-Off/Date** KPC / 07/21/2021  
**Filing Date** 07/21/2021 **Number of Signs to Post** 14  
**Hearing Dates:**  
**1st City Council** 08/24/2021 **Planning Commission** 08/19/2021  
**Land Use & Zoning** 09/08/2021 **2nd City Council** 09/14/2021  
**Neighborhood Association** BAYMEADOWS COMMUNITY COUNCIL  
**Neighborhood Action Plan/Corridor Study** N/A

### Application Info

**Tracking #** 3486 **Application Status** PENDING  
**Date Started** 04/15/2021 **Date Submitted** 04/15/2021

### General Information On Applicant

**Last Name** HARDEN **First Name** PAUL **Middle Name** M.  
**Company Name**  
 LAW OFFICE OF PAUL M. HARDEN  
**Mailing Address**  
 1431 RIVERPLACE BLVD, SUITE 901  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043965731 **Fax** **Email** PAUL\_HARDEN@BELLSOUTH.NET

### General Information On Owner(s)

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

**Last Name** FERGUSON **First Name** CLEVELAND **Middle Name**  
**Company/Trust Name**  
 JACKSONVILLE TRANSPORTATION AUTHORITY  
**Mailing Address**  
 1431 RIVERPLACE BLVD., SUITE 901  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** **Fax** **Email**

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 154271 0100	11	3	CO	PUD
Map 154377 0100	11	3	CO	PUD

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

**Existing Land Use Category**

CGC

**Land Use Category Proposed?****If Yes, State Land Use Application #**

5443

**Total Land Area (Nearest 1/100th of an Acre)** 42.55**Development Number****Proposed PUD Name** JTC A.C. SKINNER PARKWAY PUD**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property****General Location**

SOUTH OF J. TURNER BUTLER BLVD, NORTH OF A.C. SKINNER PKWY

House #	Street Name, Type and Direction	Zip Code
0	J TURNER BUTLER BLVD	32256

**Between Streets**

J TURNER BUTLER BLVD and A.C. SKINNER PKWY

**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**  
  - 42.55 Acres @ \$10.00 /acre:** \$430.00
- 3) Plus Notification Costs Per Addressee**  
  - 885 Notifications @ \$7.00 /each:** \$6,195.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$8,894.00

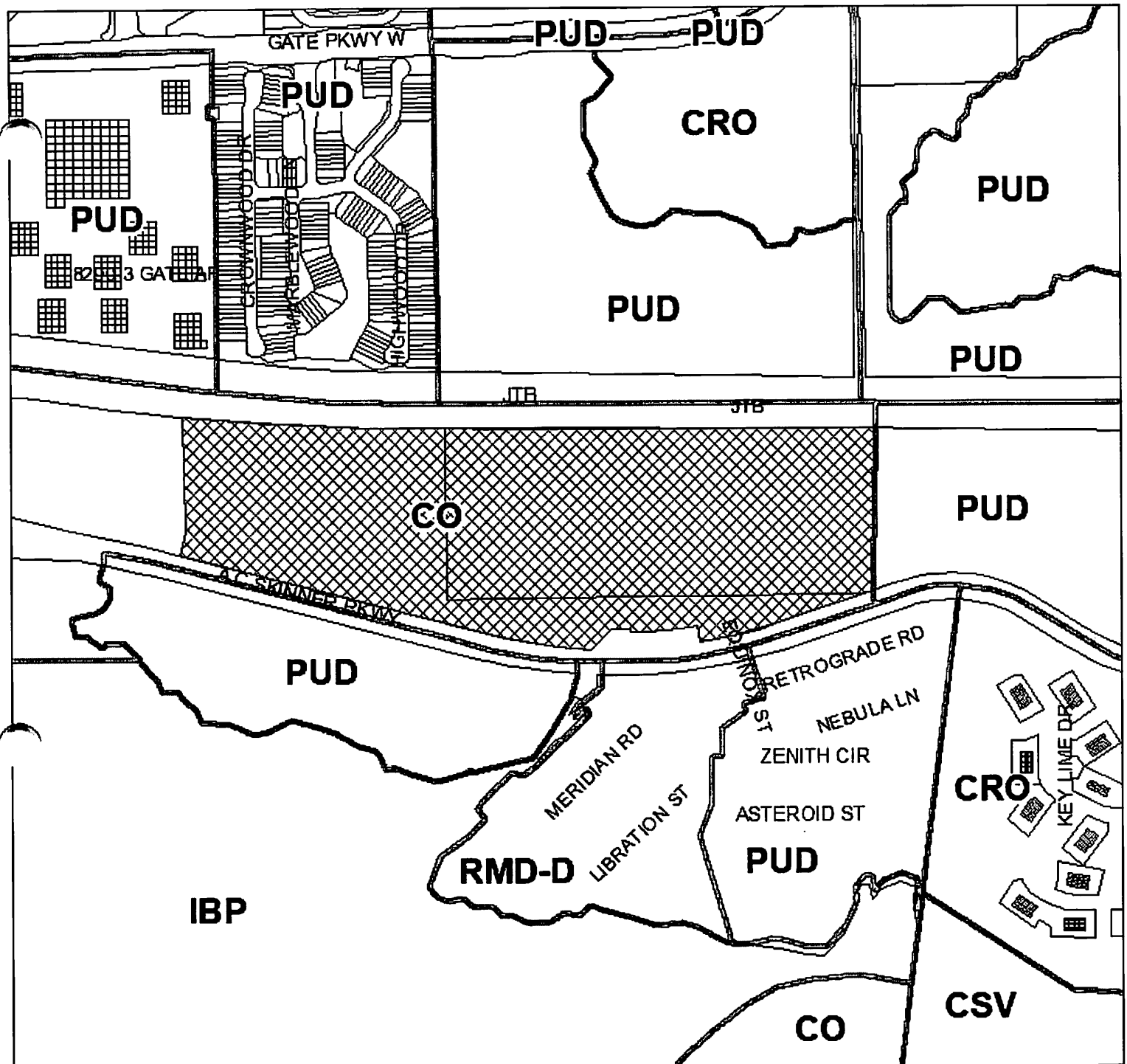
**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE

## Legal Description – 4/3/2020

ALL OR PORTIONS OF LOTS 60, 61, 62, 64 AND 65, A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AO", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP .3 SOUTH, RANGE 27 EAST, LYING EAST OF THE LINE OF DEMARCATION DESCRIBED IN DEED BOOK 1709, PAGE 547, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BELFORT ROAD (A 100 FOOT RIGHT OF WAY), WITH THE CENTERLINE OF A.G. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 67°03'07" EAST, ALONG THE CENTERLINE OF SAID A.C. SKINNER PARKWAY, A DISTANCE OF 1051.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2291.83 FEET AND A CENTRAL ANGLE OF 10°24'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 1216.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°15'07" EAST, 1201.79 FEET) TO THE POINT OF TANGENCY. THENCE SOUTH 82°32'5.3" EAST, A DISTANCE OF 1166.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3500.00 FEET AND A CENTRAL ANGLE OF 07°01'51"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 429.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°01'57" EAST, 429.23 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 75°31'02" EAST, A DISTANCE OF 56.32 FEET TO THE INTERSECTION OF THE CENTERLINE OF A.C. SKINNER PARKWAY WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE "LIMITS OF CONVEYANCE" AS RECORDED IN MAP BOOK "E", PAGE 76 OF SAID PUBLIC RECORDS; THENCE NORTH 13°29'48" EAST, DEPARTING LAST SAID CENTERLINE, AND ALONG LAST SAID SOUTHERLY PROLONGATION, A DISTANCE OF 50.01 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID "LIMITS OF CONVEYANCE" THE FOLLOWING TWO (2) COURSES: (1) NORTH 13°29'48" EAST, 89.63 FEET; (2) NORTH 01°24'55" WEST, 450.45 FEET TO A POINT ON THE CURRENT SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY). THENCE ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 82°33'36" EAST, 222.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4507.37 FEET AND A CENTRAL ANGLE OF 07°13'00"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 567.72 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°10'06" EAST, 567.35 FEET) TO THE POINT OF TANGENCY; (3) THENCE SOUTH 89°46'36" EAST, 1852.41 FEET; THENCE SOUTH 00°12'35" WEST, DEPARTING LAST SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 170.37, PAGE 1187, A DISTANCE OF 607.92 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED; THENCE ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 71°30'27" WEST, 382.03 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 09°03'52"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 308.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°02'23" WEST, 308.18 FEET TO A NON-TANGENT POINT; (3) NORTH 09°25'40" WEST, 65.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1885.00 FEET AND A CENTRAL ANGLE OF 07°44'06"; (4) THENCE ALONG AND AROUND THE ARC OF SAID CURVE. A DISTANCE OF 254.48 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°26'22" WEST, 254.29 FEET) TO A NON-TANGENT POINT; (5) THENCE NORTH 01°41'34" WEST, 15.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1870.00 AND A CENTRAL ANGLE OF 02°17'31"; (6) THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 74.80 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°27'11" WEST, 74.80 FEET TO A NON-TANGENT POINT; (7) THENCE SOUTH 45°25'48" WEST, A DISTANCE OF 110.61 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 11°35'31"; (8) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 394.52 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'48" WEST, 393.85 FEET) TO THE POINT OF TANGENCY; (9) NORTH 75°31'02" WEST, 1216.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42.55 ACRES, MORE OR LESS.

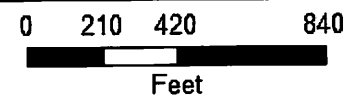
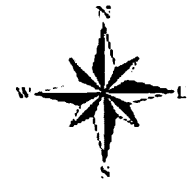
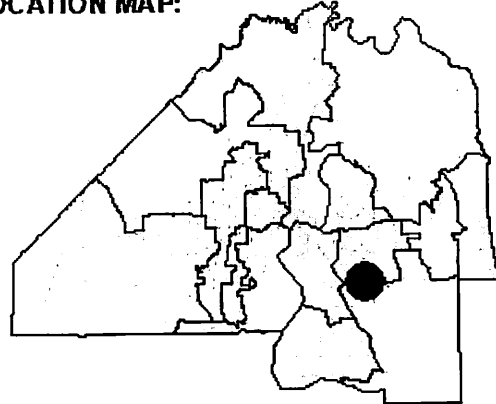


**REQUEST SOUGHT:**

**FROM: CO**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**11**

**TRACKING NUMBER**

**T-2021-3486**

# Exhibit D

## FIRST REVISED WRITTEN DESCRIPTION

**JTC A.C. SKINNER PARKWAY PUD  
RE#154271-0100 & 154377-0100**

**July 30, 2021**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 42.55 acres of property from CO to PUD. The parcel is located on the west side of Southside Boulevard, north of J. Turner Butler Boulevard.

The subject property is currently owned by the Jacksonville Transportation Authority and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/CO. The property is currently vacant. Surrounding uses include: CGC/PUD to the north; BP/IBP, MDR/RMD-D, and HDR/PUD to the south; and CGC/PUD & CGC/IBP to the East and West, respectively. The site will be developed as a high-density multi-family development fronting on a collector road or higher (as per the attached site plan). The use is allowable in the High Density Residential category upon approval of the FLUM Amendment. In addition, the site shall allow City parks, playgrounds or community structures owned, maintained and operated exclusively by the City of Jacksonville.

**Project Name:** JTC A.C. Skinner Parkway PUD  
**Project Architect/Planner:** Dwell Design Studio, LLC  
**Project Engineer:** Connolly & Wicker, Inc  
**Project Developer:** Presidium Group, LLC

### II. QUANTITATIVE DATA

**Total Acreage:** 42.55 acres  
**Total number of dwelling units:** not to exceed 1,003  
**Total amount of non-residential floor area:** 50,000 s.f  
**Total amount of public/private rights of way:** N/A  
**Total amount of land coverage of all residential buildings and structures:** 400,000 s.f.  
**Phase schedule of construction (include initiation dates and completion dates)**

Three phase construction  
1<sup>st</sup> phase: 09/01/2021-09/01/2023  
2<sup>nd</sup> Phase: 09/01/2023-09/01/2025  
3<sup>rd</sup> Phase: 09/01/2025-09/01/2027

### **III. USES AND RESTRICTIONS**

#### **Parcel A (Phases I, II and III, as shown on the site plan)**

##### **A. Permitted Uses:**

1. Multiple-family dwellings
2. Townhomes
3. Assisted living facilities
4. Home occupations meeting the performance standards and development criteria set forth in Part 4
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
6. Day care centers meeting the performance standards and development criteria set forth in Part 4

##### **B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

#### **Parcel B (Phase IV, as shown on the site plan)**

1. Parks, playgrounds or community structures meeting the performance standards and development criteria of Part 4, owned, maintained and operated by the City of Jacksonville. All other uses are prohibited.

No amendment or change this written description as to Parcel B is authorized, without the written consent of the then owner of Parcel A. Parcel B is being provided to the City of Jacksonville by the developer of Parcel A for exclusive use as a public park. Failure to own, maintain or operate Parcel B as a public park shall require title to revert to the then owner of Parcel A.

### **IV. DESIGN GUIDELINES**

##### **A. Lot Requirements:**

- (1) *Minimum lot area:* 735 square feet for each unit not to exceed 60 units per acre
- (2) *Maximum lot coverage:* 80 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 5 feet
- (5) *Minimum rear yard:* 20 feet
- (6) *Maximum height of structures:* 65 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, except the ratio shall be 1.5 parking spaces per unit.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of A.C. Skinner Parkway, 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.
  - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs. – For Each Phase**

- (1) Two (2) double faced or two (2) single faced signs not to exceed eighty (80) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign with Halo lighted letters.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs are to be cabinet structure with Halo lighted letters or individual channel Halo lighted letters not to exceed eighty (80) square footage.

#### **D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

#### **E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

#### **F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

#### **G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

### **VI. DEVELOPMENT PLAN APPROVAL**

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

### **VII. STATEMENTS**

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

The PUD site plan provides for recreational activities for the entire community, not just those residents of the lands within the legal description. Additionally, the PUD allows for a phasing of uses providing housing needed in the area.

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

The facilities will be operated and maintained by the owner, except as to those areas designated for the City park, which will be operated and maintained by the City.

### **VIII. 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 be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

- A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for clustering and the larger buffers and saved wetlands;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for phased use to meet market demand for housing as it arises.



**RESIDENTIAL - PHASES II & III**

Type III - 5 Story Wood Frame Construction w/ Parking Deck and Surface Parking

Buildings 1000 - 332 units  
Buildings 2000 - 323 units

**TOTAL - 656 Units**

**Parking Required: PHASES II & III**  
656 x 1.5 spaces/unit = 985 spaces  
**Parking Required = 985 spaces**

5 Level Deck = 1,036 spaces  
Surface Parking = 123 spaces  
**TOTAL PROVIDED = 1,159 spaces**  
(1.77 spaces/unit)

**RESIDENTIAL - PHASE I**

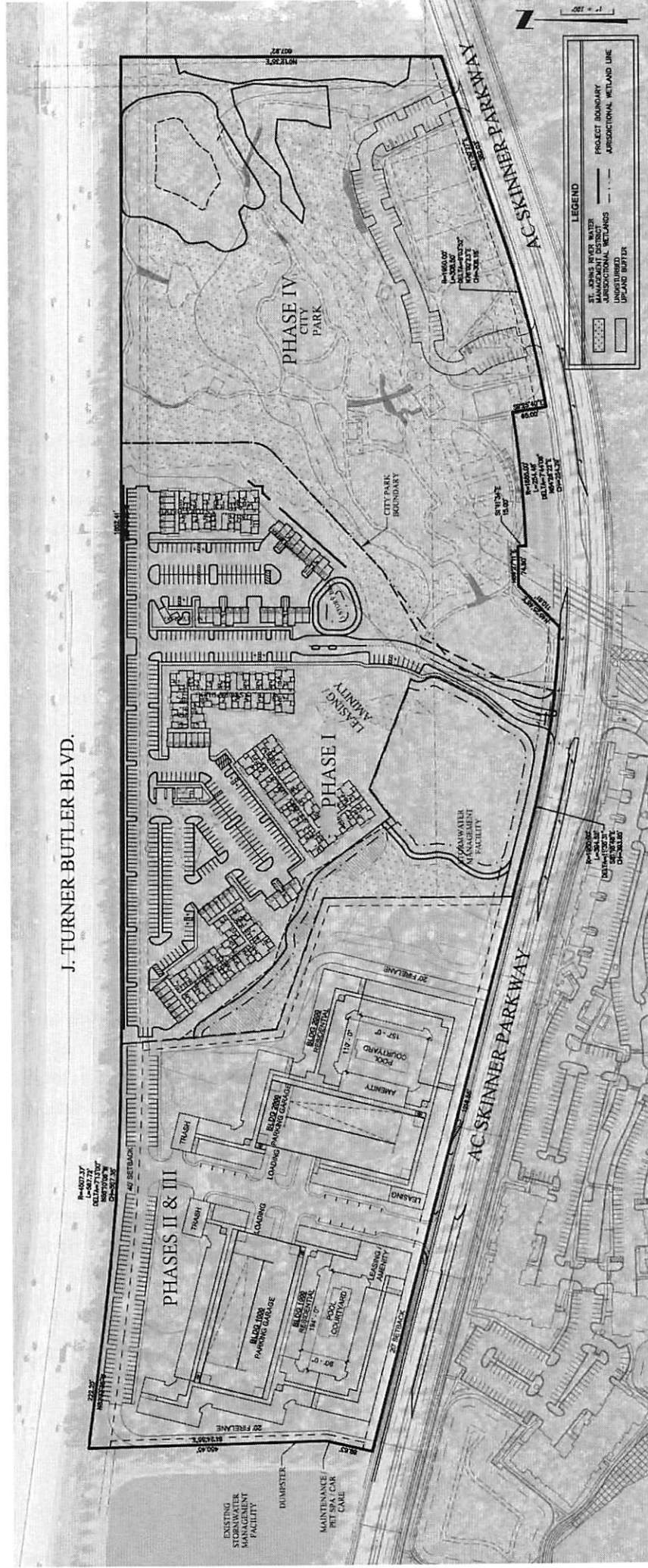
Type III - 5 Story Wood Frame Construction w/ Tuck-Under Garages and Surface Parking

Buildings 1000 - 91 units  
Buildings 2000 - 95 units  
Buildings 3000 - 93 units  
Buildings 4000 - 58 units  
Carriage Houses - 10 units

**TOTAL - 347 Units**

Leasing & Amenities - 10,000 SF

**Parking Required: PHASE I**  
347 x 1.5 spaces/unit = 521 spaces  
**Parking Required = 521 spaces**  
Tuck-Under Garages = 48 spaces  
Surface Parking = 458 spaces  
**TOTAL PROVIDED = 506 spaces**



**Overall Conceptual Site Plan**

**JTC | Jacksonville, FL**

March 08, 2021

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21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Alexander Harden  
Alexander Harden  
501 Riverside ave.  
Jacksonville, FL, 32202

February 19, 2020

Project Name: A.C. Skinner Rezoning  
Availability#: 2020-0657

Attn: Alexander Harden,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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 from the third party owner providing applicant with the right to construct the utilities.

**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 on [jea.com](http://jea.com).

**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](http://JEA.com). This document along with other important forms and submittal processes can be found, [https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-0657  
 Request Received On: 2/11/2020  
 Availability Response: 2/19/2020  
 Prepared by: Susan West

**Project Information**

Name: A.C. Skinner Rezoning  
 Type: Apartments  
 Requested Flow: 84,500 gpd  
 Location: 0 A.C. Skinner Pkwy  
 Parcel ID No.: 154270-0100, 154377-0100  
 Description: Rezoning

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
 Connection Point #1: Existing 12 inch water main along AC Skinner Pkwy  
 Connection Point #2: NA  
 Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

**Sewer Connection**

Sewer Treatment Plant: ARLINGTON EAST  
 Connection Point #1: Existing 8 inch force main along AC Skinner Pkwy  
 Connection Point #2: NA  
 Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

**Reclaimed Water Connection**

Sewer Region/Plant: N/A  
 Connection Point #1: Reclaim water is not available in the foreseeable future.  
 Connection Point #2: NA  
 Special Conditions:

**General Comments:**

Electric Availability: 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. Send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).