

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-670 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 7, 2019

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 **2018-670** to Planned Unit Development.

- Location:*** 1819 and 1825 Hubbard Street, between 8th Street East and 9th Street East
- Real Estate Number(s):*** 071840-0000, 071841-0000
- Current Zoning District:*** Commercial Community General-Springfield (CCG-S)
- Proposed Zoning District:*** Planned Unit Development (PUD)
- Current Land Use Category:*** Community General Commercial (CGC)
- Proposed Land Use Category:*** Medium Density Residential (MDR)
- Planning District:*** Urban Core, District 1
- Applicant/Agent:*** David Shacter
Terrawise Homes, Inc.
1334 Walnut Street
Jacksonville, Florida 32206
- Owner:*** David Shacter
Terrawise Homes, Inc.
1334 Walnut Street
Jacksonville, Florida 32206
- Staff Recommendation:*** **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2018-670** seeks to rezone approximately 0.2 acres of land from CCG-S to PUD. The rezoning to PUD is being sought so that the property can be

developed with two single family dwellings. Each lot will be a minimum of thirty-two feet wide and 4,000 square feet in area. The property is within the Springfield Historic District and the Springfield Zoning Overlay. Future construction will require approval through the Certificate of Appropriateness (COA) with the Historic Preservation Commission.

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 Community General Commercial (CGC) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5334-18C (Ordinance 2019-011) that seeks to amend the portion of the site that is within the CGC land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land use Map Series L-5334-18C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

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 category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Policy 1.1.2 As depicted on the FLUM series, Development Areas have been established to determine appropriate locations for land uses and densities and consist of five tiers of development intensities ranging from high density infill development in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA). These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category as provided in the Operative Provisions of this element.

Policy 1.1.22 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 as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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

JEA availability letters for both parcels within the subject site have been provided with the companion rezoning application, dated April 21, 2018 and August 22, 2018. Both letters state that the subject site has access to centralized sewer and water, consistent with FLUE Policy 1.2.9.

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.

The proposed development would encourage revitalization within the Springfield Historic District, while maintaining the existing character of the neighborhood, consistent with the consistent with Goal 3 of the FLUE and Objective 1.4 of the HPE.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable

housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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.

The site is currently vacant and designated for commercial use, but historical records show that the site was originally utilized for residential. The proposed amendment would allow for infill residential development. The development of new residential would help to maintain adequate land designated for residential use in the area, while retaining a compact and compatible land use pattern. Thus the proposed amendment is consistent with Objectives 6.3 and 3.1 and Policies 1.1.22 and 3.1.6 of the FLUE.

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

HPE Objective 1.4 The City of Jacksonville shall establish and improve property values, and thus the tax base of local landmarks and local historic districts by encouraging property owners to maintain and improve buildings, grounds, streetscape and vistas and encouraging settlement and revitalization of established neighborhoods.

The location of the property and the surrounding uses make the site unusable as a commercial use. The land use amendment and rezoning will create a viable use for 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.

(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 streetscape will be similar to the existing houses along Hubbard Street.

The use and variety of building setback lines, separations, and buffering: The PUD is using the same building setbacks and development standards that are in the Springfield overlay.

The use and variety of building sizes and architectural styles: The exterior of the dwellings will be reviewed and approved by the Historic Preservation Commission for consistency with the Springfield Historic District.

The use and variety of materials: The Historic Preservation Commission will review and approve the exterior material for consistency with the Springfield Historic District.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located at the edge of a commercial corridor along 8th Street. Residential, office and commercial uses also exist along the corridor. Single family dwellings at this location will provide infill housing by increasing the housing options in the immediate area.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-S	Single family dwelling
South	CGC	CCG-S	Single family dwelling
East	CGC	CCG-S	Offices
West	CGC	CCG-S	Single family dwelling

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 application was reviewed by the Historic Preservation Section which has the following comments. The historic use of the property has been residential. The parcels did contain two contributing structures to both the Springfield National Register Historic District and the Springfield local Historic District. Allowing the continued residential use reinforces the historic development and the residential character of the block. Future construction will require

approval through the Certificate of Appropriateness (COA) with the Historic Preservation Commission.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category for two single family dwellings. The PUD is appropriate at this location because it will support the existing offices, service establishments and hospital in the area.

The existing residential density and intensity of use of surrounding lands: The surrounding area is primarily residential with single family, duplexes and tri-plexes on small lots. The proposed two single family dwellings are consistent with existing residential dwellings in the area.

The availability and location of utility services and public facilities and services: JEA provides both water and sewer to the area.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space, No recreation area is required.

(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.

(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.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 26, 2018, 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 **2018-670** be **APPROVED with the following exhibits:**

1. The original legal description dated August 28, 2018.
2. The original written description dated June 27, 2018.
3. The original site plan dated June 27, 2018.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-670** be **APPROVED.**



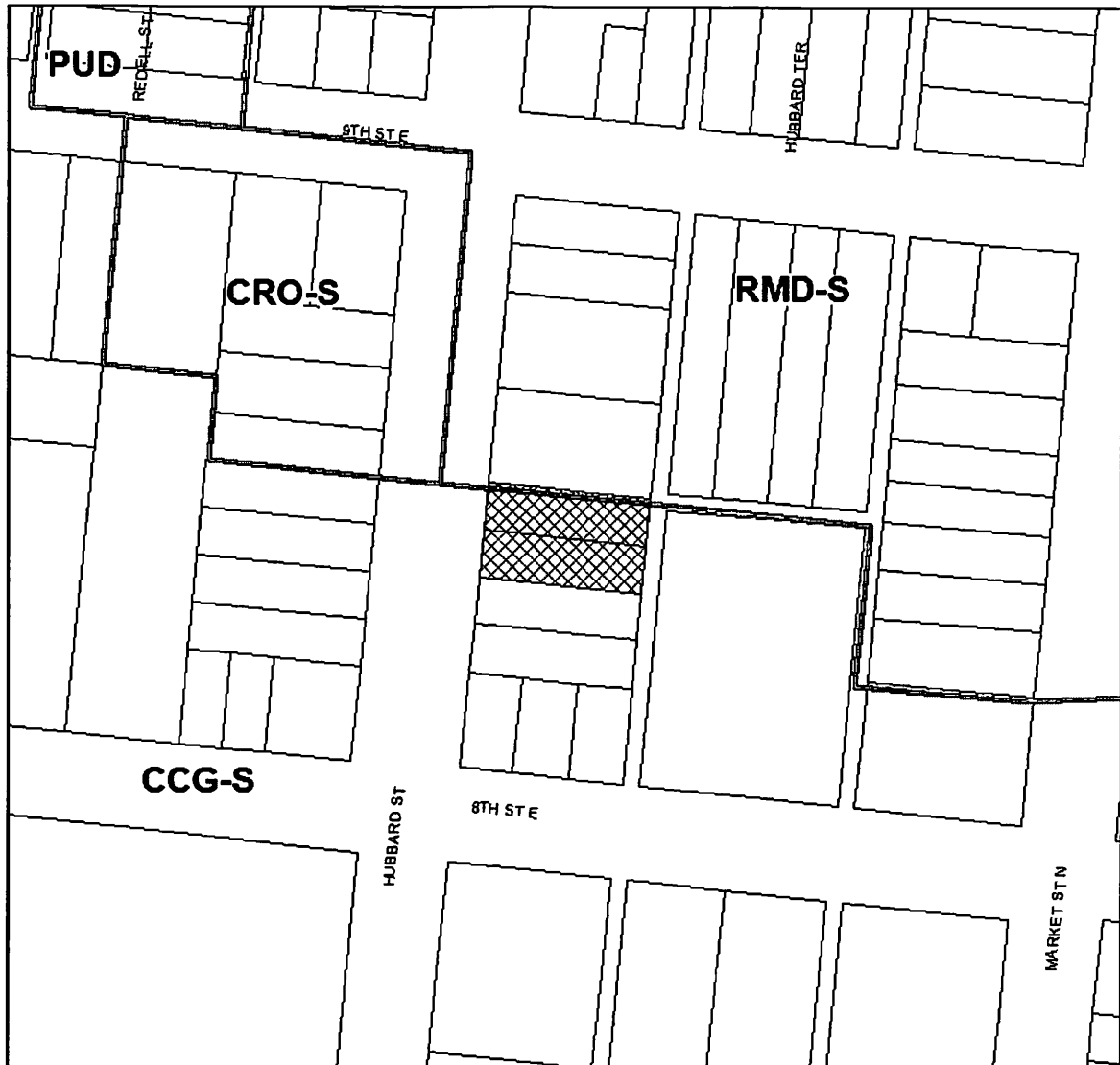
Aerial view of subject property.

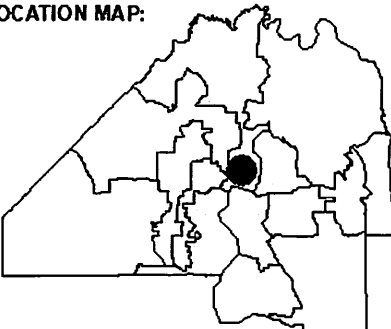
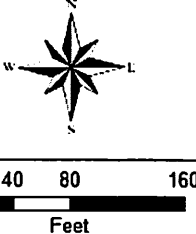


View of subject property.



Adjacent residential dwellings.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-S</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0670</p>	<p>TRACKING NUMBER</p> <p>T-2018-1882</p>	<p>PAGE 1 OF 1</p>




Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Bruce Lewis, Planner Supervisor
Current Planning

FROM: Lisa Sheppard, City Planner III 
Community Planning Division / Historic Preservation Section

RE: PUD 2018-0670 (1819 Hubbard Street and 1825 Hubbard Street)

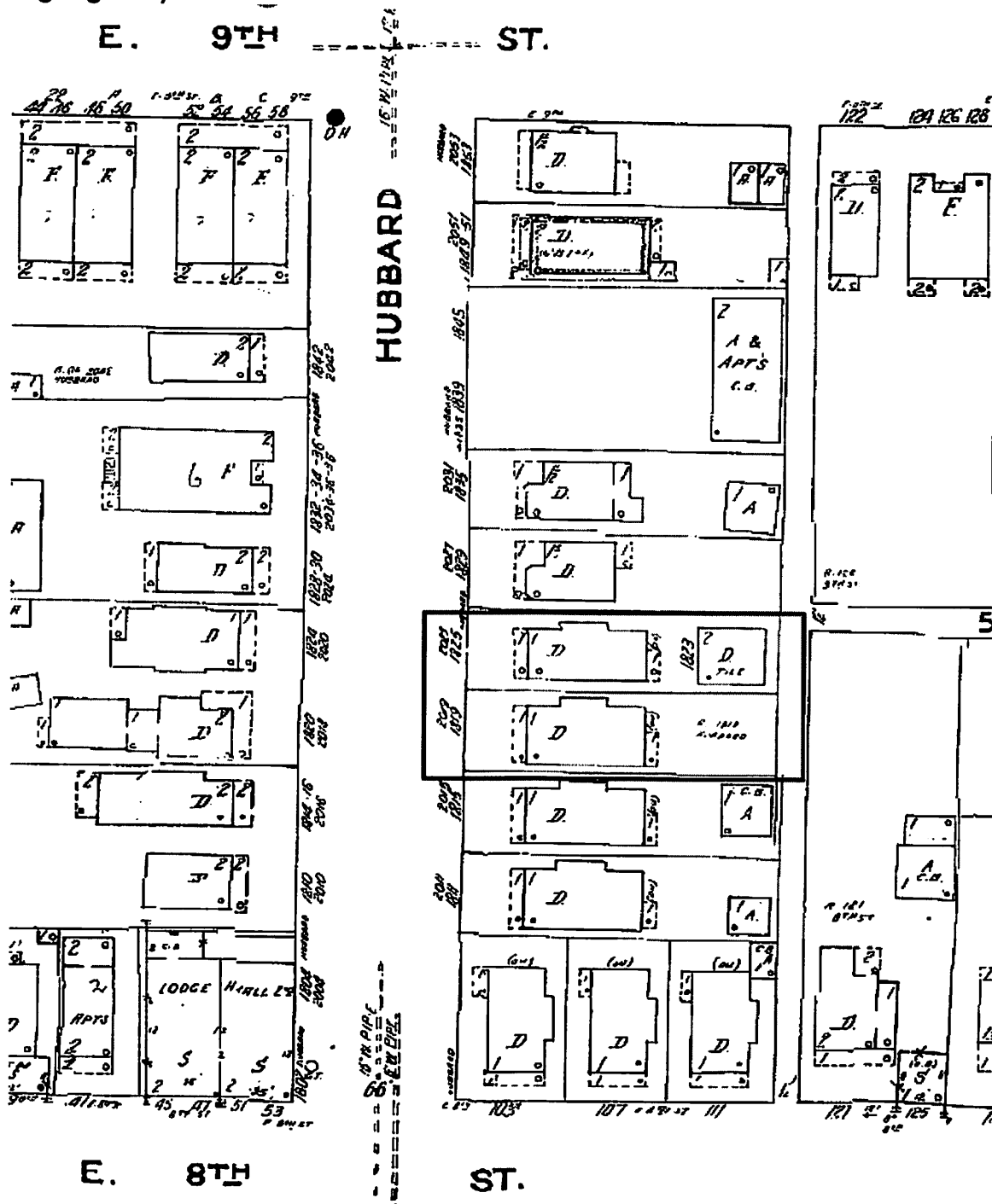
DATE: October 17, 2018

Historic Preservation staff has reviewed the proposed Planned Unit Development for 1819 and 1825 Hubbard Street regarding the request for approval to build a single-family residence on each of the two lots under review. The Historic Preservation Section has the following comments:

- We concur with the applicant that the historic use of the property was residential. The 1913-1951 Sanborn map (see next page) research documents the existence of a single-family dwelling on each of the lots. The map further documents the strong presence of residential single-family dwellings (noted as "D") and apartments in the immediate area and block.
- To allow the continued use of these properties as residential reinforces the historic development of the area and residential character of this block.
- According to the property files in the historic preservation archives, both properties had contributing structures to both the Springfield National Register Historic District and the Springfield local Historic District. According to the Florida Master Site Files (FMSF) for the properties, both 1819 Hubbard Street and 1825 Hubbard Street were constructed c. 1905. The demolition or loss of these historic structures has a negative impact on the historic district. The ability to provide sensitive residential infill on the lots helps mediate this loss of historic fabric and restore context to the streetscape.
- Since these properties are located within the Springfield Historic District boundaries, any future construction plans will require review and approval through the Certificate of Appropriateness (COA) process as codified under Chapter 307, Jacksonville Ordinance Code.

Should you have any follow-up questions, please do not hesitate to contact me.

1913-51 Sanborn Map Vol 2 Sheet 211 (close-up of block with properties highlighted)



Application For Rezoning To PUD**Planning and Development Department Info**

Ordinance # 2018-0670 Staff Sign-Off/Date BEL / 08/28/2018

Filing Date 10/03/2018 Number of Signs to Post 1

Hearing Dates:

1st City Council 11/13/2018 Planning Commission 11/08/2018

Land Use & Zoning 11/20/2018 2nd City Council N/A

Neighborhood Association JACKSONVILLE CULTURAL DEVELOPMENT CORP, SUSTAINABLE SPRINGFIELD, SPAR, PRESERVATION SOS, SPRINGFIELD AREA MERCHANTS ASSOC., SPRINGFIELD CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study SPRINGFIELD

Application Info

Tracking # 1882

Application Status PENDING

Date Started 06/25/2018

Date Submitted 06/27/2018

General Information On Applicant

Last Name

SHAFTER

First Name

DAVID

Middle Name

ALAN

Company Name

TERRAWISE HOMES, INC.

Mailing Address

1334 WALNUT ST

City

JACKSONVILLE

State

FL

Zip Code 32206

Phone

9044652514

Fax

904

Email

DSHAFTER@TERRAWISEHOMES.COM

General Information On Owner(s) Check to fill first Owner with Applicant Info

Last Name

SHAFTER

First Name

DAVID

Middle Name

ALAN

Company/Trust Name

TERRAWISE HOMES, INC.

Mailing Address

1334 WALNUT ST

City

JACKSONVILLE

State

FL

Zip Code

32206

Phone

9044652514

Fax

904

Email

DSHAFTER@TERRAWISEHOMES.COM

Property InformationPrevious Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#

Council District

Planning From Zoning District District(s)

To Zoning District

Map

	071840 0000	7	1	CCG-S	PUD
Map	071841 0000	7	1	CCG-S	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.20

Development Number

Proposed PUD Name 1819-1825 HUBBARD STREET

Justification For Rezoning Application

THESE TWO LOTS ARE ADJACENT TO RMD-S ZONING, AND PREVIOUSLY HAD RESIDENTIAL BUILDINGS. WE ARE WANTING TO BUILD ONE SINGLE FAMILY DETACHED HOME ON EACH OF THE 2 LOTS. ONE HOUSE ON 1819 HUBBARD ST, AND ONE HOUSE ON 1825 HUBBARD ST. I MET WITH MS. REED AND MR. HUXFORD LAST WEEK AND THIS WAS THE ROUTE THAT WAS SUGGESTED.

Location Of Property

General Location

SPRINGFIELD

House #	Street Name, Type and Direction	Zip Code
1819	HUBBARD ST	32206

Between Streets

8TH ST E and 9TH ST E

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 | |
| 0.20 Acres @ \$10.00 /acre: | \$10.00 |
| 3) Plus Notification Costs Per Addressee | |
| 52 Notifications @ \$7.00 /each: | \$364.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,643.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL 1

North half of Lot 3, Block 53 of SPRINGFIELD, according to the Plat thereof as recorded in Plat Book 2, Page(s) 4, of the Public Records of Duval County, Florida.

PARCEL 2

South half of Lot 3, Block 53 of SPRINGFIELD, according to the Plat thereof as recorded in Plat Book 2, Page(s) 4, of the Public Records of Duval County, Florida.

August 28, 2018

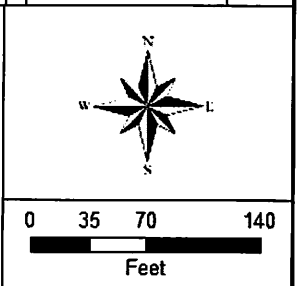
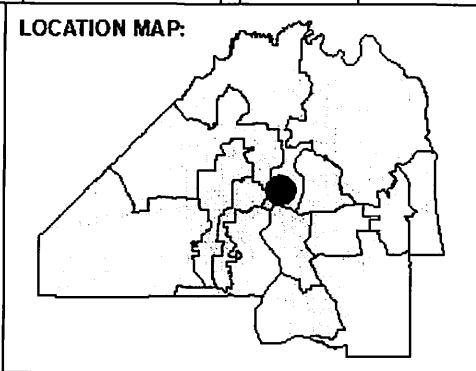
**Exhibit 1
Page 1 of 1**



REQUEST SOUGHT:

FROM: CCG-S

TO: PUD



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2018-1882

PAGE 1 OF 1

EXHIBIT A - Property Ownership Affidavit

Date: June 27, 2018

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: 1819 & 1825 Hubbard St, Jacksonville, FL 32206

To Whom it May Concern:

I David Shacter hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for 1819 & 1825 Hubbard Street PUD submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name: TerraWise Homes, Inc.

By David Shacter

Print Name: David Shacter

Its: CEO

*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 27th day of June 2018, by David Shacter, who is personally known to me or who has produced FL ID as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Dana M Pimental
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 2/21/2020

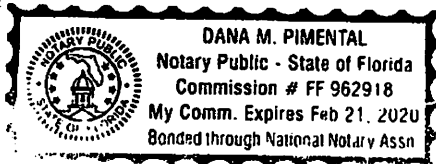


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: June 27, 2018

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

Re: Agent Authorization for the following site location: 1819 & 1825 Hubbard Street, JAX 32206

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 David Shacter to act as agent to file application(s) for 1819 & 1825 Hubbard Street 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 Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

TerraWise Homes, Inc.

By _____

By *David Shacter*

Print Name: _____

Print Name: David Shacter

Its: CEO

*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 27th day of June 2018, by David Shacter, who is personally known to me or who has produced PI DL as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Dana M Pimental
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 2-21-20

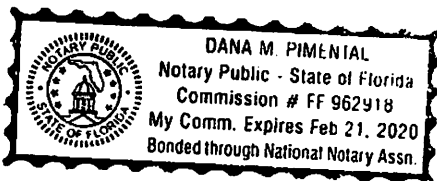


EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE:

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: David Shacter

Its: CEO, TerraWise Homes, Inc.

Exhibit D

WRITTEN DESCRIPTION

1819 & 1825 HUBBARD STREET PUD

JUNE 27, 2018

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

There is a total of 8,725 sf or 0.20 acres. The site comprises two building lots that are approx.. 35' wide by 125' depth, in the Springfield Historic District. These are typical sized lots for this street and for this community. There are existing residential buildings on this street on all sides. Some are single family detached, and some are stacked duplexes. Directly behind this property and on the other side of the alley, is a 2 story office building that faces E 8th St. At the south end of this block is E. 8th St., which is almost entirely commercial.

- B. Project Name: *1819 & 1829 Hubbard Street*

- C. Project Architect/Planner: *TerraWise Homes, Inc.*

- D. Project Engineer: *None*

- E. Project Developer: *TerraWise Homes, Inc.*

- F. Current Land Use Designation: CGC

- G. Current Zoning District: CCG-S

- H. Requested Zoning District: PUD

- I. Real Estate Number(s): 071841-0000; 071840-0000

II. QUANTITATIVE DATA

- A. Total Acreage: 0.20 acres

- B. Total number of dwelling units: 2

- C. Total amount of non-residential floor area: 0 sf

- D. Total amount of recreation area: 0 sf

- E. Total amount of open space: 0 sf

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

G. Total amount of land coverage of all buildings and structures: *4,362.5 sf (50%) which matches the max coverage for similar lot in the community.*

H. Phase schedule of construction (include initiation dates and completion dates): *Project would require no horizontal development. We would build one single family detached home on each lot.*

C:\Users\rsilavin\Downloads\PUD Written Description.doc

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code? *It is very small and requires no development construction. It only changes the area that would be buildable for the two homes.*

- 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. *No changes would be made to the city owned property street right of way or city owned rear alley. The onsite maintenance would be the responsibility of each homeowner.*

IV. USES AND RESTRICTIONS

- A. Permitted Uses: *Single Family Residential*

- B. Permissible Uses by Exception: *Follow the Historic Preservation Guidelines (HPC)*

- C. Limitations on Permitted or Permissible Uses by Exception: *Follow the Historic Preservation Guidelines (HPC)*

- D. Permitted Accessory Uses and Structures: *Follow the Historic Preservation Guidelines. Attached and detached garages and or carriage houses are permissible.*

- E. Restrictions on Uses:

V. DESIGN GUIDELINES

- A. Lot Requirements:
 - (1) *Minimum lot area: 4,000sf*
 - (2) *Minimum lot width: 32'*
 - (3) *Maximum lot coverage: 50%*
 - (4) *Minimum front yard: 12' (Follow HPC guidelines to have front setback match the adjacent homes)*
 - (5) *Minimum side yard: 14% of the lot width for the combined side yards (Follows HPC guidelines) Example: a 33' wide lot would have a min side yard of 2.31' on each side.*
 - (6) *Minimum rear yard: 5' to a detached accessory building and/or 10' to the main structure.*
 - (7) *Maximum height of structures: 35'*

- B. Ingress, Egress and Circulation: *Hubbard Street on the front and the public alley in the*

rear.

(1) Parking Requirements. Per Historic Preservation Guidelines. There are no required off-street parking requirements. Should parking be provided onsite, it shall be accessed from the rear alley, and not from Hubbard St (the front).

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of the rear alley, substantially as shown in the Site Plan.
- 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. Not applicable~~

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by *existing city sidewalks along the front of the property (Hubbard St) sidewalks, and from the public rear alley.*

C. Signs:

~~(1) One (1) double faced or two (2) single faced signs not to exceed _____ square feet in area and _____ feet in height.~~

~~(1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a _____ monument style or as otherwise approved by the Planning and Development Department, not to exceed _____ feet in height.~~

~~(2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right of way are permitted.~~

~~(3) One (1) under the canopy sign per occupancy, not exceeding a maximum of _____ square feet in area per sign, is permitted, provided that any square footage used for an under the canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.~~

~~(4) Directional signs shall not exceed _____ square feet in are and _____ feet in height~~

Not applicable.

D. Landscaping:

~~The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. Not Applicable~~

E. Recreation and Open Space:

~~A minimum of 150 square feet of active recreation area shall be provided per each multi-family dwelling unit. Not Applicable~~

~~A minimum of 1 acre of recreation area shall be provided per every 100 single family lots.~~
Not applicable.

F. Utilities

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

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.
There re no wetlands.

VI. DEVELOPMENT PLAN APPROVAL

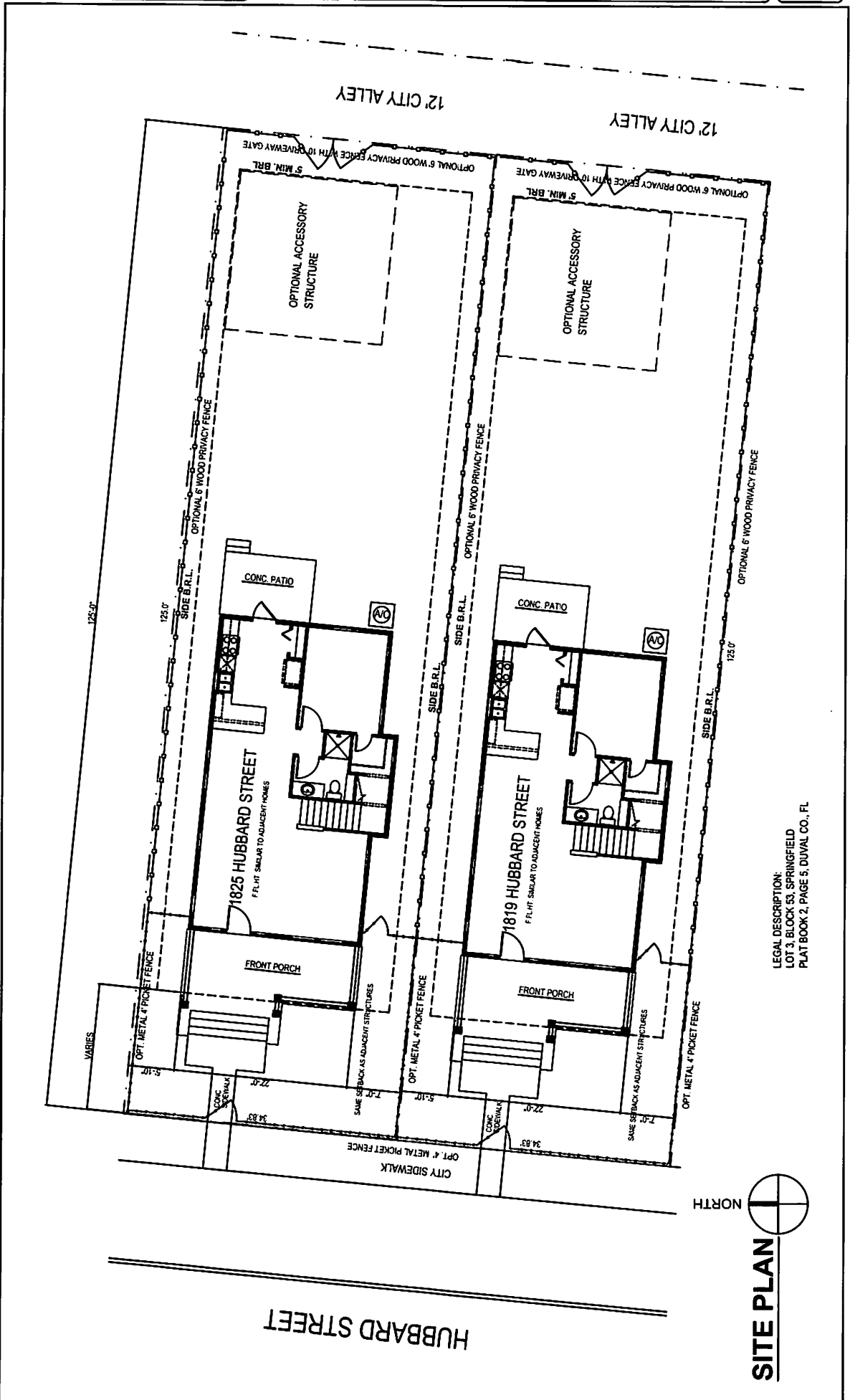
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall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

- 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.

Project No.	
Client	
Address	
City	
State	
Zip	
Scale	
Date	



LEGAL DESCRIPTION:
 LOT 3, BLOCK 53, SPRINGFIELD
 PLAT BOOK 2, PAGE 5, DUVAL CO., FL

SITE PLAN

EXHIBIT F

PUD Name

1819 & 1825 Hubbard Street

Land Use Table

Total gross acreage	0.2 Acres	100 %
Amount of each different land use by acreage		
Single family	0.2 Acres	100 %
Total number of dwelling units	2 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	4,362.5 Sq. Ft.	50 %

Prepared by:
Sheffield & Boatright Title Services, LLC,
6101 Gazebo Park Place North, Suite 101
Jacksonville, Florida 32257
904-733-7900

File Number: 2017-265
RECORD AND RETURN TO:
Terrawise Homes, Inc.
1321 N. Main Street
Jacksonville, Florida 32206

S/P Consideration : \$40,000.00

WARRANTY DEED

This indenture made on June 15, 2017, A.D., by and between **Eva Ayres, a single woman**, whose address is 1835 Hubbard Street, Jacksonville, Florida 32206, hereinafter called the "grantor", to **Terrawise Homes, Inc., a Florida corporation**, whose address is: 1321 N. Main Street, Jacksonville, Florida 32206, hereinafter called the "grantee":

(Whenever 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 the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Parcel ID Number: 071840-0000

Subject to covenants, conditions, restrictions and easements of record.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the 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 except taxes accruing subsequent to December 31, 2017.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

[Handwritten Signature]

Witness Signature
DENISE M. ARENA

Witness Print Name:

[Handwritten Signature]

Witness Signature
Sabrina L. Koppel
Witness Print Name:

[Handwritten Signature]
Eva Ayres

State of Florida

County of Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on June 15, 2017, by Eva Ayres who is/are personally known to me or has/have produced a valid driver's license as identification

[Handwritten Signature]

NOTARY PUBLIC
Notary Print Name
My Commission Expires:

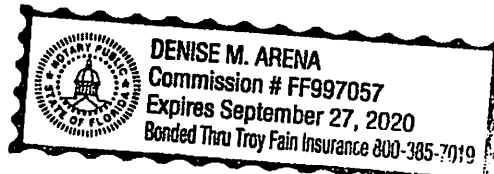


EXHIBIT "A"

PARCEL 1

North half of Lot 3, Block 53 of SPRINGFIELD, according to the Plat thereof as recorded in Plat Book 2, Page(s) 4, of the Public Records of Duval County, Florida.

PARCEL 2

South half of Lot 3, Block 53 of SPRINGFIELD, according to the Plat thereof as recorded in Plat Book 2, Page(s) 4, of the Public Records of Duval County, Florida.