

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2014-099

TO PLANNED UNIT DEVELOPMENT

MARCH 13, 2014

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 2014-099** to Planned Unit Development.

Location: Southside of Cruz Road, west of University Boulevard
South
Between Beach Boulevard and Spring Glen Road

Real Estate Number: 135502 0000 and 135503 0000

Current Zoning District: Residential Medium Density - A (RMD-A)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast, District 3

City Council District: The Honorable Don Redman, District 4

Applicant/Agent: L. Charles Mann
Mann-Pelicer, Inc.
165 Arlington Road
Jacksonville, Florida 32211

Owner: William A. Watson
William A. Watson, Jr. Revocable Trust
7821 Deercreek Club Road, Suite 200
Jacksonville, Florida 32256

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development Ordinance **2014-099** seeks to rezone approximately 1.19± acres of land from RMD-A to PUD. The rezoning to PUD is being sought for the purpose of developing 14 multi-family units within one quad-plex building and 5 duplex structures on two existing parcels. All uses permitted by right in the RMD-C Zoning District will be allowed as well as all uses permitted by exception in the RMD-C Zoning District will be permitted by the grant of a Zoning Exception. Twenty off street surface parking spaces in a shared parking lot will be provided for residents and guests in addition to one covered garage space for each unit. The Applicant proposes setbacks, building height, and lot coverage similar to the requirements found within the RMD-A, B, C, and D Zoning Districts. Subdivision of the units for the purpose of selling individual units in fee simple will be accomplished through the Minor Modification process. No common recreational or passive open space areas are proposed.

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 the subject property is located in the Medium Density Residential (MDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan, and is within the Urban Area Development Boundary. The MDR functional land use category permits housing developments in a gross density range of up to twenty (20) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of 11.7 dwelling units to the acre and will have full urban services available to the site. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

Yes. 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?

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, 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 as follows:

(1) Consistency with the 2030 Comprehensive Plan

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR).

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

FLUE Policy 3.1.1: The City shall develop through the Planning and Development Department, an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map Series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

FLUE Policy 3.1.5 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.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency and Mobility 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 Management and Mobility System Office (CMMSO) prior to development approvals. As of February 20, 2014, there was currently no concurrency/mobility reserved in the system for this project concerning RE parcel's # 135502-0000 and # 135503-0000. The applicant will be required to reserve concurrency/mobility by filing the proper applications with the CMMSO office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a 14 unit multi-family development. This proposed development will not exceed the projected holding capacity

reflected in Table L-20, *Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element*, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping:

The project will be required to meet the minimal standards set forth in Section 656, Part 12.

The treatment of pedestrian ways:

Internal pedestrian sidewalks will be installed in accordance with the 2030 Comprehensive Plan.

The use of topography, physical environment and other natural features:

The property is well wooded with several large specimen trees on site. The Applicant will be required to save trees in excess of 8" in diameter within a setback of 20 feet from Cruz Road.

Traffic and pedestrian circulation patterns:

The property will be accessed through two points of access on Cruz Road (two 24 feet wide driveways). A review by the Development Services Division produced the following comments in a memo dated February 19, 2014 (attached):

- 1) Internal parking area shall comply with design criteria of Section 656.607 (stall dimensions, backup/drive aisle, sidewalk widths).**
- 2) Signs, fences, walls and landscaping shall be located so that the horizontal line of sight is not obstructed. See FDOT Index 546.**

The use and variety of building setback lines, separations, and buffering:

Applicant proposes residential setback requirements for the project as an aggregate of all buildings on site.

Signage:

One double-faced or two single-faced signs not to exceed 10 square feet in area and 4 feet in height will be permitted to identify the project. Furthermore, standard directional signage as described in Part 13 will also be permitted.

(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 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(s)
North	CGC	PUD (1992-695-E)	Commercial Retail
East	RPI	RMD-D	Multi-family
South	MDR	RMD-A	Single-family
West	MDR	RMD-A	Single-family

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category and is a single-use, multi-family residential development, which is not to exceed 14 dwelling units. The PUD is appropriate at this location with specific reference to the following:

The existing residential density and intensity of use of surrounding lands:

The property is the sole undeveloped acreage between multi-family to the east, single-family to the west and south, and CCG-1 commercial uses directly to the north. Single-family residences to the west and south of the property are located on land zoned RMD-A on lots between 50 and 100 feet wide. A two-story multi-family apartment complex is located directly east of the property and adjacent to a public access to the commercial shopping center at the intersection of Beach and University Boulevards.

The availability and location of utility services and public facilities and services:

The site is served by city water and sewer.

(7) Usable open spaces plazas, recreation areas.

The project will not be developed with active recreation space.

(8) Impact on wetlands

Surveying of a 1995 Geographical Information Systems shape file did not identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting 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 is required to be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain an internal pedestrian system that meets the 2030 Comprehensive Plan. There is an existing sidewalk on the north side of Cruz Road just south of the commercial property across the street. There are no existing sidewalks on the south side of the street.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 3, 2014, the required Notice of Public Hearing sign was posted.



*Source: City of Jacksonville Planning and Development Department
Date: March 3, 2014*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-099 be **APPROVED** with the following conditions:

- 1) The subject property is legally described in the original legal description dated November 7, 2013.
- 2) The subject property shall be developed in accordance with the original written description dated September 12, 2013.
- 3) The subject property shall be developed in accordance with the original site plan dated October 7, 2013.
- 4) The subject property shall be developed in accordance with the Development Services Division Memorandum dated February 19, 2014 or as otherwise approved by the Planning and Development Department.
- 5) At the time of Verification of Substantial Compliance, the Applicant shall provide a tree survey showing the preservation of trees greater than 8 inches in caliper DBH, within the 20 feet front yard setback, except where to provide access to Cruz Road.



Property is currently wooded and undeveloped.

*Source: City of Jacksonville Planning and Development Department
Date: March 3, 2014*



Single-family homes can be found west of the property along Cruz Road.

*Source: City of Jacksonville Planning and Development Department
Date: March 3, 2014*



University Square Apartments located east of the subject property.

*Source: City of Jacksonville Planning and Development Department
Date: March 3, 2014*



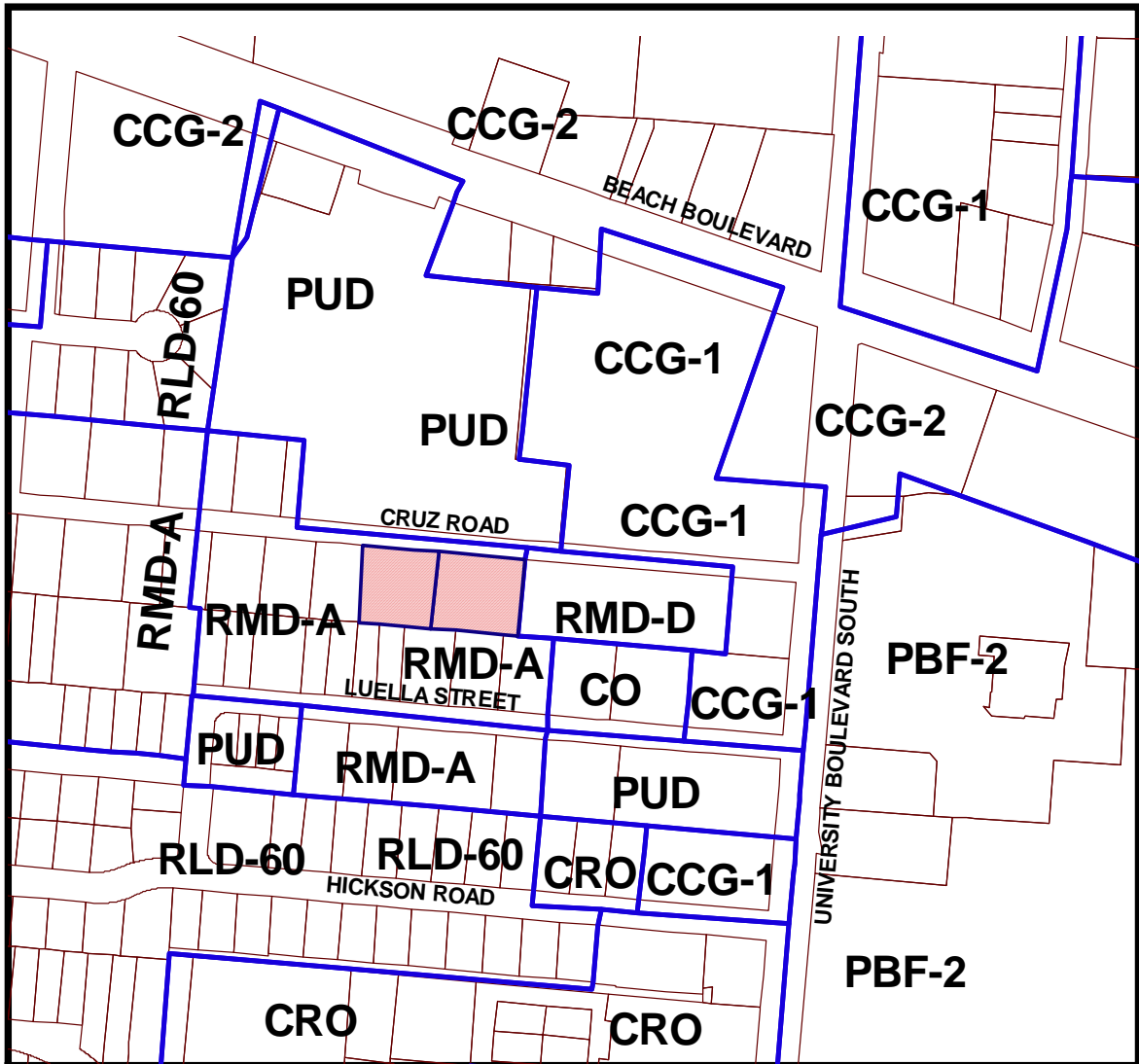
Access to commercial shopping center at the intersection of Cruz Road, University Boulevard, and Beach Boulevard.

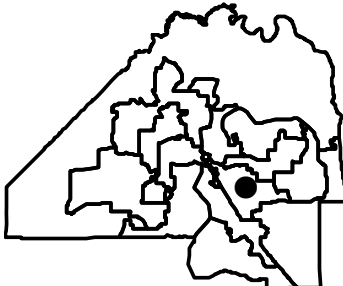

*Source: City of Jacksonville Planning and Development Department
Date: March 3, 2014*



8 feet high fence and landscaping north of the property buffers adjacent commercial shopping center.

*Source: City of Jacksonville Planning and Development Department
Date: March 3, 2014*



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: PUD</p>	 <p>ORDINANCE <u>2014_0099</u></p>	 <p>COUNCIL DISTRICT: 4</p> <p>FILE COPY</p>
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February 19, 2014

MEMORANDUM

TO: Aaron Glick, City Planner II
Planning and Development Department

FROM: Lisa King, Traffic Technician Senior

Subject: **Cruz PUD**
PUD R-2014-99

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. Internal parking area shall comply with design criteria of Section 656.607(stall dimensions, backup/drive aisle, sidewalk widths).
2. Signs, fences, walls and landscaping shall be located so that the horizontal line of sight is not obstructed. See FDOT Index 546.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # N/A Staff Sign-Off/Date AAG / 01/06/2014

Filing Date N/A Number of Signs to Post N/A

Hearing Dates:

1st City Council N/A Planning Commission N/A

Land Use & Zoning N/A 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 511 Application Status FILED COMPLETE

Date Started 11/07/2013 Date Submitted 11/20/2013

General Information On Applicant

Last Name	First Name	Middle Name
MANN	L	CHARLES

Company Name

MANN-PELLICER

Mailing Address

165 ARLINGTON ROAD

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
WATSON	WILLIAM	A.

Company/Trust Name

Mailing Address

7821 DEERCREEK CLUB ROAD, SUITE 200

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email
9045965960	9045965966	

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 135502 0000	4	3	RMD-A	PUD

Map	135503 0000	4	3	RMD-A	PUD
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Ensure that RE# is a 10 digit number with a space (##### #)

Land Use Category Proposed?

If Yes, State Land Use Application #

Land Use Category

MDR

Total Land Area (Nearest 1/100th of an Acre) 1.19

Development Number

Proposed PUD Name CRUZ ROAD PUD

Justification For Rezoning Application

SO THAT THE PROPERTY MAY BE DEVELOPED FOR ATTACHED MULTI-FAMILY USES

Location Of Property

General Location

SWOUTHSIDE OF CRUZ ROAD, 700 FEET WEST OF UNIVERSITY BOULEVARD

House #	Street Name, Type and Direction	Zip Code
	CRUZ RD	

Between Streets

UNIVERSITY BOULEVARD and SPRING GLEN ROAD

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: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
1.19 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
Notifications @ \$7.00 /each:
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT D

PUD Written Description

CRUZ ROAD PUD
September 12, 2013

I. PROJECT DESCRIPTION

The subject property, hereafter referred to as the "Property", is legally described on Exhibit 1. The Property is identified as land described under Real Estate Numbers 135502-0000 and 135503-0000, of the Duval County Tax Assessor's Map. The Property is titled in the name of William A. Watson, Jr. Revocable Trust. The Property contains 1.19 acres+/- and is located on the Southside of Cruz Road, 700 ft west of University Boulevard. Currently the Property has a MDR Land Use and a RMD-A zoning. The Property is surrounded by MDR CGC Land Use and CCG-1, RMD-A and RMD-D zoning. Our proposed PUD will allow fourteen (14) units five (5) duplex and one quadraplex to be built on six (6) existing lots. This will serve as a transition zoning from the RMD-D to the East of the Property to the RMD-A to the West of the Property. And from the CCG-1 to the North of the Property to the RMD-A to the South of the Property.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multi-Family: Fourteen (14) total units, one (1) quadraplex and five (5) duplexes.
2. A common utility area may be built on the Property for use by the tenants only

B. Uses By Exception:

1. All uses by right or by exceptions in the RMD-C Zoning District and not otherwise addressed in the PUD document shall be allowed with the granting of a Zoning Exception by the proper governing body.

C. Accessory Structures:

1. Accessory uses and structures provided in section 656.403....

D. Restriction on Uses:

1. Trash cans, garbage cans, dumpsters, propane tanks and similar apparatus must be screened from any roadway by landscaping or opaque fencing, which is compatible with other structures located on the Property;

2. A request to deviate from the uses and restriction of this PUD shall be evaluated through the proper modification process, minor modification, exception or PUD to PUD or at the determination of the Planning and Development Department process. This process may apply to a single lot or multiple lots under the same application.

III. DESIGN GUIDELINES

There will be maximum of 14 units. Square ft. per unit minimum 800 – maximum 1500.

A. Lot requirements: Minimum lot area, width, depth and coverage to be determined based on size of constructed units subject to the review and approval of the Planning and Development Department of the City of Jacksonville.

1. *Minimum lot area:* 50,000 sq. feet (aggregated)
2. *Minimum lot width:* 326 feet (aggregated)
3. *Minimum lot depth:* 160 feet (aggregated)
4. *Maximum lot coverage:* 50% (aggregated)
5. *Minimum front yard:* 25 feet
6. *Minimum side yard:* 6 feet, 0 ft where attached to adjacent unit.
7. *Minimum rear yard:* 5 feet
8. *Maximum height of structure:* 35 feet
9. The storm water retention/detention pond shall have, if wet, a fountain to reduce the development of mosquito larva. If a dry pond is required, then no fountain shall be utilized.
10. The subject Property, due to size, will be relieved from the requirement of providing recreational area or paying into a recreational fund.
11. The site may be developed in multiple phases.
12. The developer for the project has not been selected at this time.

B. Ingress, Egress and Circulation:

1. *Parking Requirements:*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. However, no off street parking will be allowed between the edge of pavement and property line, of Cruz Road in the right of way.
2. *Vehicular Access:*
 - a. Vehicular access to the Property shall be by way of Cruz Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
3. *Pedestrian Access:*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department.
3. *Subdividing:*
 - a. The owner/developer retains the right to subdivide the property and sell the building as individual units in fee simple. This may be achieved by the PUD minor modification process. All State of Florida and Planning Department of the City of Jacksonville rules, guidelines and plating will have to be met.
 - b. Within the property, external access shall be provided by reciprocal easement for ingress and egress among the driveways of the various parcels of the property. Each unit will be assigned at least one non covered individual parking space. All other parking spaces will be considered common spaces and covered by cross easements. The units may or may not be built with garages. If the unit does not have a garage it will have a minimum of two designated parking spaces.

C. Signs

1. One (1) double-faced or two (2) single-faced signs, not to exceed ten (10) square feet in area and four (4) feet in height; and
2. Directional signs shall not exceed four (4) square feet.

D. Landscaping

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code: provided however, that the perimeter landscaping may be relocated elsewhere within the property when ownership of the property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the property.

E. Recreation and Open Space:

1. The Property, due to the size of the project, will not have to meet Recreation Requirements of the Zoning Code.

F. Utilities

1. Water will be provided by Jacksonville Electric Authority
2. Sewer will be provided by Jacksonville Electric Authority
3. Electric will be provided by Jacksonville Electric Authority

G. Wetlands

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

IV. 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's Planning and Development Department identifying all existing and proposed uses within the Property, and showing the general layout of the overall Property.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The design and layout of the PUD accomplishes the following:

- A. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing TOPO;
- B. Allows for an effective use of the land, resulting in lower development costs;
- C. Provides an environment that is characteristic of the surrounding area;
- D. Supports the preservation of property values by providing needed services and support for the surrounding residences and businesses in the area; and
- E. Enhances the appearance of the area through the preservation of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.

VII. PUD PREVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* According to the Future Land Use Map Series (FLUMs) of the 2030 Comprehensive Plan, the designated Land Use Category is MDR. If the PUD is approved, the site will be consistent with the MDR Land Use Category and the Comprehensive Plan.
- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number _____.
- C. *Allocation of Commercial Land Use.* This is a residential PUD.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations of the uses permitted on the subject Property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. Each lot will have direct access to Cruz Road. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the Development Services Division.
- E. *External Compatibility/Intensity of Development.* The Property is located in an existing residential area along Cruz Road. The aesthetic and design guidelines will ensure a development that is compatible with and compliments recent activity in the immediate area. The project allows limited residential development compatible with the uses located along Cruz Road.
- F. *Recreation/Open Space.* Will not be required.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* The Property is less than 50 acres. Therefore, a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department.
- J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed as per the Goals and Objectives of the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.

- L. *Utilities.* JEA will provide electric sewer, and water, in addition there will be a private sewer system

VII. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to all the development standards and conditions of this PUD as contained herein and in the Ordinance approving the same.

VIII. GOALS AND POLICIES

Specifically, the PUD complies with the following Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

POLICY 3.1.1: The City shall develop through the Planning and Development Department, an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map Series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

POLICY 3.1.4: The City shall allow expansion of residential uses within identifies residential enclaves, and accommodate or facilitate or encourage or foster renovation and reconstruction of existing structures in these areas.

POLICY 3.1.5: The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristic and socioeconomic profiles of the City's households as described in the Housing Element.

DIFFERENCE IN ZONING

Difference between existing zoning districts and the proposed PUD

The existing land use is medium density residential which allows up to twenty (20) units per acre. The existing zoning is RMD-A which allows for single family homes on lots 50' wide and a minimum area of 5,000 sq ft.

The proposal would allow for five (5) duplexes and one quadraplex for a total of fourteen (14) attached dwelling units.

The proposed PUD will allow for five (5) duplexes with two (2) units in each building for a total of ten (10) units and one (1) quadraplex with four (4) units. The total number of building will be six (6) with a total number of units of fourteen (14)

EXHIBIT F

PUD Name

Cruz Road PUD

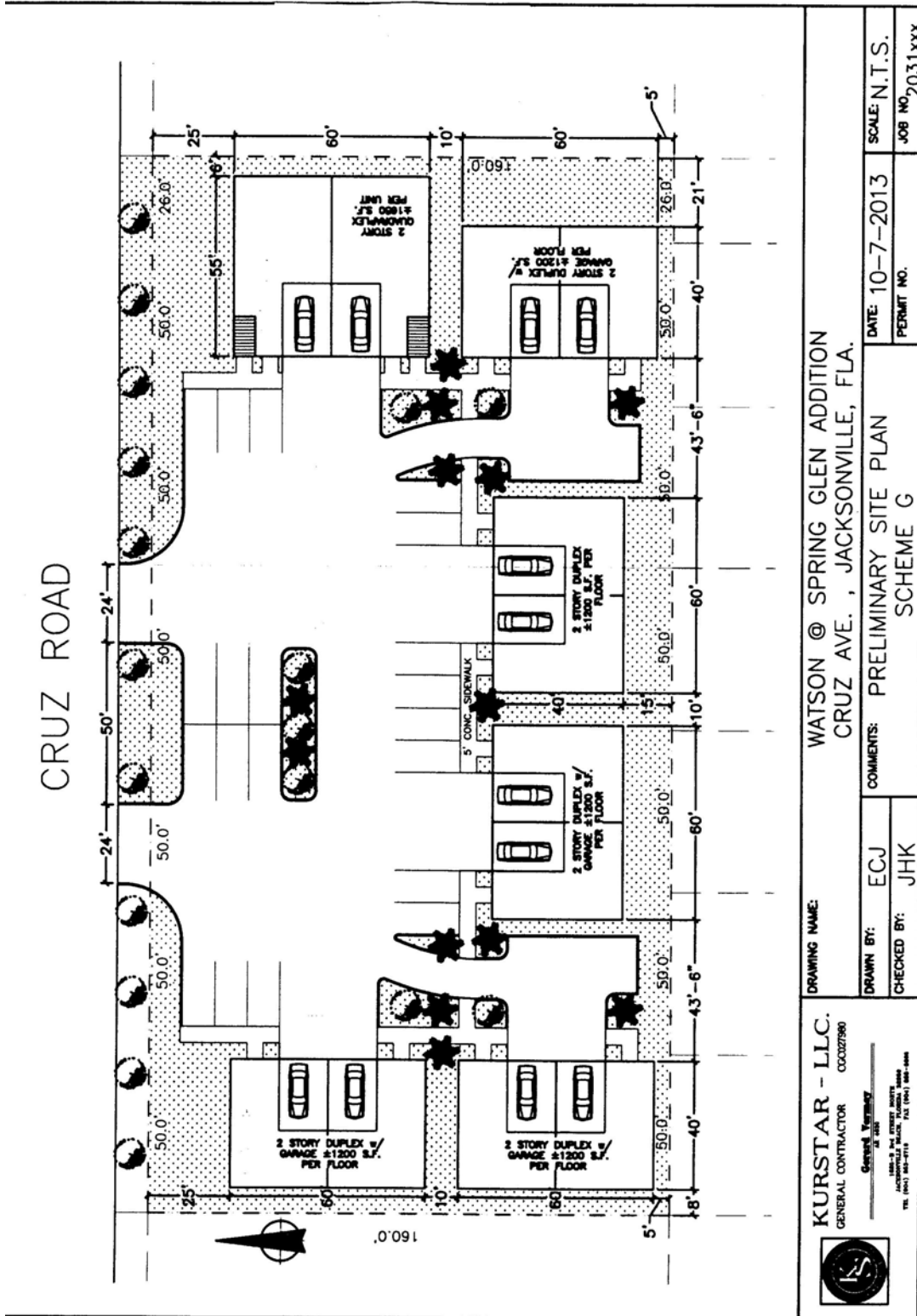
Land Use Table

Total gross acreage	1.19 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units		
Multiple family	0.41 Acres	34 %
Total number of dwelling units	14 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0.78 Acres	66 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	18,000 Sq. Ft.	34 %

EXHIBIT E

Site Plan

October 7, 2013



KURSTAR - LLC. GENERAL CONTRACTOR CO027580	DRAWING NAME: WATSON @ SPRING GLEN ADDITION CRUZ AVE., JACKSONVILLE, FLA.	DATE: 10-7-2013	SCALE: N.T.S.
<small>General Contracting</small> <small>JACKSONVILLE, FLORIDA</small> <small>TEL: (904) 944-9114 FAX: (904) 944-4444</small>	COMMENTS: PRELIMINARY SITE PLAN SCHEME G	PERMIT NO.	JOB NO. 2031XXX
<small>General Contracting</small> <small>JACKSONVILLE, FLORIDA</small> <small>TEL: (904) 944-9114 FAX: (904) 944-4444</small>	DRAWN BY: ECJ		
	CHECKED BY: JHK		

EXHIBIT A

Property Ownership Affidavit

Date: September 12, 2013

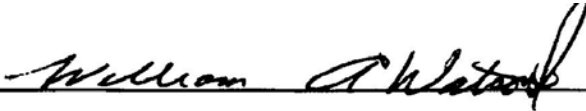
City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

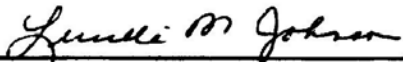
I, Joe William A. Watson, Jr., Watson Realty Corp. hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for a Small Scale Land Use Change and Planned Unit Development submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 13th day of September, 2013 (month), 2013 (year) by William A. Watson, Jr. who is personally known to me or has produced _____ as identification.



(Notary Signature)



LUCILLE M. JOHNSON
MY COMMISSION # EE 141838
EXPIRES: February 13, 2016
Bonded Thru Budget Notary Services

EXHIBIT B

Agent Authorization

Date: September 12, 2013

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Lots 84-90 Spring Glen Addition to South Jacksonville

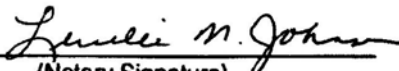
Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers L. Charles Mann to act as agent to file application(s) for a Planned Unit Development for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 13th day of September (month), 2013 (year) by WILLIAM A. WATSON, JR., who is personally known to me or has produced _____ as identification.


(Notary Signature)



LUCILLE M. JOHNSON
MY COMMISSION # EE 141838
EXPIRES: February 13, 2016
Bonded Thru Budget Notary Services

EXHIBIT C

Binding Letter

Date: September 12, 2013

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

RE: CRUZ ROAD PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above-referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By:


(Owner's Signature)

It's:

OWNER

If the applicant has not submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit required per section 656.124(c), the Department shall notify the Council committee of reference, which will result in a deferral of the item to be heard. The Council committee of reference shall not approve, approve with conditions or deny any item unless the applicant has submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit in accordance with the requirements set forth in section 656.124(c).

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application 2014-99 were posted in conformance with Section on the property/site located at:

135502-0000 + 135503-0000
Real Estate Number(s)

5826 Cruz Rd
Address

Jacksonville Florida
City, State

L. Charles Mann
Printed Name

[Signature]
Signature

Dated this 11th day of February, 2014.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11th day of February, 2014, by L. CHARLES MANN (Applicant/Agent)

Such person(s): (notary must check applicable box)

is (are) personally known to me; or

produced a current _____ driver's license as identification; or

produced _____ as identification.

Judith D. Califano

[Print or type name]

Notary Public, State of Florida at Large



JUDITH D. CALIFANO
MY COMMISSION # EE 044247
EXPIRES: December 22, 2014
Bonded Thru Budget Notary Services

Rezoning Sign Affidavit Charlie Mann

PLANNING AND DEVELOPMENT DEPARTMENT

214 North Hogan Street, Suite 300 | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7884 | www.coj.net

REZONING
A PUBLIC HEARING CONCERNING
REZONING OF THIS PROPERTY
FROM RMD-A TO PUD
WILL BE HELD BY THE COUNCIL
OF THE CITY OF JACKSONVILLE.
TELEPHONE 255-7865 FOR
INFORMATION ONE 2014-09

ORDINANCE _____

Legal Description
November 7, 2013

Lots 84, 85, 86, 87, 88, 89 and 90
Spring Glen addition to South Jacksonville, ascending to Plat thereof recorded in Plat
Book 9, page 27 of the Current Public Records of Duval County.