

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2014-0593 TO****PLANNED UNIT DEVELOPMENT****SEPTEMBER 18, 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 **2014-0593** to Planned Unit Development.

Location: On the west side of R.G. Skinner Parkway, east of Interstate 295 and south of Baymeadows Road; across from the Atlantic Coast High School Drive

Real Estate Number: 167761 0015

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southeast (3)

City Council Representative: The Honorable Bill Gulliford, District 13

Applicant: Paul M. Harden, Esq.
Law Office of Paul M Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: Jed Davis
Estuary Corporation
4310 Pablo Oaks Court
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Rezoning 2014-0593 seeks to rezone approximately 12.38 acres of land located on the south side of R.G. Skinner Parkway, east of I-295 from the Residential Rural-Acre (RR-Acre) Zoning District to Planned Unit Development (PUD). The uses proposed in the PUD are limited to nine specific uses from the CO and CRO Zoning Districts, and one (banks with drive-thrus) from the CN Zoning District. The purpose of the PUD is to limit certain uses, limit either square footage or residential units, limit developmental impacts, such as lot coverage, buffering and limitations on uses per a previously negotiated agreement between the owner and the Duval County Public School District that the owner would file a PUD limiting the intensity and types of uses allowed on/for the property.

The property is within the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The applicant proposes an amendment to the Future Land Use Map series (FLUMs) from Low Density Residential (LDR) to Residential-Professional-Institutional (RPI) and a rezoning from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD) in order to develop the property with appropriate uses. This Land Use Amendment Application 2013I-001 (Ordinance 2014-0592) was submitted concurrently with land use amendments 2013I-002 through 2013I-008. However, 2013I-001 was postponed during the public hearing process to address issues and concerns raised by the Duval County Public School District regarding the proposed CGC land use. Upon addressing those issues, the application was approved for transmittal (Ordinance 2014-49-E) with the change from the proposed CGC land use to the RPI land use category.

This recommendation is separate from the concerns and analysis reflective of applications 2013I-002 through 2013I-008. While the other seven applications were submitted concurrently with the subject application, this request is specific to an isolated 12.38 acre portion of the overall property and is being sought per an agreement between the owner and the Duval County Public School District that the owner would file a PUD limiting the intensity and types of uses allowed on/for the property. The DCPSD has no objection to the proposed application.

The proposed rezoning is one of four requests that are companions to proposed land use amendments 2013I-001 through 2013I-008. The completion of State Road 9B and plans to construct a new interchange at 9B, and extend R.G. Skinner Parkway has provided the catalyst for this proposed regional scale development. The pending land use amendments comprise 562 acres of land; the total acreage for development including the companion rezonings will comprise approximately 1,000 acres.

This 12.38 acre property is the smallest of the development proposals currently pending and there is a minimal potential for additional contiguous development, as the surrounding property is owned by the School District. This lone 12.38 acre PUD has been filed to address concerns of the Duval County Public School District and is not intended to be part of the overall proposed development associated with the other "I" series Land Use Amendments and companion rezonings.

CRITERIA FOR REVIEW

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. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. According to the Category Descriptions for the Suburban Development Areas of the FLUE, the LDR future land use category primarily permits low density residential development in the form of single-family and multi-family dwellings at up to seven dwelling units per acre. The proposed Residential-Professional-Institutional (RPI) land use category within the Suburban Land Development Area permits mostly low to medium density residential, with a maximum gross density of 20 units/acre, and professional office use. Generally, multi-family dwellings, office, institutional, commercial retail sales and service establishments are permitted in appropriate locations.

The proposed PUD is being sought per an agreement with the Duval County Public School District, and provides for a gradual transition of densities and intensities. The surrounding property is owned by the Duval County Public School District and development of surrounding properties is will contain a K-8 school to the east and natural buffer land to the north, south and west. There are other similar uses in the area to the north near Baymeadows Road and a plan of development to the south as R.G. Skinner Parkway is extended that would support the placement of limited office/professional uses in this location, and as such, approval of this rezoning would further the goals, objectives and policies of the 2030 Comprehensive Plan.

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 their intent by providing specific development standards. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property provides for adequate lot requirements and would be developed in accordance with the Land Development Regulations through the 10 set review and permitting process.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). The proposed Residential-Professional-Institutional (RPI) land use category within the Suburban Land Development Area permits mostly low to medium density residential, with a maximum gross density of 20 units/acre, and professional office use. Generally, multi-family dwellings, office, institutional, commercial retail sales and service establishments are permitted in appropriate locations. Given the compatibility between the uses permitted in the requested PUD and the uses in or proposed for the surrounding area, the Planning and Development Department concludes that the proposed request consistent with the following policies of the 2030 Comprehensive Plan:

FLUE Policy 1.1.1 states that “The City shall ensure that all new development and redevelopment after the effective date of the 2030 Comprehensive Plan is consistent with the Future Land Use Map series, and textual provisions of this and other elements of the 2030 Comprehensive Plan, as provided in Chapter 163 (Part II), Florida Statutes (F.S.)”

FLUE Policy 1.1.2 states that “The Land Development Regulations shall include locational criteria and standards for densities or intensities of use for each future land use category as described in the Plan Category Description of the Operative Provisions. In order to ensure the development of a variety of neighborhoods and living environments, the Land Development Regulations shall include several zoning districts with different minimum lot size and density of development requirements in each residential land use category.”

FLUE Policy 1.1.7 states that the City shall provide for a “Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.”

FLUE Policy 1.1.8 states that “the City shall require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill locations, or as part of mixed or multi-use developments.”

FLUE Policy 1.1.20 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl.

FLUE Objective 1.2 Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

FLUE Policy 1.2.6 The City shall ensure through the implementation of Chapter 654, Ordinance Code (Code of Subdivision Regulations) that suitable lands and/or easements are available for the provision of utility and transportation facilities necessary to support proposed development, and implement improvements with minimum land use, social and environmental disruption. Consider the location and timing of new public facility construction in requests for Future Land Use Map series amendments.

FLUE Objective 2.10 Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.

FLUE GOAL 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE Policy 3.2.2 The City shall promote, through Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The proposed amendment allows for the creation of an office or commercial center to serve as an employment and focal point for current residents along R.G. Skinner Parkway and potential future residents in the land proposed for residential development to the south of this property. These factors position the site and proposed plan of development to further the intent of FLUE Objective 3.2 and Policy 3.2.1.

This proposed PUD meets all of the requirements for development in the proposed RPI Land Use Category and limits the uses within the PUD. It also ensures a gradual transition of densities and intensities with the surrounding area. The proposed rezoning is consistent with the adjoining land uses, is an appropriate infill location, and will be part of the overall development plan for this corridor. Therefore this amendment is consistent with FLUE Policy 1.1.8. The PUD's limited development plan ensures a compact and compatible land use pattern and will be infill off/in an emerging non-residential area, therefore consistent with FLUE Policies 1.1.20 and 3.2.2.

(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 commercial 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 particular land uses proposed and the conditions and limitations thereon: The uses proposed in the PUD are limited to nine specific uses provided for it in the CO and CRO Zoning Districts, and one (banks with drive-thrus) from the CN Zoning District. The purpose of the PUD is to limit certain uses, limit developmental impacts, such as lot coverage, buffering and limitations on uses per an agreement between the owner and the Duval County Public School District.

Compatible relationship between land uses in a mixed use project: The PUD proposes the concept of a development scaled for and complimentary to surrounding uses and pedestrians within the site. The access points, buffer areas, internal VUA's, alignments, and configurations, etc. will be developed per the written description be subject to the 10-set review process.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The applicant has indicated that the intent of the proposed development is to limit the allowable uses for the property while functioning as a development that will support the daily needs of nearby office, professional, school and residential development on a site that is located adjacent to and in close proximity to existing and emerging residential areas and provide more convenient service establishments to the surrounding community.

(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 PUD is being sought per an agreement with the Duval County Public School District, and provides for a gradual transition of densities and intensities. The surrounding property is owned by the Duval County Public School District and development of surrounding properties is will contain a K-8 school to the east and natural buffer land to the north, south and west. There are other similar uses in the

area to the north near Baymeadows Road and a plan of development to the south as R.G. Skinner Parkway is extended that would support the placement of limited office/professional uses in this location.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD	Future DCPSD school site
South	LDR	PUD	DCPSD undeveloped/buffer land
East	LDR	PUD	DCPSD High School and land
West	LDR	PUD	DCPSD undeveloped/buffer land

The proposed rezoning will allow uses consistent or compatible with the existing and proposed land uses and zoning of adjacent and nearby properties and the general character of the area. The proposed rezoning and the development permitted thereunder will have little impact upon property values of adjacent or nearby properties or in the general area more than the types of uses currently permitted.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

The written description contains permitted uses which are generally found in the CRO and CN Zoning Districts. The applicant/developer is requesting the use of the PUD ordinance in order to administer specific performance standards designed to ensure a proper mix of uses, designs and elevations. The proposed PUD ensures there will be a mix of uses in keeping with current and future development patterns and limits the uses to those of a lesser intensity that provide for a gradual transition of densities and intensities between uses.

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category as an office/professional development. The PUD is appropriate at this location because it limits the intensity of uses and is consistent and compatible with the existing and proposed land uses and zoning of adjacent and nearby properties and that of the general area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: R.G. Skinner Parkway is planned to be a 4-lane divided road continuing south and connecting to SR 9B, with residential and commercial developments to be constructed along the corridor south of Atlantic Coast High School (ACHS). This will mean ACHS and the planned K-8 site will compete for ingress/egress access to the road along with this PUD located across the street from ACHS. With the eventual construction of the K-8 school adjacent to Atlantic Coast High School, traffic will only continue to increase.

If approved, the PUD should contain the condition that the Development shall construct/improve the 2 lane section of R.G. Skinner Parkway to match/extend the 4 lane

median divided roadway to the existing end of roadway and terminate in a cul-de-sac or tie into the R.G. Skinner Parkway extension if constructed at time of development for this property.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: The written description contains uses which are generally found in the CRO and CN Zoning Districts. The applicant/developer is requesting the use of the PUD ordinance in order to restrict and administer specific performance standards designed to ensure a proper mix of uses, designs and elevations.

(7) Usable open spaces plazas, recreation areas.

The open space requirement will be met through landscaping buffers and retention areas. The proposed project may be developed by a singular tenant or contain a mix of uses.

(8) Impact on wetlands

Review of wetland maps indicates a small isolated "Category III" wetland on the application site of approximately 0.22 acres. The wetland is classified as a "Wetland Conifer Forest" by the Florida Land Use Classification System (FLUCCS). There are larger isolated wetlands to the west and south of the site but they are not hydraulically linked with the site's small wetland. However, any development impacting wetlands shall 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 will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. There is an existing sidewalk along the east side of R.G. Skinner Parkway, but not along the western side.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 3, 2014, the required Notice of Public Hearing signs were posted.



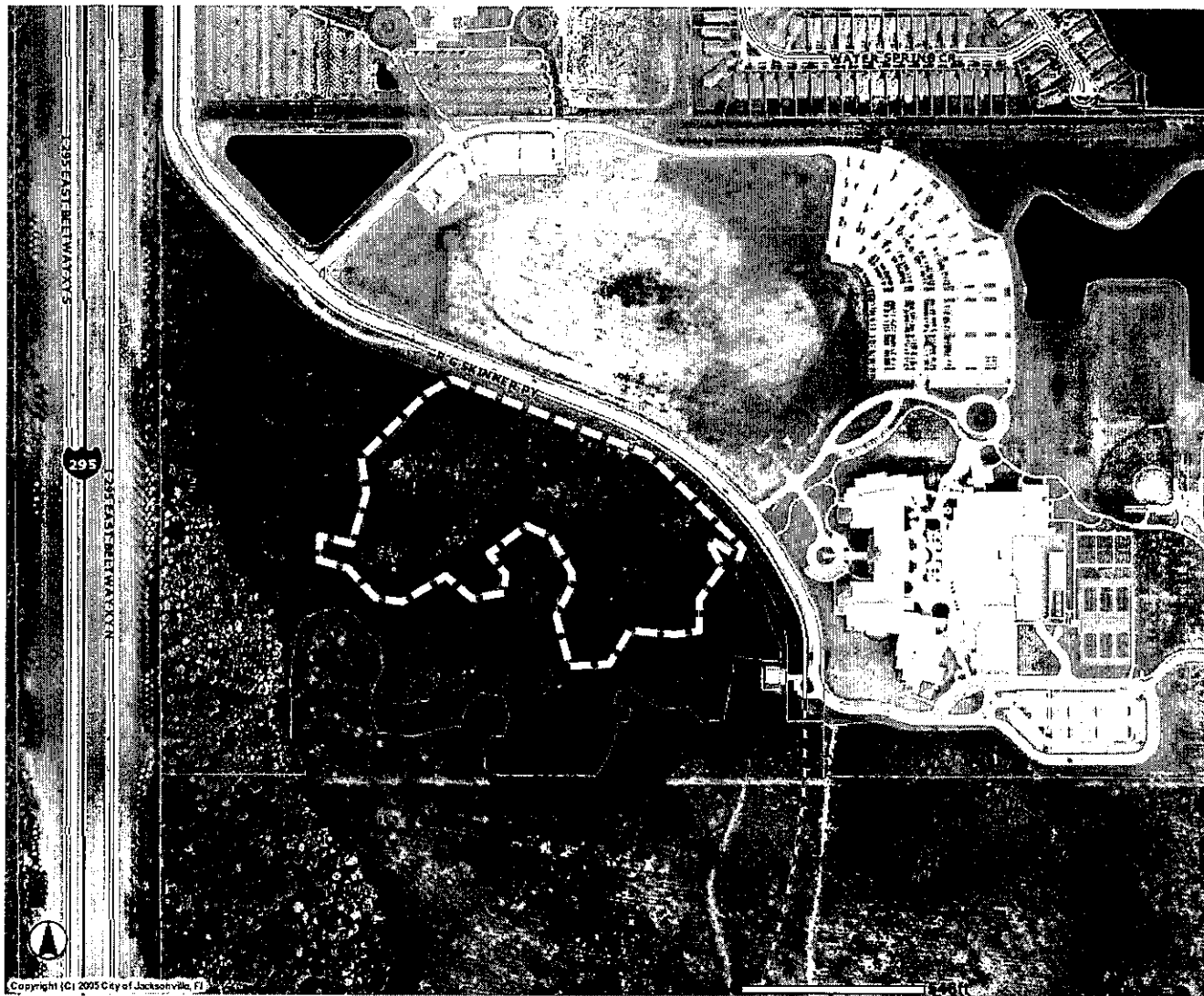
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-0593 be **APPROVED with the following conditions:**

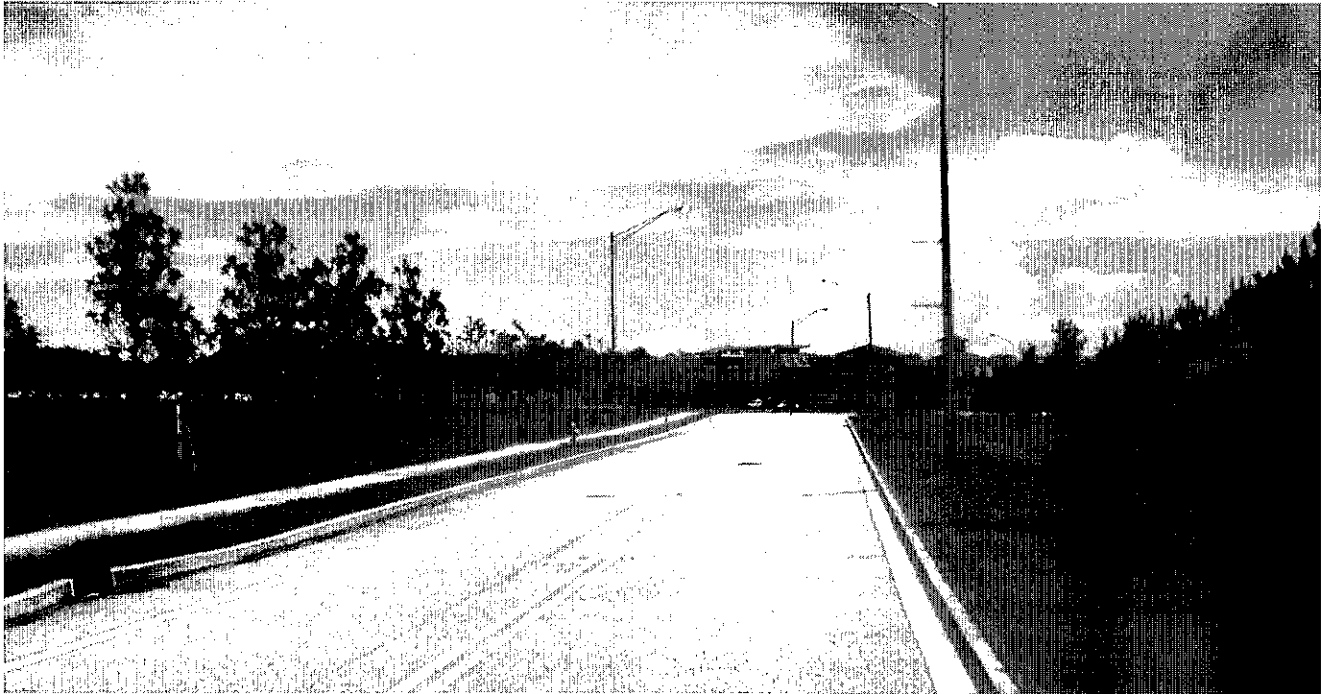
1. The subject property is legally described in the original legal description dated September 12, 2014.
2. The subject property shall be developed in accordance with the revised written description dated October 2, 2014.
3. The subject property shall be developed in accordance with the original site plan dated September 17, 2014.
4. The development shall be subject to the Development Services Division memorandum dated September 9, 2014, or as otherwise approved by the Planning and Development Department.



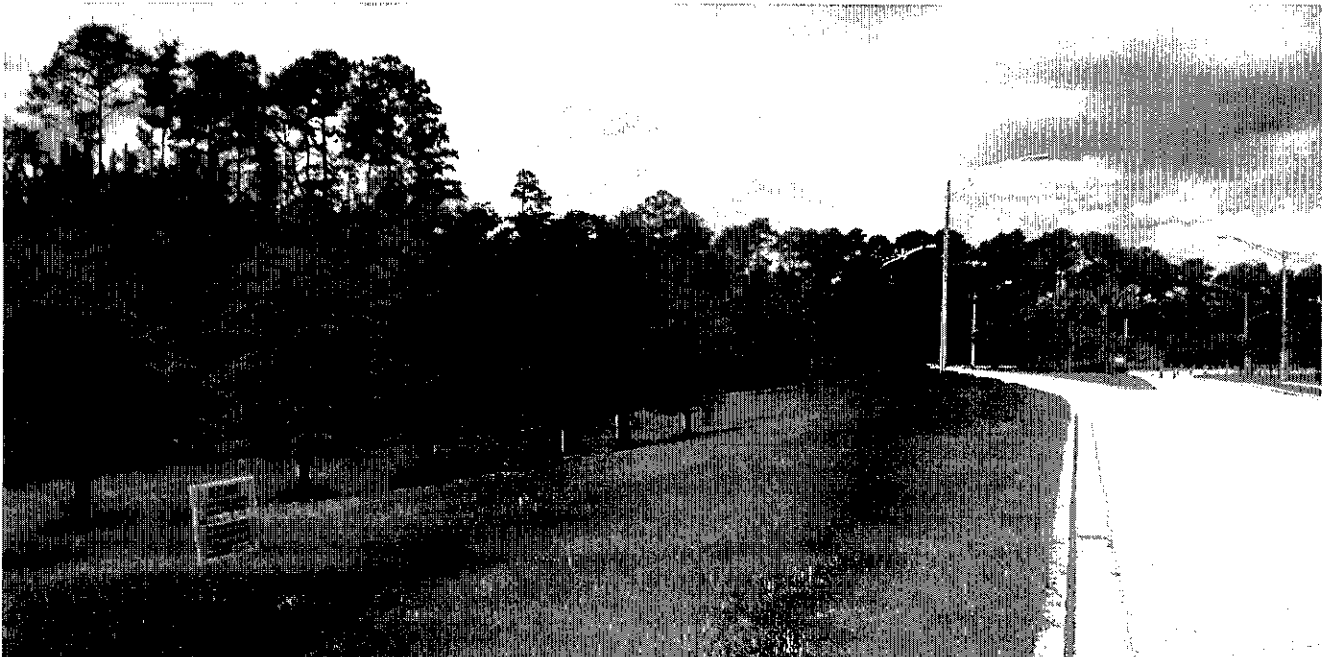
Aerial view of the subject site facing north



Aerial view of the subject site facing north



The subject site on the right facing south along R.G. Skinner Pkwy.



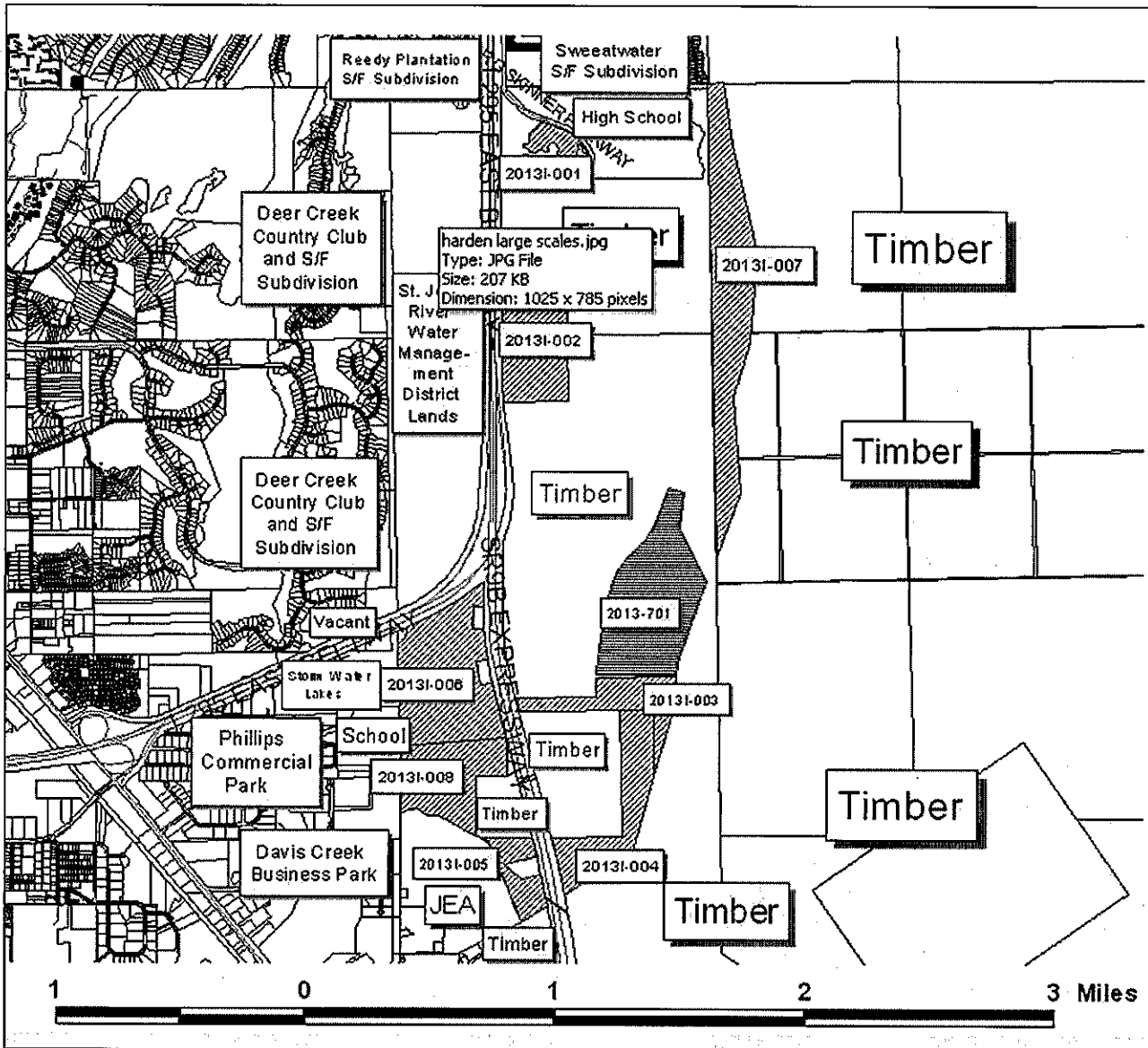
The subject site on the left facing northwest along R.G. Skinner Pkwy.

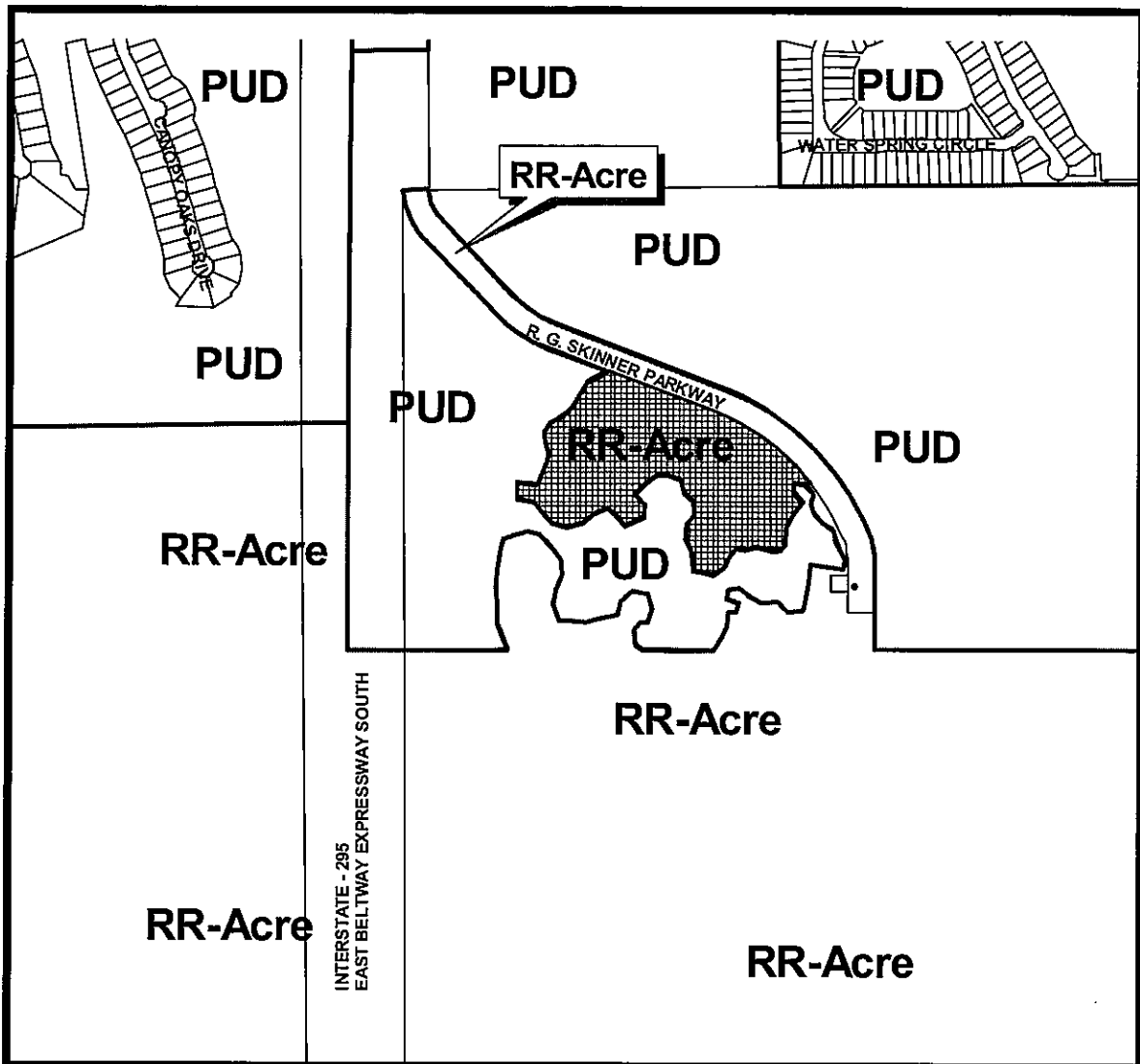


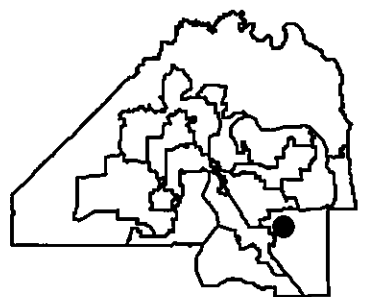


The subject site on the left facing northwest along R.G. Skinner Pkwy.



Facing west into the subject site from R.G. Skinner Pkwy.





REQUEST SOUGHT:		
FROM: RR-Acre		0100 Feet 
TO: PUD	COUNCIL DISTRICT: 13	
ORDINANCE _2014_0593		FILE COPY

DEVELOPMENT SERVICES



September 9, 2014

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King, Traffic Technician Senior

Subject: **Atlantic Coast PUD**
PUD R-2014-0593

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

1. Development shall construct/improve the 2 lane section of R G Skinner Parkway to match/extend the 4 lane median divided roadway to the existing end of roadway and terminate in a cul-de-sac or tie into R G Skinner Parkway extension if constructed at time of development for this property.
2. Identification signage, walls, fences and landscaping shall not obstruct horizontal line of sight as outlined in FDOT Design Standards 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 # 2014-0593 Staff Sign-Off/Date AH / 08/04/2014

Filing Date 08/26/2014 Number of Signs to Post 3

Hearing Dates:

1st City Council 09/23/2014 Planning Commission 09/18/2014

Land Use & Zoning 10/07/2014 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 663

Application Status PENDING

Date Started 06/30/2014

Date Submitted 07/01/2014

General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

Company Name

LAW OFFICE OF PAUL M. HARDEN

Mailing Address

501 RIVERSIDE AVENUE, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
DAVIS	JED	

Company/Trust Name

ESTUARY CORPORATION

Mailing Address

4310 PABLO OAKS COURT

City	State	Zip Code
JACKSONVILLE	FL	32224

Phone	Fax	Email
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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 167761 0015	13	3	RR-ACRE	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

2013I-001

Total Land Area (Nearest 1/100th of an Acre) 12.38

Development Number

Proposed PUD Name ATLANTIC COAST PUD

Justification For Rezoning Application

SEE EXHIBIT D (WRITTEN DESCRIPTION)

Location Of Property

General Location

ON THE SOUTH SIDE OF RG SKINNER PARKWAY, EAST OF I-295

House #	Street Name, Type and Direction	Zip Code
0	R G SKINNER PY	32256

Between Streets

BAYMEADOWS ROAD and PHILIPS HIGHWAY

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**
 - 12.38 Acres @ \$10.00 /acre:** \$130.00
- 3) Plus Notification Costs Per Addressee**
 - 3 Notifications @ \$7.00 /each:** \$21.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,151.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

Land Use Parcel 1

A portion of Section 32, Township 3 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 8000, page 908, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 32; thence South $89^{\circ}26'55''$ West, along the North line of said Section 32, a distance of 1455.76 feet to the Southwest corner of the plat of Sweetwater by Del Webb Phase One, according to the plat thereof, recorded in Plat Book 57, page 83, of said current Public Records; thence South $89^{\circ}26'55''$ West, continuing along said North line of Section 32, a distance of 1582.58 feet to a point on the existing Easterly limited access right of way line of State Road No. 9A, a 400 foot right of way as shown on Florida Department of Transportation right of way map Section 72002-2511, W.P.I. No. 2114883, said point also being on the existing Westerly right of way line of R.G. Skinner Parkway Extension, a 110 foot right of way according to the plat thereof as recorded in Plat Book 65, page 118, of said current Public Records and a point on a curve concave Northeasterly, having a radius of 300.00 feet; thence Southeasterly along said existing Westerly right of way line of R.G. Skinner Parkway Extension and the arc of said curve, through a central angle of $43^{\circ}17'06''$, an arc length of 226.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $21^{\circ}56'27''$ East, 221.29 feet; thence South $43^{\circ}35'00''$ East, along said existing Westerly right of way line, 446.83 feet to the point of curvature of a curve concave Northeasterly, having a radius of 600.00 feet; thence Southeasterly along said existing Westerly right of way line and the arc of said curve, through a central angle of $25^{\circ}15'01''$, an arc length of 264.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $56^{\circ}12'31''$ East, 262.29 feet; thence South $68^{\circ}50'01''$ East, continuing along said existing Westerly right of way line, 263.07 feet to the Point of Beginning.

From said Point of Beginning, thence South $68^{\circ}50'01''$ East, continuing along said existing Westerly right of way line, 483.67 feet to the point of curvature of a curve concave Southwesterly having a radius of 975.00 feet; thence Southeasterly along said

9/12/2013

ORDINANCE

Legal Description

Land Use Parcel 1 (continued)

existing Westerly right of way line and the arc of said curve, through a central angle of 29°34'28", an arc length of 503.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°02'47" East, 497.70 feet to a point on a non-tangent line; thence South 50°44'27" West, departing said existing Westerly right of way line and along said non-tangent line, 22.89 feet; thence North 71°57'16" West, 51.30 feet; thence South 01°48'23" West, 43.34 feet; thence South 42°18'11" East, 56.04 feet; thence South 36°08'27" West, 68.81 feet; thence South 25°14'24" West, 59.38 feet; thence South 05°06'56" West, 69.39 feet; thence South 35°50'17" West, 30.71 feet; thence South 85°04'13" West, 33.16 feet; thence North 78°17'09" West, 69.51 feet; thence South 76°54'19" West, 50.12 feet; thence North 78°01'28" West, 36.71 feet; thence South 41°44'07" West, 55.91 feet; thence South 17°44'41" West, 38.19 feet; thence South 57°17'36" West, 58.75 feet; thence North 80°17'39" West, 50.60 feet; thence North 75°57'31" West, 33.30 feet; thence North 07°41'54" West, 90.90 feet; thence North 29°03'41" West, 51.97 feet; thence North 08°09'16" East, 60.88 feet; thence North 38°52'42" East, 48.46 feet; thence North 04°06'11" West, 57.55 feet; thence North 48°06'29" West, 55.42 feet; thence North 14°50'50" West, 56.43 feet; thence North 67°21'23" West, 54.16 feet; thence South 88°38'44" West, 49.62 feet; thence South 50°00'38" West, 57.16 feet; thence South 46°31'57" West, 62.01 feet; thence South 39°25'04" East, 59.68 feet; thence South 00°26'34" East, 52.95 feet; thence South 68°09'16" West, 90.76 feet; thence North 41°27'00" West, 50.99 feet; thence North 44°57'44" West, 51.37 feet; thence South 65°14'07" West, 63.44 feet; thence South 51°47'07" West, 59.88 feet; thence South 73°27'14" West, 68.75 feet; thence North 72°15'25" West, 65.91 feet; thence North 42°29'27" West, 63.28 feet; thence North 35°00'24" West, 50.94 feet; thence North 81°52'44" West, 73.42 feet; thence North 00°24'25" West, 68.26 feet; thence South 84°25'00" East, 84.95 feet; thence North 23°19'42" East, 58.13 feet; thence North 18°07'14" East, 49.93 feet; thence North 16°44'01" East, 33.11 feet; thence North 13°05'33" West, 42.42 feet; thence North 12°02'36" West, 52.58 feet; thence North 37°46'20" East, 47.85 feet; thence North 60°24'13" East, 59.40 feet; thence North 44°25'16" East, 53.99 feet; thence North 36°12'31" East, 52.77 feet; thence North 28°07'37" East, 63.38 feet; thence North 59°53'26" East, 60.77 feet; thence North 56°47'19" East, 34.93 feet to the Point of Beginning.

Containing 12.38 acres, more or less.

EXHIBIT A

Property Ownership Affidavit

Date: 9-12-13

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Jed V. Davis, as Vice President of Estuary Corporation, 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 Large-Scale FLUM Application and Rezoning submitted to the Jacksonville Planning and Development Department.

Jed V. Davis
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 12 day of September (month), 2013 (year) by Jed V. Davis who is personally known to me or has produced _____ as identification.

Tina E Miller
(Notary Signature)



EXHIBIT B

Agent Authorization

Date: 9-12-13

City of Jacksonville
Planning and Development Department
128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

RE#167452-0000 (portion)

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 Paul M. Harden to act as agent to file application(s) for Large Scale FLUM and Rezoning 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.

ESTUARY CORPORATION

By: Jed V. Davis
Jed V. Davis, Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 12 day of September (month), 2013 (year) by Jed V. Davis, who is personally known to me ~~or has produced~~ _____ as ~~identification.~~

Tina E Miller
(Notary Signature)

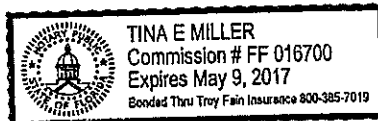


EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 167761-0015

Ladies and Gentleman;

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 thereof, 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, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: _____


Jed V. Davis, Vice President
ESTUARY CORPORATION

Exhibit D
SECOND AMENDED
WRITTEN DESCRIPTION
Atlantic Coast PUD
Date: October 2, 2014
Current Zoning District: RR
Current Land Use Designation: LDR (RPI LUA Pending)
Proposed Zoning District: PUD
RE #: 167761-0015

I. PROJECT DESCRIPTION

The PUD is a companion rezoning to LUA application number 2013I-001. Applicant proposes to rezone approximately 12.38 acres from LDR to PUD.

The site is the subject of a pending Future Land Use Map amendment proposing to change the land use designation from the current designation of LDR to the designation of RPI. To the west of the site is a 8 lane highway and to the east of the site is a high school. South of the site is a 1,000 acre proposed development.

The uses proposed in the PUD are limited to the less intense uses provided for it in the CO and CRO zoning districts. The purpose of the PUD is to limit certain uses allowed in CO & CRO conventional categories, but otherwise develop in accordance with the CRO conventional category.

The site is currently owned by the Estuary Corporation. The current use of the site is inconsistent with the use and trends in the area and is per a negotiated written description with the Duval County School system.

Project Name: Atlantic Coast Development Project
Project Architect/Planner:
Project Engineer: England, Thims & Miller
Project Developer: PARC Group

II. QUANTITATIVE DATA

Total Acreage: 12.38 acres
Total amount of non-residential floor area:
Total amount of open space:

Total amount of public/private rights of way:

Total amount of land coverage of all buildings and structures:

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

III. USES AND RESTRICTIONS

A. Permitted Uses:

Permitted uses and structures:

1. Church, including rectory and other associated buildings and facilities.
2. School or college and associated buildings and facilities.
3. Daycare facilities.
4. Multi-family dwellings including apartments, townhomes and condominiums (not to exceed 120 units).
5. Assisted living facilities and skilled nursing care facilities.
6. Silviculture and forestry.
7. Professional and business offices, including medical and dental or chiropractic offices, surgery center but not clinics or hospitals (not to exceed 100,000 sq. ft.).
8. Banks, including drive-thru and/or walk-up tellers and/or ATM's, savings and loan institutions, credit unions, and similar uses.
9. Single family dwellings (not to exceed 50 units).

B. Permissible Uses by Exception:

None.

C. Limitations on Permitted or Permissible Uses by Exception

None.

D. Permitted Accessory Uses and Structures:

None.

IV. STATEMENTS

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

The PUD limits the conventional uses of the Zoning Code. The purpose of this PUD is to allow enforceable limitations on the conventional CRO category.

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.

All lands will be operated and maintained by a fee title owner.

V. DESIGN GUIDELINES AND CRITERIA

Generally the site shall be developed in accordance with the current CRO standards and outline except where standard and criteria differ from the following which shall apply.

A. Lot Requirements for Commercial Uses:

- (1) *Minimum lot area:* 5,000 sq ft.
- (2) *Minimum lot width:* 50 sq. ft.
- (3) *Maximum lot coverage:* None, except as otherwise required for certain uses.
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 45 feet

B. Lot Requirements for Single Family:

- (1) *Minimum lot area:* 5,000 sq ft.
- (2) *Minimum lot width:* 50 sq. ft.
- (3) *Maximum lot coverage:* 50%.
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet

(7) *Maximum height of structures:* 35 feet

C. Lot Requirements for Multi-Family:

- (1) *Minimum lot area:* 6,000 sq. ft. for first two (2) units and 2,100 sq. ft. for each additional unit.
- (2) *Minimum lot width:* 50 sq. ft.
- (3) *Maximum lot coverage:* 50%.
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 10 feet
- (6) *Minimum rear yard:* 20 feet
- (7) *Maximum height of structures:* 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 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of R. G. Skinner Parkway. 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. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

D. Recreation and Open Space:

N/A

E. Utilities

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

F. 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. 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 and:

- a. Is more efficient than would be possible through strict application of the Zoning Code;
- b. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- c. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

PAUL M. HARDEN

ATTORNEY AT LAW

SUITE 901

501 RIVERSIDE AVENUE

JACKSONVILLE, FLORIDA 32202

(904) 396-5731

FAX (904) 399-8461

E-mail: paul_harden@bellsouth.net

February 26, 2014

Andy Eckert, P.E.
Executive Director
Duval County Public Schools
1701 Prudential Drive, 5th Floor
Jacksonville, FL 32207

Tyler Leohnert
Director Real Estate
Duval County Public Schools
1701 Prudential Drive, 5th Floor
Jacksonville, FL 32207

RE: Davis Family LUA near Atlantic Coast High School

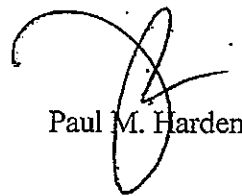
Dear Gentlemen:

Thank you so much for meeting with me yesterday regarding the pending Land Use Map Amendment near Atlantic Coast High School. Per our discussion, I will request that the staff amend the application from the Commercial General Land Use category to the RPI Land Use category. Additionally, I will prepare a companion rezoning in the form of a Planned Unit Development to be filed when the Land Use Map Amendment returns from transmittal.

Per our discussions, we will limit the uses in the companion rezoning to those included within your existing PUD with the addition of assisted living facility in lieu of an adult living facility and with the addition of professional offices. Because we don't have a design yet, I can't include a site plan but we can probably come to terms on the limitation on the number of square feet before we move forward.

Again, thank you for your cooperation and your diligence on behalf of the Duval County Public Schools.

Sincerely,



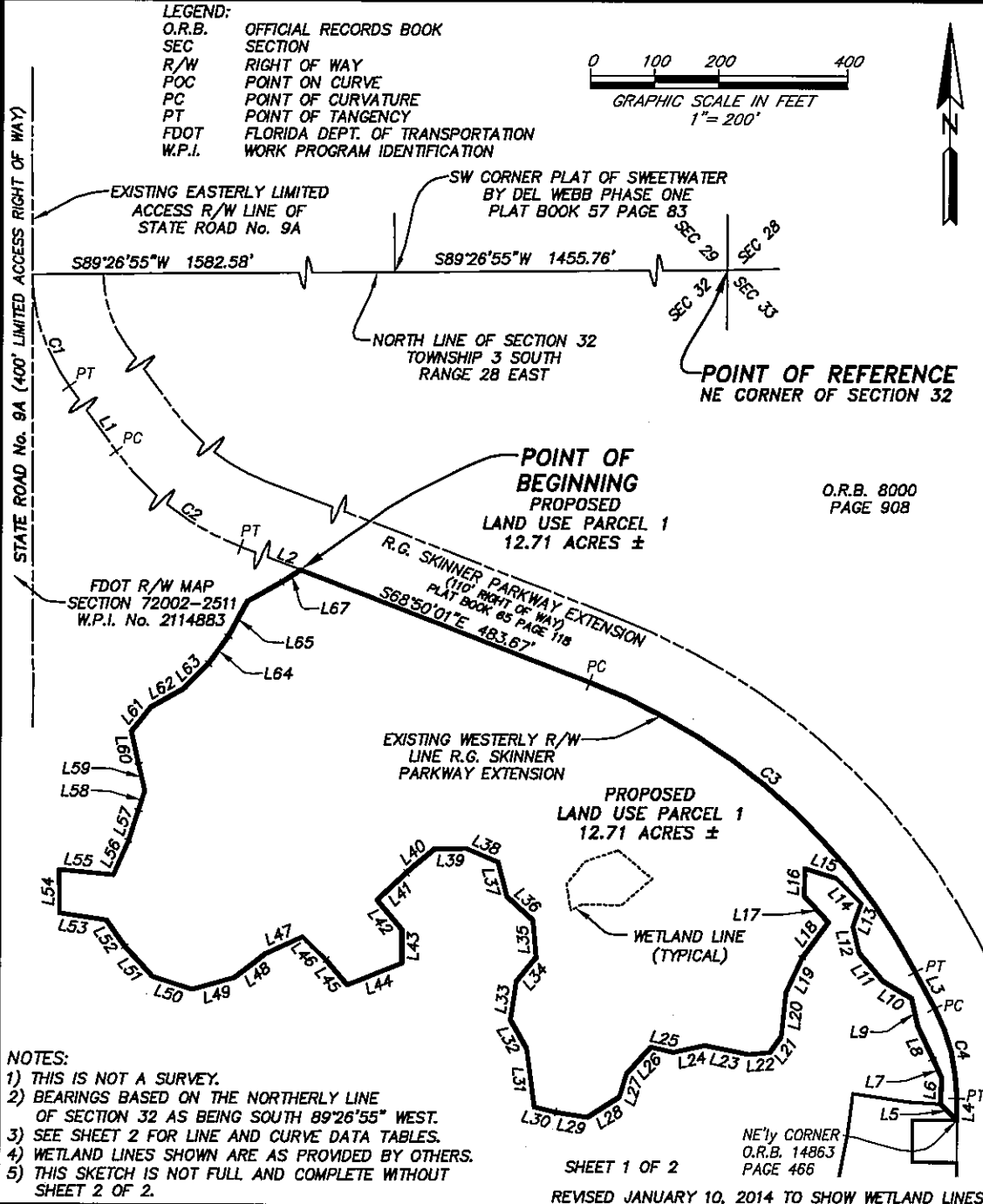
Paul M. Harden

PMH/jh

cc: Jed Davis
Roger O'Steen
Greg Barbour

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8000, PAGE 908, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS

14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

DATE: SEPTEMBER 17, 2013 SCALE: 1"=200'

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

SCOTT A. GRAHAM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 5546

CURRENT PLANNING DIVISION



Date: August 12, 2014

To: Folks Huxford, Chief

From: Andy Hetzel, Senior Planner

RE: The Atlantic Coast PUD

Waiver of Section 656.341(c)(2)(i) PUD Site Plan Requirements

The written description dated August 12, 2014 and sketch plan dated September 17, 2013 satisfies the requirements of 656.341(c)(2)(i) when considered in conjunction with the PUD Written Description. The items of required information that have not been depicted on the Site Plan may be excused for good cause because they are provided in the Written Description or they will not impact the review of the application.

(A) The existing site characteristics including any significant variations of elevations, water course(s), unique natural features, and natural vegetation.

The site is the subject of a pending Future Land Use Map amendment proposing to change the land use designation from the current designation of LDR to the designation of RPI. To the west of the site is an 8 lane highway and to the east of the site is the DCSB Atlantic Coast High School. South of the site is a 369 acre conventionally zoned property with RR-Acre (300 acres) and Commercial Office (69 acres) zoning designations.

(B) The location of all land uses by acreage, density including the number of dwelling units, intensity, and/or non-residential floor area of such uses. A legend including the following applicable information shall be provided as part of the site plan(s)

The current residential designation of the site is inconsistent with the use and trends in the area, and the proposed PUD and limitation on uses therein is per a previously negotiated agreement between the owner and the Duval County School Board that the owner would file a PUD limiting the intensity and types of uses allowed on/for the property. The site is currently owned by the Estuary Corporation and has no end user or development plan at this time. In lieu of providing a conceptual site plan and land use table, the owner is incorporating overall and site specific conventional development standards into this written description. The types and amounts of the proposed allowable uses are undetermined at this time, but all development will comply with the Zoning Code and/or Land Development Procedures Manual standards.

(C) The existing and proposed vehicular circulation system, pedestrian circulation system and points of ingress and egress to the development, including rights-of-way and paving

PLANNING AND DEVELOPMENT DEPARTMENT

widths. In addition, all existing and proposed rights-of-way, driveways and median openings (if any) within 660 feet of the proposed development.

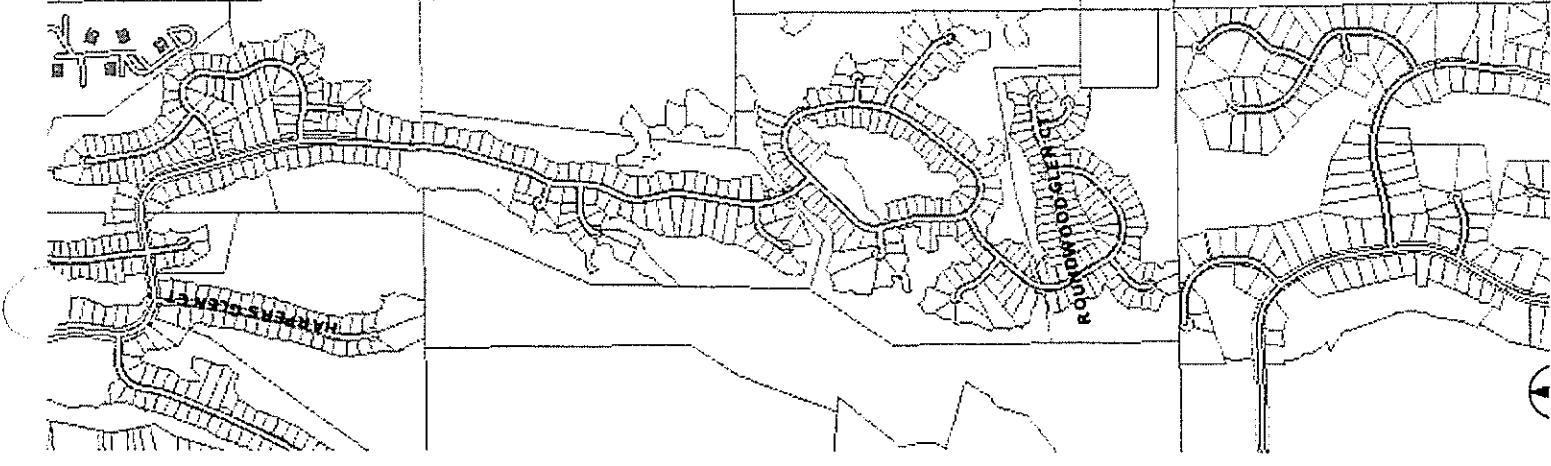
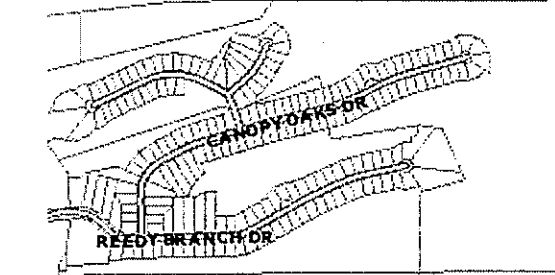
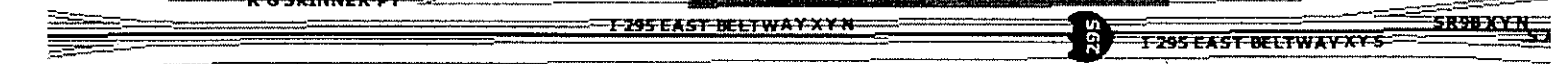
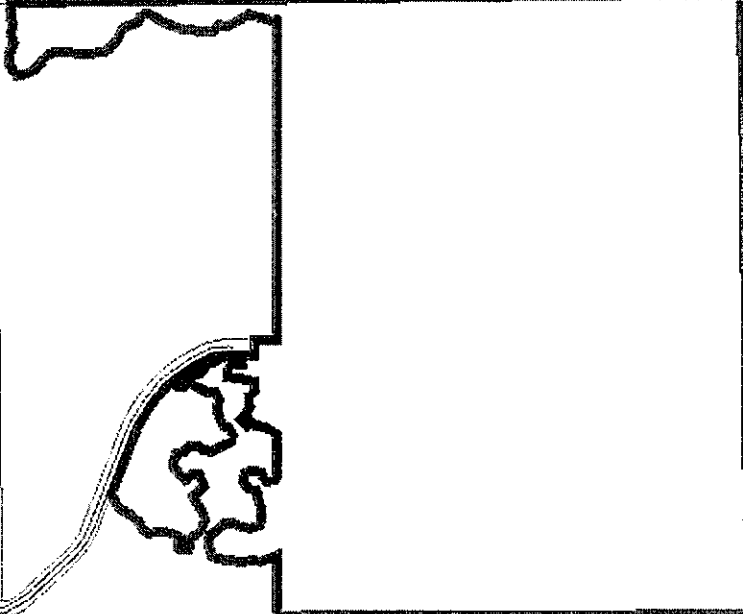
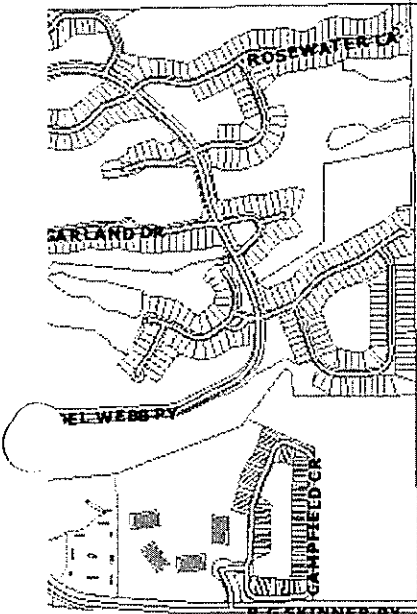
Those items are not a factor when reviewing the application and the lack of the items will not create any adverse impacts to the surrounding neighborhood. The pavement widths are reviewed and approved by the Development Services Division Land Development Procedures Manual. It is the department's opinion this level of detail is not required.

PLANNING AND DEVELOPMENT DEPARTMENT



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