

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-0141 TO

PLANNED UNIT DEVELOPMENT

MARCH 23, 2017

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 **2017-0141** to Planned Unit Development.

Location: 1591 Beaver Street West
East corner of Beaver Street West, Acorn Street
and Morgan Street

Real Estate Number(s): 075868 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: Northwest, District 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Garrett Dennis, District 9

Applicant/Agent: G. Brian Wheeler
GCI-Tapestry
9822 Tapestry Park Circle, Suite 201
Jacksonville, FL 32246

Owner: Patrick Bassett
4320 Dezet Court
Jacksonville, FL 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2017-0141 seeks to rezone approximately 0.59 acres of land from RMD-A to PUD. The rezoning to PUD is being sought so that the property can be developed with two (2) four-unit residential structures. Vehicular access to the property will be restricted to Morgan Street due to the proximity of an intersection at Beaver Street West and Acorn Street.

The parcel is currently undeveloped and was originally seven separate parcels that were recently combined into a single parcel in anticipation of the proposed development.

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. This parcel is also located within the Urban Priority Area (UPA). The MDR functional land use category in the UPA 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 with a minimum of ten (10) units per acre. The proposed PUD proposes a gross density of 13 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. A description of the category is noted below.

(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.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Business Park (BP) and Community General Commercial (CGC). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained herein, including:

FLUE Goal 1

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

FLUE Policy 1.1.12

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

FLUE Policy 1.1.24

The City will encourage new development to locate in the Urban Core, Southwest, North and Northwest planning districts through such measures, as economic incentives, greater marketing assistance, etc.

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 3.1.6

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

FLUE Transportation Element Policy 2.3.8

The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

FLUE Objective 2.5

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

The proposed PUD is consistent with the 2030 Comprehensive Plan in that the proposed project will provide infill residential development in an area that is currently vacant. Additionally, the proposed infill will add to the diversity of types of residential units that are offered within the area.

(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. According to the Development Services Department a Conditional Capacity Availability Statement (CCAS)/Concurrency Reservation Certificate (CRC) and Mobility Fee Calculation Certificate (MFCC) Application will be required.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single-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 streetscape:

The proposed written description and site plan indicate the proposed development will combine seven (7) lots into a larger parcel that will house two separate quadruplex residential structures that will be oriented towards Acorn Street with vehicular access limited to Morgan Street.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:

The site plan indicates the presence of two common areas on the property that will be located along the south and east property lines.

The treatment of pedestrian ways:

The site currently features existing pedestrian sidewalks along Acorn Street and Beaver Street West. The written description states that sidewalks will be installed in accordance with the 2030 Comprehensive Plan.

The separation and buffering of vehicular use areas and sections of vehicular use areas:

The written description and site plan indicate the provision of approximately nineteen (19) parking spaces for residents and guests will be provided on site within a proposed parking area. This parking area will be physically separated from the buildings by green spaces.

Traffic and pedestrian circulation patterns:

The written description and site plan indicates that parking and vehicular access to the property will be limited to Morgan Street to reduce traffic congestion impacts along Acorn Street and Beaver Street West due to an existing intersection.

The variety and design of dwelling types:

No information was provided as part of this application regarding the design and variety of architectural styles. However, the proposed development will be two quadruplex residential structures.

(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 achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in a primarily residential area with industrial areas to the south. Multi-family development meeting the Zoning Code and Subdivision Regulations would complement the area by increasing the housing options in the immediate area. The current zoning would produce a maximum of 20 residential units if developed according to the Chapter 656, Zoning Code and Chapter 654, Subdivision Regulations.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Single-family/Church
South	HI	IH/IL	Industrial
East	MDR	RMD-A	Single-family/Multi-family
West	RPI	CRO	Church

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category and is a single-use, which is proposed to not exceed 8 dwelling units. The PUD is appropriate at this location because it will support the existing uses in the area.

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

The surrounding residential density is consistent with the RMD-A zoning district. The proposed PUD does not proposed to intensify the existing property beyond what is found in the surrounding area.

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

JEA indicates that water and sewer are available at this location.

The site is served by the following schools:

S.P Livingston Elementary	585 enrollment	852 capacity
Susie Tolbert Elementary	376 enrollment	548 capacity
Northwestern Middle	532 enrollment	778 capacity
William Raines High	1,222 enrollment	1,817 capacity

Due to the class size amendment, the capacity of Duval County schools is currently under review. The School Board, with the support of the planning and Development Department through the Joint Planning Committee of the Jacksonville City Council and the Duval County School Board, is working on addressing enrollment and capacity issues in several ways, including site acquisition. In addition, the School Board has options to address student enrollment at specific schools including boundary adjustment, changes in special assignments and adjustments to magnet programs.

The amount and size of open spaces, plazas, common areas and recreation areas:

Approximately .075 acres of communal gathering space will be provided according to the site plan submitted as part of this application.

(7) Usable open spaces plazas, recreation areas.

Pursuant to Section 656.420 Zoning Code no recreational space will be provided. However, according to the written description the provided open space may be designated for dual uses including passive recreation.

(8) Impact on wetlands

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

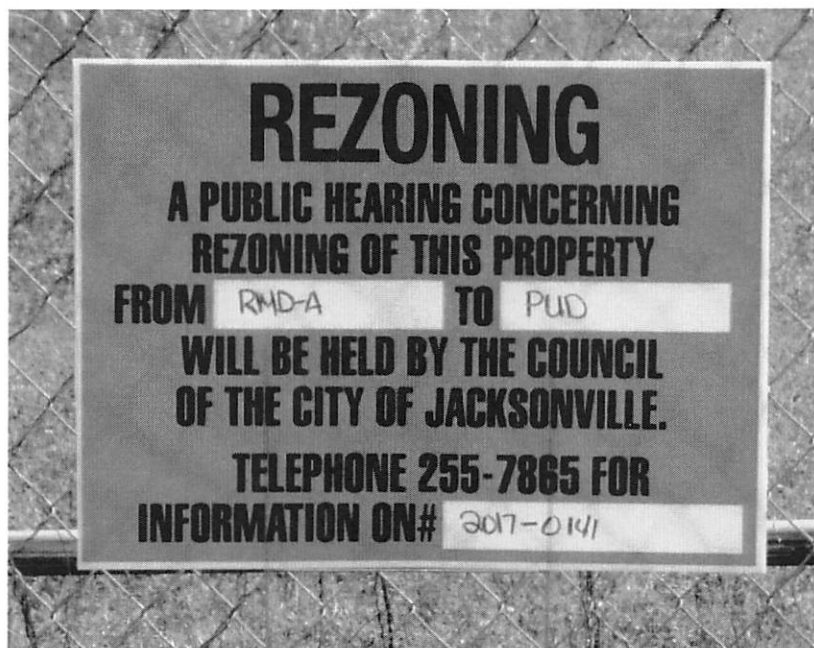
The site will be developed in accordance with Part 6 of the Zoning Code. According the site plan, approximately 19 parking spaces will be provided on site and will be accessed via Morgan Street. Of the proposed parking spaces, at minimum, one space will be designated as compliant with the Americans with Disabilities Act (ADA)

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 3, 2017, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-0045** be **APPROVED with the following exhibits:**

- 1. The original/revised legal description dated January 8, 2017**
- 2. The original/revised written description dated February 8, 2017**
- 3. The original/revised site plan dated February 9, 2017**

The subject property shall be developed in accordance with the Development Services Division Memorandum dated or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0141** be **APPROVED.**



Aerial

Source: Staff, Planning and Development Department
Date: 03.08.17



Subject Property

*Source: Staff, Planning and Development Department
Date: 03.08.17*



Subject Property

*Source: Google
Date: 03.08.17*



Adjoining properties to the East, along Beaver Street West

Source: Google

Date: 03.08.17



Industrial properties to the South, across Beaver Street West

Source: Google

Date: 03.08.17



Church to the West, across Acorn Street

Source: Google

Date: 03.08.17



Church to the North, across Morgan Street

Source: Google

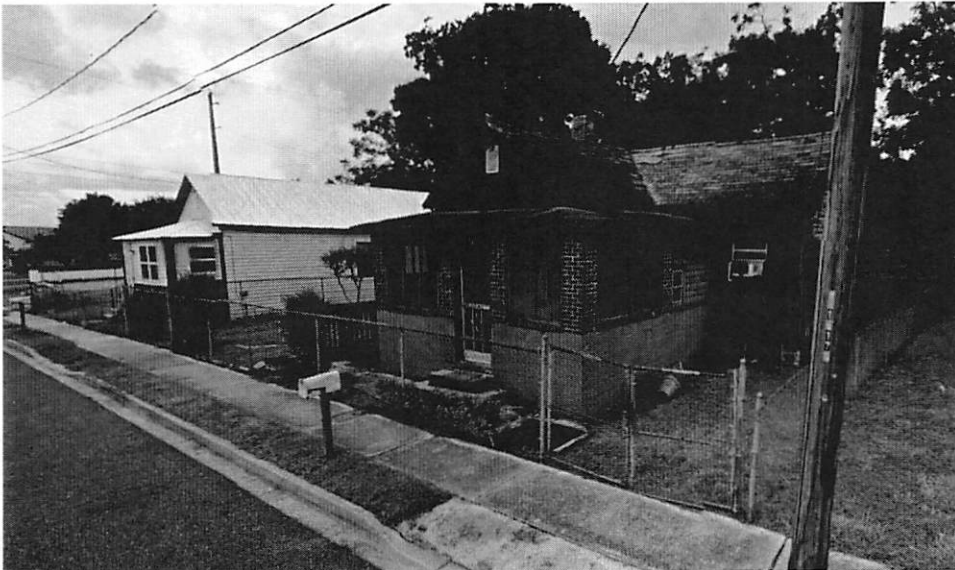
Date: 03.08.17



Adjacent multi-family to the east, along Morgan Street

Source: Google

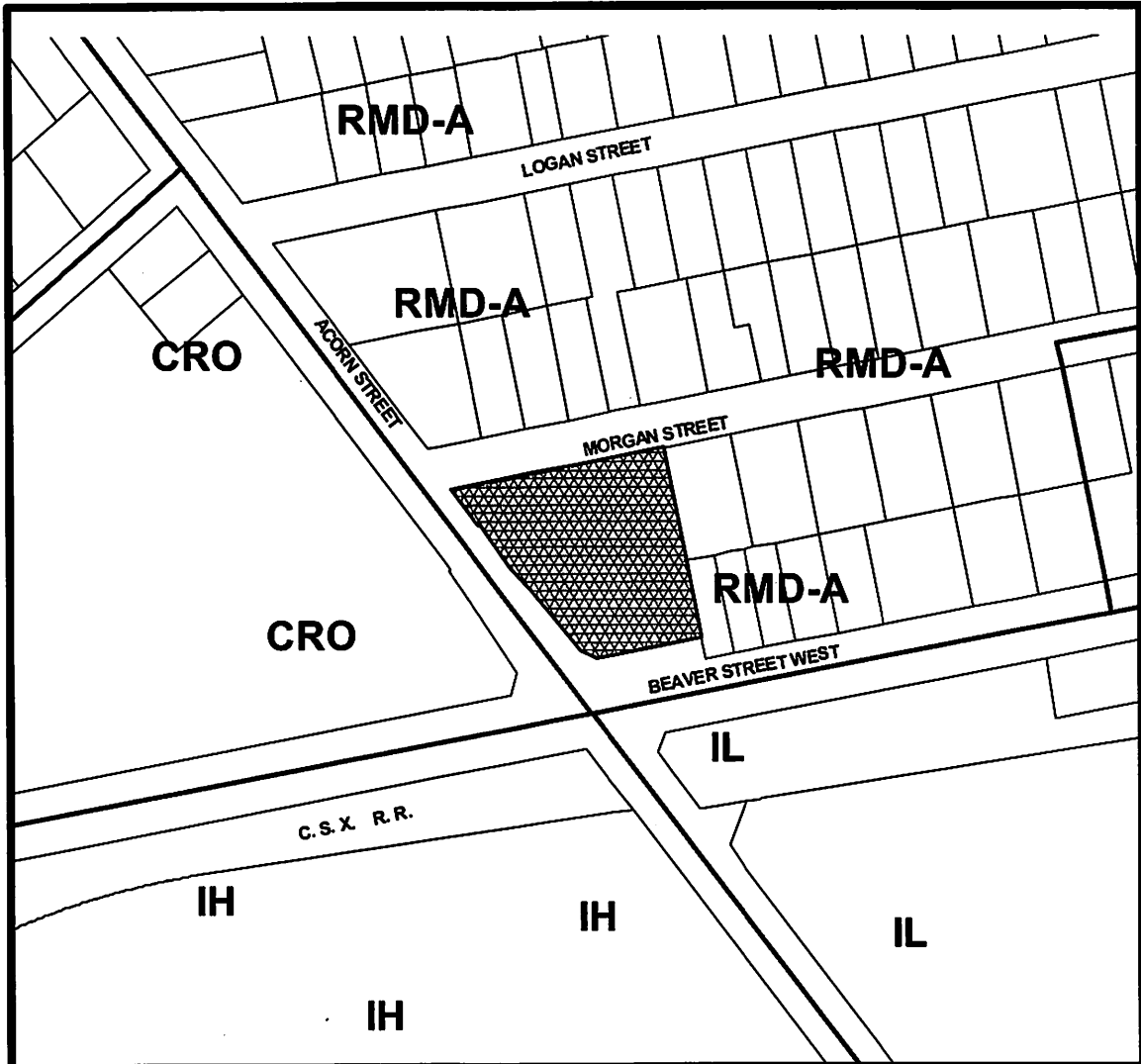
Date: 03.08.17

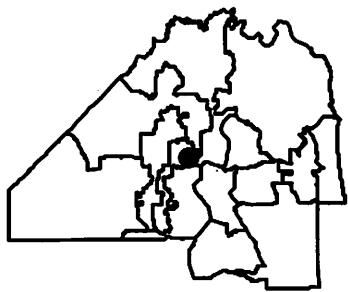




Single family to the North, across Morgan Street

Source: Google

Date: 03.08.17



REQUEST SOUGHT:		
FROM: RMD-A TO: PUD		0 100 Feet  COUNCIL DISTRICT: 09
	TRACKING NUMBER: T-2016-1331	Page 1 of 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0141 **Staff Sign-Off/Date** N/A / N/A
Filing Date 02/28/2017 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 03/28/2017 **Planning Commission** 03/23/2017
Land Use & Zoning 04/04/2017 **2nd City Council** N/A
Neighborhood Association BETTER LIVING COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study KINGS/BEAVER NAP

Application Info

Tracking # 1331 **Application Status** PENDING
Date Started 12/24/2016 **Date Submitted** 12/25/2016

General Information On Applicant

Last Name WHEELER **First Name** G **Middle Name** BRIAN
Company Name
 GGI-TAPESTRY
Mailing Address
 9822 TAPESTRY PARK CIRCLE SUITE 201
City JACKSONVILLE **State** FL **Zip Code** 32246
Phone 9046075005 **Fax** 904 **Email** BWHEELER@GGI-TAPESTRY.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name BASSETT **First Name** PATRICK **Middle Name**
Company/Trust Name
Mailing Address
 4320 DAZET CT
City JACKSONVILLE **State** FL **Zip Code** 32210
Phone 9047984529 **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 075868 0000	9	5	RMD-A	PUD

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.59

Development Number

Proposed PUD Name MORGAN STREET COMMONS

Justification For Rezoning Application

THE PUD IS FOR AN INFILL PROJECT BY HABITAT FOR HUMANITY AFFILIATE HABIJAX TO REPLAT & DEVELOP A CURRENTLY VACANT ASSEMBLAGE OF 7 EXISTING LOTS OF RECORD FOR CONSTRUCTION OF NEW ATTACHED SINGLE FAMILY HOMES. THE PROJECT WILL INCLUDE (2) TWO-STORY QUADPLEX BUILDINGS ON THE .59-ACRE SITE LOCATED AT THE CORNER OF ACORN ST. AND W. BEAVER ST. (US90) THE PROJECT WILL MAINTAIN PARCEL/LOT FRONTAGE ON ACORN STREET BUT RESTRICT ACCESS TO MORGAN STREET DUE TO INTERSECTION PROXIMITY AND ADOPTED ACCESS MANAGEMENT

Location Of Property

General Location

BEAVER STREET CORRIDOR WITHIN URBAN PRIORITY ZONE / ENTERPRISE ZONE

House #	Street Name, Type and Direction	Zip Code
1591	BEAVER ST W	32209

Between Streets

ACORN and TYLER

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
0.59 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
108 Notifications @ \$7.00 /each: \$756.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,035.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

THIS INSTRUMENT PREPARED BY:
Crabtree Law Group, P.A.
R. R. Crabtree
8777 San Jose Boulevard
Jacksonville, FL 32217

RECORD AND RETURN TO:
Crabtree Law Group, P.A.
8777 San Jose Boulevard
Jacksonville, FL 32217

RE PARCEL ID #: 075868-0000
CONTRACT SALES PRICE: \$26,000.00

WARRANTY DEED

THIS WARRANTY DEED made this 3rd day of July, 2012 by Henry Brown, hereinafter referred to as Grantor, whether one or more, and whose address is P.O. Box 61402, Jacksonville, FL 32236-1402, to Patrick Bassett and Therese Dagher, joint tenants with rights of survivorship, hereinafter referred to as Grantee, whether one or more, and whose address is 4320 Dazel Ct., Jacksonville, FL 32210

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

See attached Exhibit "A"

The real property described in this instrument is not the constitutional homestead nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2011.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
ALFREDO TOWNSEND
Witness

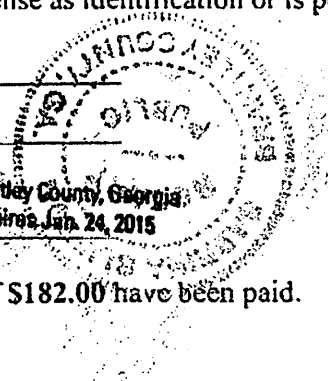
[Signature]
Henry Brown

[Signature]
Tony Williams
Witness

STATE OF Georgia
COUNTY OF Brantley

The foregoing instrument was acknowledged before me this 30th day of June, 2012 by Henry Brown. He has produced Driver's License as identification or is personally known to me.

[Signature]
Notary Public, County and State Aforesaid
Sabrina Clifton
Notary Printed Signature



My commission expires: Notary Public, Brantley County, Georgia
My Commission Expires Jan. 24, 2015

Documentary Stamps in the amount of \$182.00 have been paid.

EXHIBIT A - Property Ownership Affidavit

Date: 11/28/16

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:

1591 W. Beaver St. / RE # 075868-0000

To Whom it May Concern:

Patrick Bassett hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning from RMD-A to PUD submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

Therese J. Dagher
Therese J. Dagher

If Owner is Corporate Entity: *

Print Corporate Name:

By Patrick Bassett

By _____

Print Name: Patrick Bassett

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28th day of November 2016, by Therese J. Dagher & Patrick Bassett, who is personally known to me or who has produced FL ID as identification and who took an oath.

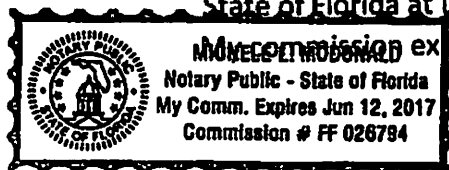
[Signature]

(Signature of NOTARY PUBLIC)

Michele L. McDonald

(Printed name of NOTARY PUBLIC)

State of Florida at Large.



My commission expires: 6-12-17

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 11/23/16

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 1591 W. Beaver St. / RE # 075868-0000

To Whom it May Concern:

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 G. Brian Wheeler, GGI-Tapestry LLC to act as agent to file application(s) for rezoning from RMD-A to PUD 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.

If Property Owner is Individual:

Therese J. Dagher
Therese J. Dagher

By Patrick Bassett

Print Name: Patrick Bassett

If Property Owner is Corporate Entity:*

Print Corporate Name:

By _____

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 30th day of November 2016, by Therese J. Dagher & Patrick Bassett, who is personally known to me or who has produced FL ID as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Michele L. McDonald
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
expires: 6-12-17

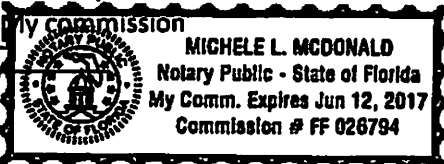


EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 1591 W. Beaver St. / RE # 075868-0000

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: Patrick Bassett

Its: Patrick Bassett

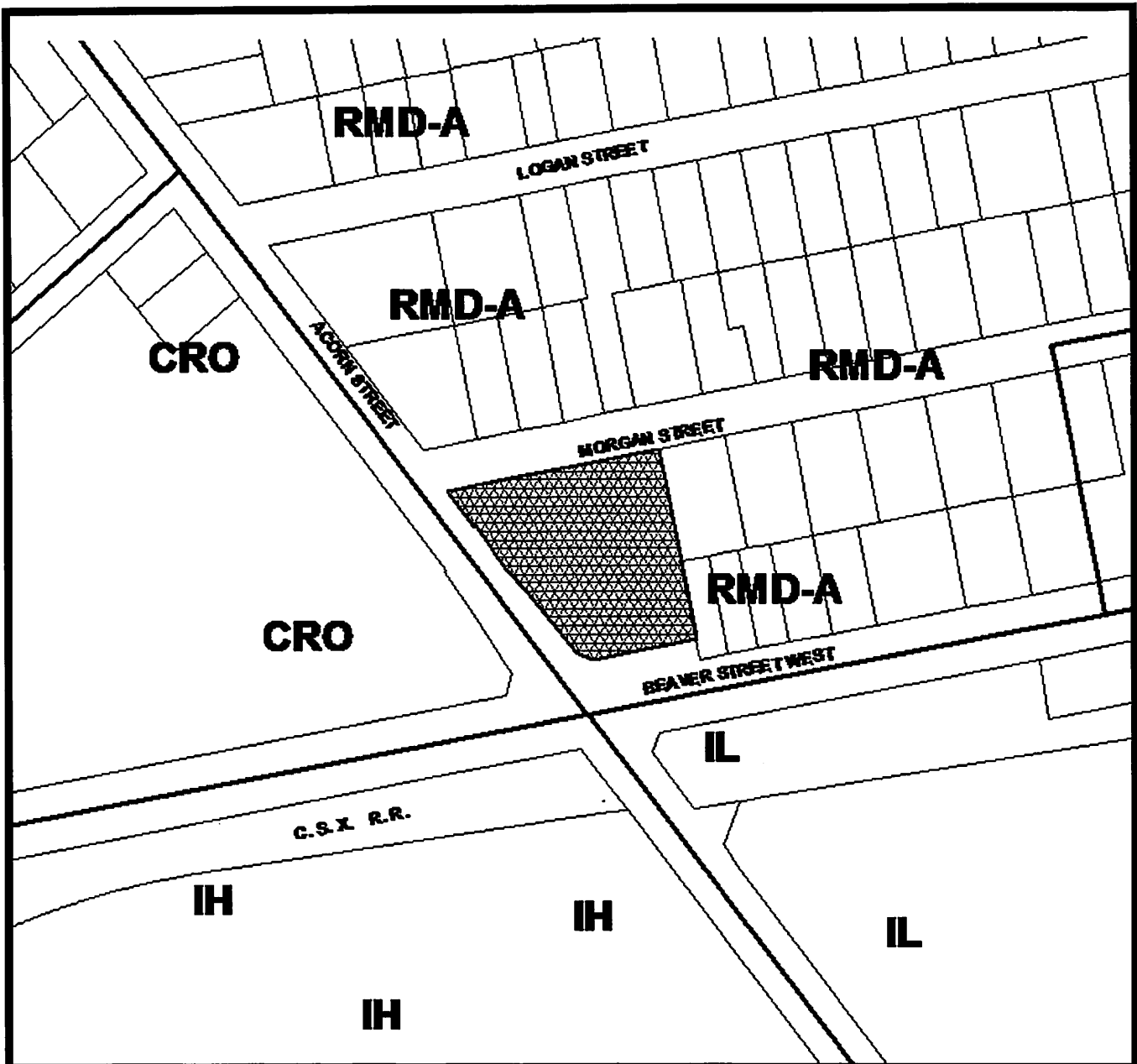
By: Therese J Dagher

Its: Therese J Dagher

EXHIBIT "A"

A PARCEL OF LAND IN LOTS 16, 17, 18, 34, 35, 36, AND 37, BLOCK 3, SMITHS ALLOTMENT, AS RECORDED IN PLAT BOOK 3, PAGE 98, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, IN THE ISAAC HENDRICKS GRANT, SECTION 40, TOWNSHIP 2 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

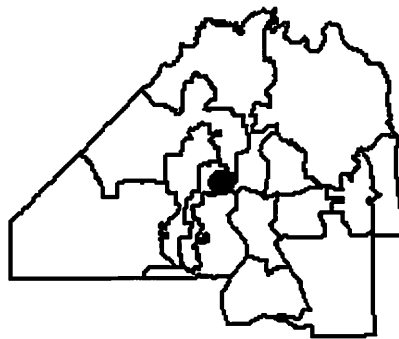
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REQUEST SOUGHT:

FROM: RMD-A

TO: PUD



0 100 Feet



COUNCIL DISTRICT:

09

TRACKING NUMBER:

T-2016-1331

Page 1 of 1

**Exhibit D
WRITTEN DESCRIPTION**

**HabiJax Morgan St. PUD
Date: Feb. 8 , 2017**

**Current Zoning District: RMD-A
Current Land Use Designation: MDR
OVERLAY: JEDC Enterprise Zone
Proposed Zoning District: PUD
RE #: 075868-0000**

I. PROJECT DESCRIPTION

The PUD is for an infill project by Habitat for Humanity affiliate HabiJax to replat & develop a currently vacant assemblage of 7 existing lots of record for construction of new attached single family homes. The project will include (2) two-story quadplex buildings on the .59-acre site located at the corner of Acorn St. and W. Beaver St. (US90) The Project will maintain parcel/lot frontage on Acorn Street but restrict access from all street frontages except a single driveway to Morgan Street due to intersection proximity and adopted Access Management standards.

Project Name: Morgan Street Commons

Project Architect/Planner: GGI-Tapestry / Brian Wheeler, RLA
9822 Tapestry Park Circle Suite 201
Jacksonville, Florida 32246
904-607-5005

Project Engineer: Wallis Engineers Inc. / Joe Wallis, PE
8825 Perimeter Park Boulevard Suite 301
Jacksonville, Florida 32216
904-620-9575

Project Developer: HabiJax / Angela Leatherbury
2404 Hubbard Street
Jacksonville, Florida 32206
904-798-4529

II. QUANTITATIVE DATA

**Total Acreage: 0.59 acres (25,627.71 s.f.)
Total Dwelling Units: 8**

Total amount of non-residential floor area: (0 s.f.)
Total amount of recreation area: (3,663 s.f. - Tract "A" portion, Tract "B")
Total amount of open space: (common area tracts + yard area) See Site Plan
Total amount of public/private rights of way: (0 s.f.) See Site Plan
Total amount of land coverage of all buildings and structures: Maximum potential building coverage within the site Building Restriction limits is 8,800 s.f. Maximum per proposed building footprint is 7,520 s.f. See Site Plan

Phase schedule of construction: The Project will begin in July 2017 with both site work and building construction. Duration of construction is expected to take 9 months until C/O.

III. 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 with regards to individual lots having individual access to the adjacent Public ROW with separate driveways. Traffic Operations review by FDOT (letter Attachment) and Project Engineering recommend restricting existing lot access from Acorn St. and W. Beaver St. due to intersection proximity, alignment, and safety. The Zoning Code does not define Quadplex building ownership which requires both fee title ownership and common ownership patterns and maintenance. The purpose of this PUD is to allow enforceable limitations on the conventional RMD-A category standards which cannot function as an isolated corner parcel and support typical lot standards.

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 or Home Owner Association in perpetuity. See Site Plan for Common Area Tracts.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family dwellings, attached or detached.
2. Two-story and Single-story Duplex, Tri-plex and Quad-plex dwelling units.
3. Townhomes, subject to Section 656.414
4. Housing for the elderly.
5. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
7. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

B. Permissible Uses by Exception:

None

C. Limitations on Permitted or Permissible Uses by Exception

None.

D. Permitted Accessory Uses and Structures:

1. See Section 656.403
2. Community mail shelter and community pavilion
3. HVAC must be in the rear or side of each structure
4. front and side yard fencing not to exceed 42" in height

V. DESIGN GUIDELINES AND CRITERIA

Generally, the site shall be developed in accordance with RMD-D with Townhomes, subject to Section 656.414 standards and outline except where garage and setback standards and criteria differ from the following which shall apply.

A. Lot Requirements for Single Family:

- | | |
|--|---|
| (1) <i>Minimum lot area:</i> | 3,700 sq ft. |
| (2) <i>Minimum lot width:</i> | 40 feet |
| (3) <i>Maximum lot coverage:</i> | 50%. |
| (4) <i>Minimum front yard:</i> | 10 feet |
| (5) <i>Minimum side yard:</i> | 5 feet or zero lot line provided 10 feet on one side between buildings. |
| (6) <i>Minimum rear yard:</i> | 10 feet |
| (7) <i>Maximum height of structures:</i> | 35 feet |

B. Lot Requirements for Duplexes:

- | | |
|---|---|
| (1) <i>Minimum lot area:</i> | 1,850 sq. ft. (comprising one duplex) |
| (2) <i>Minimum lot width:</i> | 20 feet |
| (3) <i>Maximum lot coverage by all buildings:</i> | 70% |
| (4) <i>Minimum yard requirements:</i> | (a) Front: 10 feet
(b) Side: 0 feet (between units)
(c) Rear: 10 feet |
| (5) <i>Maximum height of structures:</i> | 35 feet |

C. Lot Requirements for Quad-plex & Townhouses

- (1) *Minimum lot width:* - 16 feet for interior units; 25 feet for end units 22 feet irregular lot lines
- (2) *Minimum lot area:* - 1,600 square feet.
- (3) *Maximum lot coverage by all buildings:* - 62.5 percent for net lot area & 35% for parcel
- (4) *Maximum yard requirements:*
 - Front - 8 feet from the outside edge of sidewalk & lot line to the porch pad where sidewalks are located on that side of the street ROW and 14 feet to the building façade; no garage or vehicular use area is allowed from Public ROW.
 - Side - 0 feet; 4 feet average for end units, with 10 feet minimum between buildings.
 - Rear - 18 feet minimum lot
- (5) *Maximum height of structures.* 35 feet.
- (6) *Minimum open space.* The gross density may not exceed the Land Use Category density. Where individual lot sizes may exceed the Land Use Category density, open space shall be platted as a separate tract and designated as "open space" on such plat.

D. 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 along with the following:
 - Individual lot parking shall not be provided. Common Area Tract parking shall be 9' width x 18' length minimum with 20' drive isles where opposed 90d parking does not occur. Eight designated parking spaces shall be provided along with five visitor spaces with one visitor space designated for handicapped.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by Morgan Street 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 common area tract ownership with reciprocal easements for ingress and egress among the various parcels of the Property.

(3) *Pedestrian Access.*

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

E. Signage:

No project signage

F. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code when applied to the entire parcel. Internal lot lines shall not be required to provide landscape buffers.

G. Recreation and Open Space:

Pursuant to Section 656.420, Zoning Code, no recreation area will be provided. Open Space provided may be designated for dual uses including passive recreation.

H. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

Garbage collection via individual containers placed curbside on Morgan Street per typical residential municipal waste collection

I. Wetlands

Wetlands are not present within the project boundary.

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 infill & redevelopment project will be beneficial to the surrounding neighborhood and community and:

- a. Is more efficient and safe 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; and
- d. Allow for residential infill on the edge of an industrial corridor and provide a compatible buffer to adjacent single family residential.

EXHIBIT F


PUD Name



MORGAN STREET COMMONS

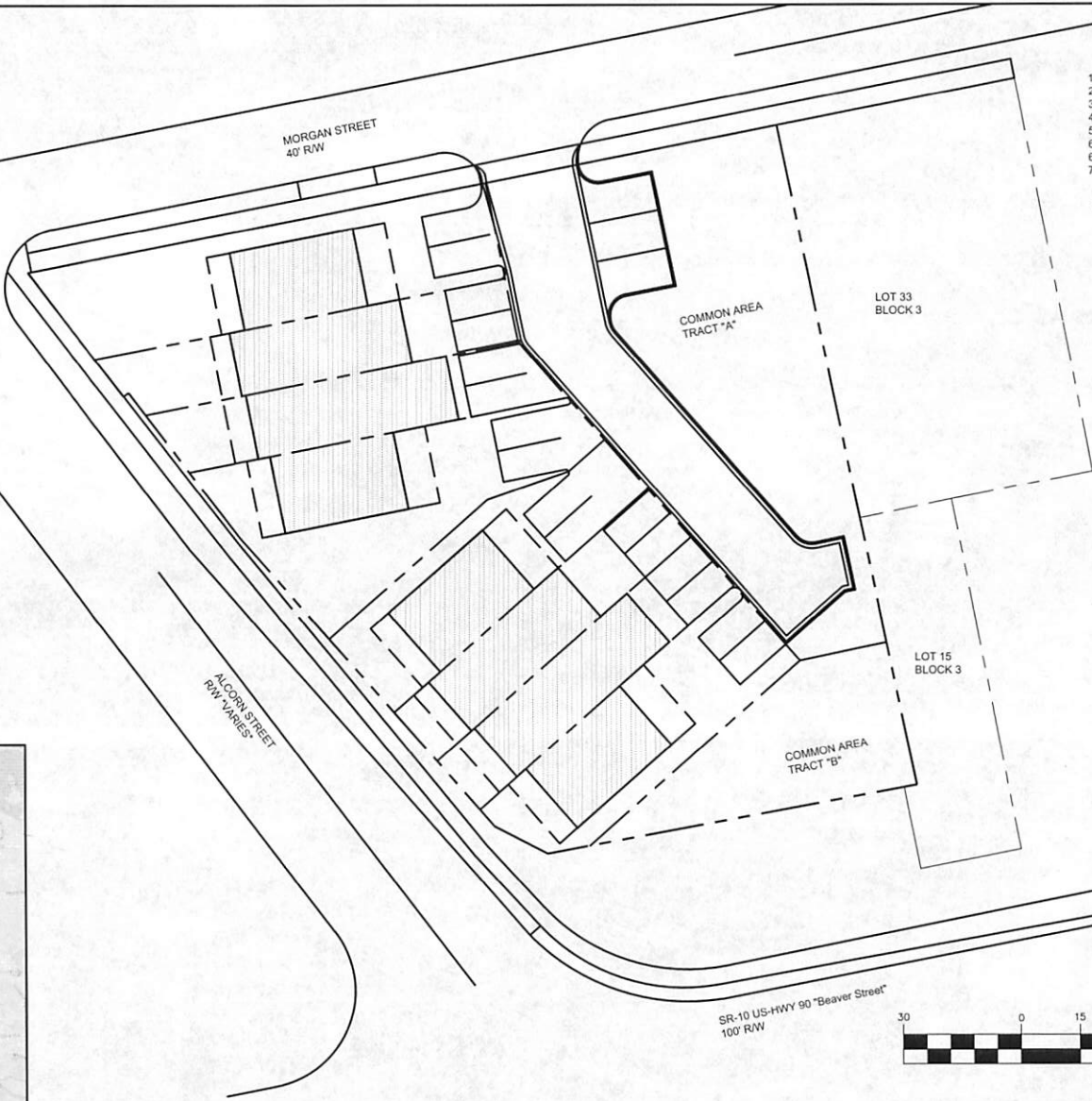
Land Use Table

Total gross acreage	.59 Acres	100 %
Amount of each different land use by acreage		
Single family	.26 Acres	44 %
Total number of dwelling units	8 D.U.	
Multiple family	0 Acres	 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	 %
Industrial	0 Acres	 %
Other land use	.18 Acres	30.5 %
Active recreation and/or open space	.075 Acres	12.75 %
Passive open space	.075 Acres	12.75 %
Public and private right-of-way	0 Acres	 %
Maximum coverage of buildings and structures	7520 Sq. Ft.	.29 %




Habitat for Humanity of Jacksonville, Inc.
2404 Hubbard St.
Jacksonville, FL 32206
Toll Free: (877) 237-1295
(904) 798-4529
Fax: (904) 798-2728




(IN FEET)
1 inch = 30 Feet

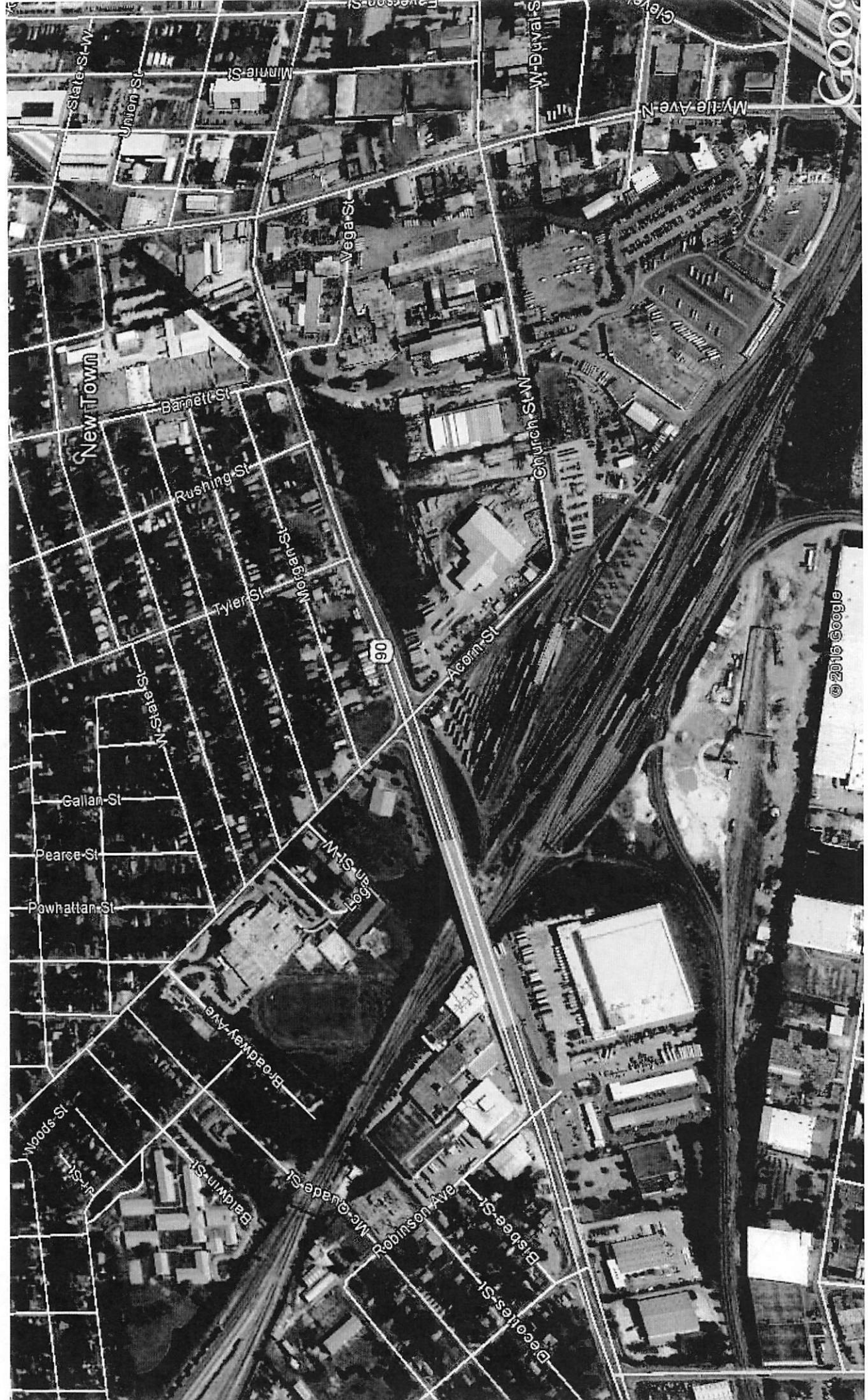


1. (2) QUADPLEX Buildings - (8) Dwelling UNITS
2. TOTAL SITE: (0.59 acres)
3. Active recreation area (.14 acres)
4. 8 LOTS; 1 UNIT PER LOT
5. 2 BUILDINGS, 3,472 SF PER BLDG
6. Existing and proposed zoning (RMD-A / PUD)
- 6.1. Parking requirements per Section 656.604 (18 Spaces / 19 Provided)
7. Percent of total building coverage to total lot area: (.29%)

7,759 SF	TRACT "A"	DRAINAGE, UTILITIES, ACCESS, RECREATION
1,968 SF	TRACT "B"	DRAINAGE, UTILITIES, OPEN SPACE

SR-10 US-HWY 90 "Beaver Street"
100' R/W

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

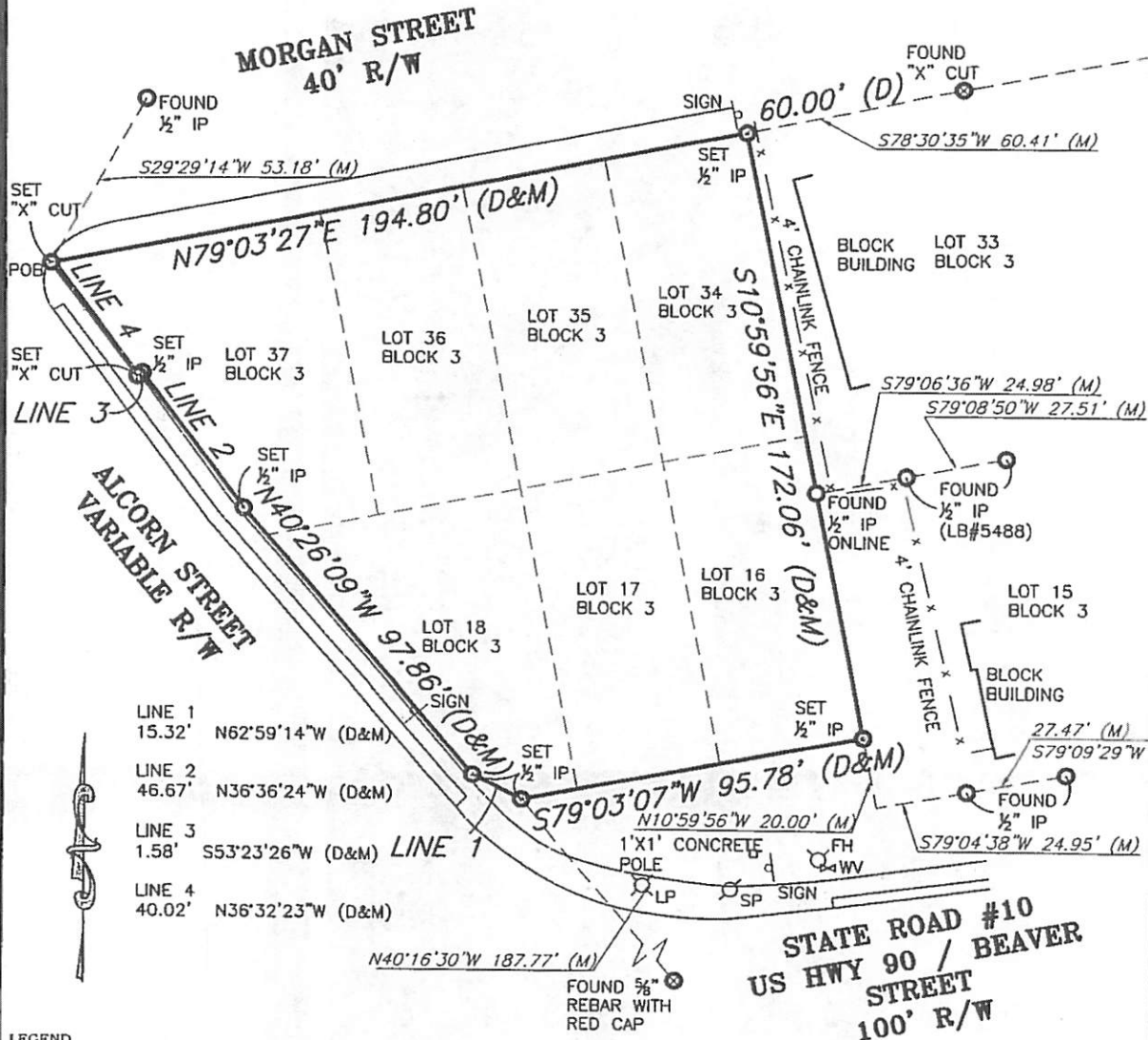


Google

© 2016 Google



SHEET 2 OF 2



- LINE 1
15.32' N62°59'14"W (D&M)
- LINE 2
46.67' N36°36'24"W (D&M)
- LINE 3
1.58' S53°23'26"W (D&M)
- LINE 4
40.02' N36°32'23"W (D&M)

LEGEND

LEGAL PROVIDED BY CLIENT
 BRL= BUILDING RESTRICTION LINE
 CL= CENTER LINE
 IP= IRON PIPE
 FD= FOUND
 R= RADIUS
 R/W= RIGHT-OF-WAY

WM= WATER VALVE
 FH= FIRE HYDRANT
 SP= SIGNAL POLE
 LP= LIGHT POLE
 POC= POINT ON CURVE
 CONC.= CONCRETE
 Δ= DELTA

WM- WATER METER
 CONCRETE []
 WOOD []
 FOUND IP 1/2" []

SET IP 1/2" []
 WOOD FENCE []
 VINYL FENCE []
 CHAINLINK []

TOP PRIORITY
 LAND SURVEYORS INC.



JOB#: FL-12-4319
 SURVEY DATE: 07-06-2012
 DRAFTED BY: TS
 SCALE: 1"=40'

3780 KORI ROAD SUITE #7
 JACKSONVILLE, FL. 32257
 OFFICE (904) 625-2006
 FAX (904) 683-4231
 TOPPRIORITYLANDSURVEYORS@YAHOO.COM

NOTES
 1) BEARINGS SHOWN ARE BASED ON E. PROPERTY LINE S. 10° 59' 56" E.
 2) FLOODZONE X FROM FEMA MAP PANEL 0155E DATED 8-15-89
 FLOOD ZONE MAPS ARE SUBJECT TO CHANGE

Thurman B. King
THURMAN B. KING
 FLORIDA REGISTERED LAND SURVEYOR
 PSM# 4424

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

MAP SHOWING BOUNDARY SURVEY OF

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CERTIFIED TO:

THERESE DAGHER & PATRICK BASSETT

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - CRABTREE LAW GROUP, P.A.

SHEET 1 OF 2

LEGEND


LEGAL PROVIDED BY CLIENT
 BRL= BUILDING RESTRICTION LINE
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WV = WATER VALVE
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 SP = SIGNAL POLE
 LP = LIGHT POLE
 POC= POINT ON CURVE
 CONC.= CONCRETE
 Δ= DELTA

WM- WATER METER

CONCRETE 

WOOD 

FOUND IP 1/2" 

SET IP 1/2" 

WOOD FENCE 

VINYL FENCE 

CHAINLINK 

TOP PRIORITY LAND SURVEYORS INC.



JOB#: FL-12-4319
 SURVEY DATE: 07-06-2012
 DRAFTED BY: TS
 SCALE: 1"=40'

3780 KORI ROAD SUITE #7
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 OFFICE (904) 625-2006
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Thurman B. King

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 FLORIDA REGISTERED LAND SURVEYOR
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc

Duval County, City Of Jacksonville
Michael Corrigan, Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Date: 01/17/2017 Time: 13:44:18
 Location: A07 Clerk: LCS
 Transaction 0034022

Date: 1/10/2017
 Email: AMartina@coj.net

N
 Name: GGI-Tapestry
 Address: 9822 Tapestry Park Cir, Suite 201, Jacksonville FL 32246
 Description: Morgan Street Commons PUD 1591 W Beaver Street

Miscellaneous

Item: CR - CR396926
 Receipt 0034022.0001-0001 3,035.00

LAsect	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								3035.00

Total Paid 3,035.00

CHECK 78876 3,035.00

Total Tendered 3,035.00

Paid By: habitat for humanity c
 Thank You

Total Due: \$3,035.00