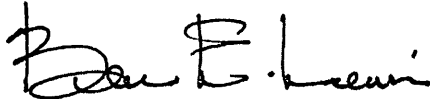


Planning Commission Report
Page 2

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

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2020-752 TO

PLANNED UNIT DEVELOPMENT

JANUARY 21, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2020-752 to Planned Unit Development.

Location: 2059 and 2107 New Berlin Road
Between Dunn Creek Road and Wages Parkway

Real Estate Numbers: 106888-0000 & 106889-0102

Current Zoning Districts: Planned Unit Development (PUD 2018-668-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 6-North

Applicant/Agent: Thomas O Ingram *Esq.*
Sodl and Ingram PLLC
233 East Bay Street, Suite 1113
Jacksonville, Florida 32202

Owner: Tommy Jinks
KB Home Jacksonville LLC
10475 Fortune Parkway, Suite 100
Jacksonville, FL 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-752 seeks to rezone PUD 2018-668-E, approximately 44.44± acres property to PUD. The rezoning to a new PUD is being sought in order to allow for a maximum of 95 single-family dwelling units. The proposed development will contain a range of 60 foot and 70 foot lot widths. This rezoning is being filed to eliminate buffering that was conditioned in the previous PUD. The applicant has stated that he has been in contact with property owners in the area to discuss the change and has not met any opposition to the

requested changes to the buffering. Limitations in height of structures has remained in place and fencing requirements are defined in the Buffers area of the Written Description with great detail.

The current PUD, **2018-668-E**, allows up to 99 single-family lots with minimum 60-foot and 70-foot lot widths (84- 60 foot wide lots and 15- 70 foot wide lots) and a minimum 6,000 square foot lot area with 65% maximum lot coverage. A minimum of 22.03 acres of recreational area and open space would be provided. In relation to the proposed rezoning, the current PUD covers the same acres of land. Moreover, **PUD 2018-668-E**, was enacted on June 25, 2019 with the following conditions:

- (1) The Homeowners' Declaration of Covenants, Conditions and Restrictions shall restrict houses on lots 1-2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, and 26 through 37 to one story in height.
- (2) There shall be a twenty (20) foot wide undisturbed natural buffer along lots 1-2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26-37, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, and 87-89.
- (3) On the developer's side of the buffer, an eight (8) foot high, 85% opaque fence shall be constructed along lots/parcels 1-2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26-37, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, and 87-89 as well as along the northern property line of Parcel R.E. No. 106889-0020, and along the right-of-way along the eastern property line where applicable, depending upon wetlands and stand of existing trees.
- (4) The existing trees in the buffer, as referenced above in condition (2), shall be supplemented with one shade tree every twenty-five (25) feet between existing trees.
- (5) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

Condition (1) is retained in the Written Description under Part V. Design Guidelines; A. Lot Requirements; Maximum height of structures.

Condition (2) is being removed and is the source of the proposed PUD rezoning. Planning & Development was not the originator of this condition. Staff supports the removal of the condition based on the information and argument presented by the applicant.

Condition (3) is retained in the Written Description under Part V. Design Guidelines C. Buffer.

Condition (4) is retained in the Written Description under Part V. Design Guidelines C. Buffer.

Condition (5) is the “Condition-Condition”. Therefore if there are no conditions on the proposed PUD this Condition is not needed.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(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 Low Density Residential (LDR) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

According to the Category Description in the FLUE, LDR in the Suburban Development Area is intended to provide for low density residential development. Single-family dwelling units are the predominant typology in this category. The maximum gross density shall be seven (7) units per acre when full urban services are available to the site. The subject site is located on the north side of New Berlin Road, which is classified as a Collector Road. Uses included within the written description of the proposed PUD are allowed in the LDR land use category.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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

(3) Does the proposed rezoning conflict with any portion of the City’s land use Regulations?

The written description and the site plan of the intended 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): Low Density Residential (LDR). 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:

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The density of the project was confirmed as compatible by PDD Staff and City Council via the Ord. 2018-668-E. The proposed single-family subdivision is compatible with the surrounding area.

Policy 1.1.10

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.

The density and intensity of the project was confirmed as compatible by PDD Staff and City Council via the Ord. 2018-668-E. The proposed single-family subdivision is compatible with the surrounding area.

Policy 3.1.3

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

The proposed density and buffering protects existing neighbors and their properties. There are additional restrictions that the current PUD has that are incorporated into the proposed PUD that are not standard in the Zoning Code.

(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. The following is filed with the CMMSO: Mobility # 102448.0 / CRC # 102448.1 / City Dev # 9898.000 is for Hudson Grove Subdivision. It reserves 95 single family dwelling units and the Mobility fee is \$213,920, which must be paid prior to permit sign off by the Concurrency office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize both subject parcels for a residential, mixed-lot size development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan and written description indicates that 24.78 acres of open space will be provided. According to the applicant, this acreage will serve as a composite mixture of open space for wetlands, public landscaped areas, buffers, stormwater management areas, and pond areas. A recreational and open space fee would be due under section 656.420(b) for the City's use in this Planning District. However, Staff should note that wetlands, ponds and public landscape areas do not count towards as active recreation and open space.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

The treatment of pedestrian ways: The Property will be developed with an internal sidewalk system pursuant to the 2030 Comprehensive Plan and the Land Development Procedures Manual facilitating ease of pedestrian access throughout the Property. Developer shall construct a sidewalk in accordance with 2.2.2 of the Land Development Procedures Manual.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code. The lot coverage is increased to 65% through the proposed PUD Written Description.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located in the Oceanway neighborhood area where single-family dwellings are the predominate use along New Berlin Road. The proposed development will be located in an area where large residential lots are being combined and being developed for smaller lots. A single-family subdivision at this location will complement the neighboring residential homes and increase the availability the housing options within the vicinity.

Nonetheless, the adjacent uses, zoning and land-use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RR-Acre	Single-Family Dwellings
South	LDR	PUD 1999-1022	Single-Family Dwellings
East	LDR	RR-Acre/RLD-100A	Single-Family Dwellings
West	LDR	RR-Acre	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a mixed-lot size, single-family development, which is not to exceed 95 single-family dwelling units. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 70 feet to 100+ feet.

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

The site is served by the following schools:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Sheffield ES #242	7	15	942	667	71%	82%
Oceanway MS #62	1	6	1,009	1,052	104%	83%
First Coast HS #265	7	8	2,212	2,168	98%	103%

- Does not include ESE & room exclusions
- Analysis based on a **maximum 95 dwelling units**

The amount and size of open spaces, plazas, common areas and recreation areas: The site plan and written description indicates the site will contain approximately 24.78 acres of open space for wetlands, public landscaped areas, buffers, stormwater management areas, and pond areas. A recreational and open space fee would be due under section 656.420(b) for the City's use in this Planning District.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed rezoning should be reviewed for consistency with the Conservation/Coastal Management Element (CCME) wetlands policies.

The written description states, "any development impacting wetlands will be permitted pursuant to local, state and federal requirements." local, state and federal requirements. For more information regarding wetlands, please see the attached memorandum from Community Planning Division.

(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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 5, 2021** by the Planning and Development Department, the Notice of Public Hearing sign were posted.

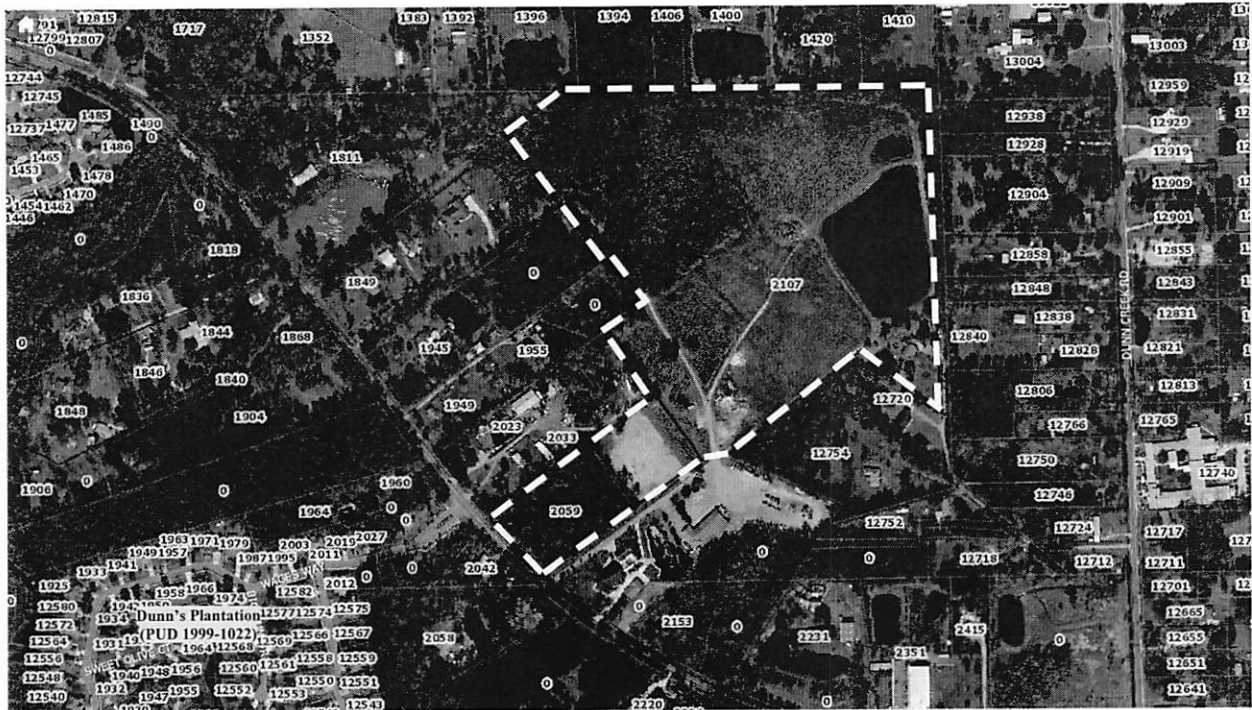


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-752** be **APPROVED** with the following exhibits:

- The original legal description dated September 29, 2020**
- The original written description dated October 19, 2020**
- The original site plan dated October 19, 2020**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-752** be **APPROVED**.

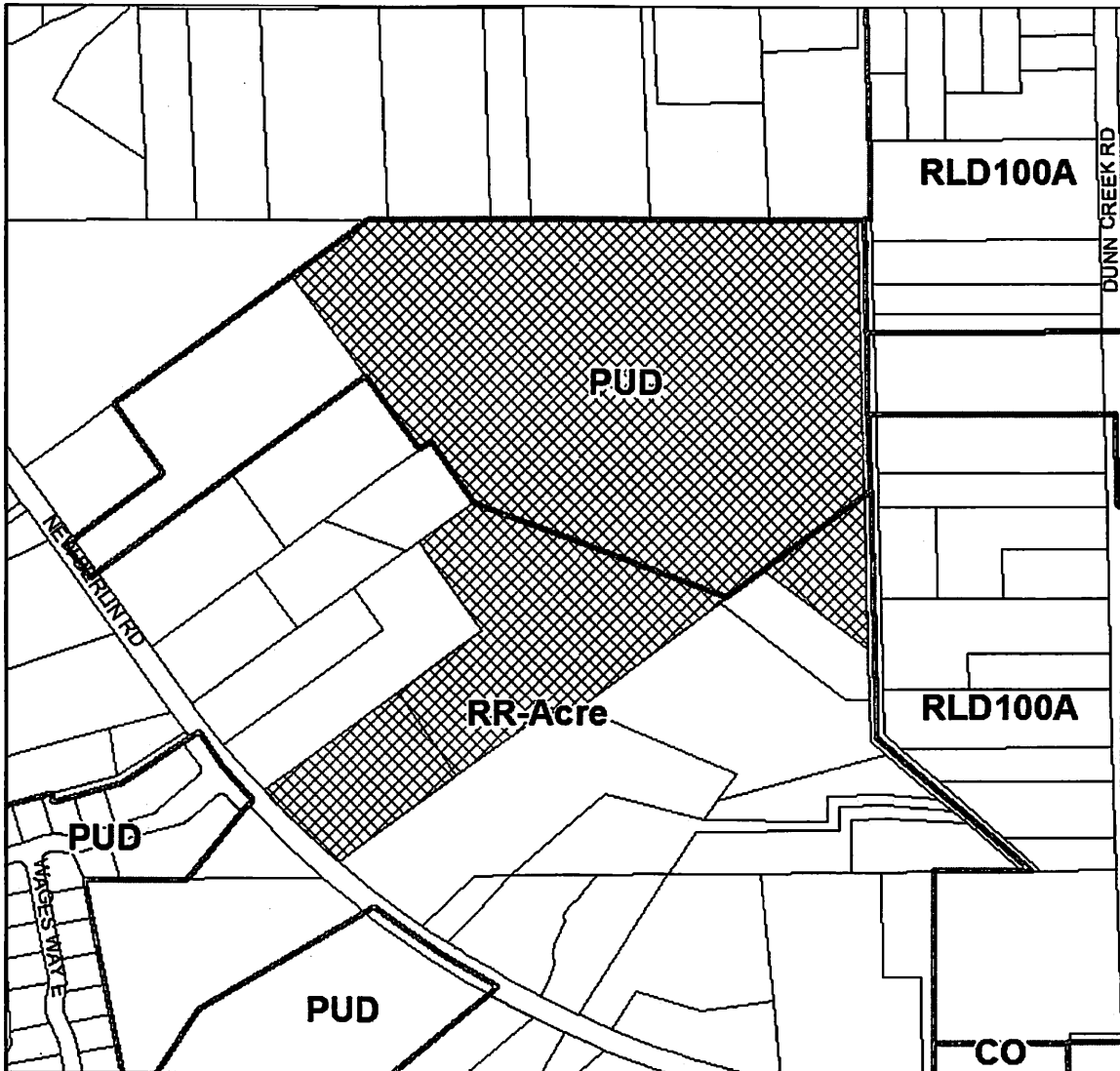


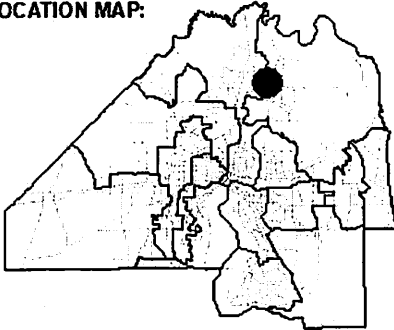

Aerial



Subject Property

Source: COJ, Planning & Development Department
Date: 1/5/2021



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 160 320 640 Feet</p> <p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE NUMBER: ORD-2018-0668</p>	<p>TRACKING NUMBER T-2018-1939</p>	<p>PAGE 1 OF 1</p>



21 West Church Street
Jacksonville, Florida 32202-3139

December 14, 2020

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Hudson Grove PUD
ORD 2020-0752

PUD application for a residential development. JEA Availability Letter 2019-1868 was issued on 02/26/2020 for 34,650 gpd. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application Review Request: COJ PDD: Baseline Checklist Review
Proposed Name: Z-3154 Hudson Grove (Ord 2020-0752) Baseline
Requested By: Connie Quinto
Reviewed By: Shalene B. Estes
Due: 1/5/2021

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Louis S. Sheffield ES #242	7	15	942	667	71%	82%
Oceanway MS #62	1	6	1009	1052	104%	83%
First Coast HS #265	7	8	2212	2168	98%	103%
		29				
* Does not include ESE & room exclusions * Analysis based on <u>maximum</u> dwelling units:		95				

Application Review Request:	COJ PDD:	School Impact Analysis					
	Proposed Name:	Z-3154 Hudson Grove (Ord 2020-0752)					
	Requested By:	Connie Quinto					
	Reviewed By:	Shalene B. Estes					
	Due:	1/5/2021					
Development Potential:	95	Residential units					
School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 1&8 MS (2&7)
Elementary	7	2,938	82%	15	84%	226	2,183
Middle	1	8,454	87%	6	90%	-85	207
High	7	2,168	98%	8	89%	90	3,190
Total New Students				29			
<i>Total Student Generation Yield:</i>	<i>0.333</i>						
<i>Elementary:</i>	<i>0.167</i>						
<i>Middle:</i>	<i>0.073</i>						
<i>High:</i>	<i>0.093</i>						

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0752 Staff Sign-Off/Date CMQ / 11/13/2020
 Filing Date 12/08/2020 Number of Signs to Post 2
 Hearing Dates:
 1st City Council 01/26/2021 Planning Commission 01/21/2021
 Land Use & Zoning 02/02/2021 2nd City Council 02/09/2021
 Neighborhood Association EDEN GROUP; M&M DAIRY
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3154 Application Status SUFFICIENT
 Date Started 09/29/2020 Date Submitted 10/19/2020

General Information On Applicant

Last Name INGRAM First Name THOMAS Middle Name O
 Company Name SODL AND INGRAM PLLC
 Mailing Address 233 E BAY STREET, SUITE 1113
 City JACKSONVILLE State FL Zip Code 32202
 Phone 9046129179 Fax Email THOMAS.INGRAM@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name JINKS First Name TOMMY Middle Name
 Company/Trust Name KB HOME JACKSONVILLE LLC
 Mailing Address 10475 FORTUNE PARKWAY, SUITE 100
 City JACKSONVILLE State FL Zip Code 32256
 Phone 9045966633 Fax Email TJINKS@KBHOME.COM

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 106888 0000	2	6	PUD	PUD
Map 106889 0100	2	6	PUD	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 #
 Total Land Area (Nearest 1/100th of an Acre) 44.44
 Development Number
 Proposed PUD Name HUDSON GROVE

Justification For Rezoning Application

THIS APPLICATION SEEKS TO AMEND THE EXISTING PUD'S BUFFERING REQUIREMENTS IN ORDER TO COMPLY WITH STORMWATER REGULATIONS AND MAINTAIN DRAINAGE PATTERNS IN THE AREA. THIS ISSUE AROSE DURING THE CIVIL ENGINEERING DESIGN FOR THE PROJECT. SEE WRITTEN DESCRIPTION FOR DETAIL.

Location Of Property

General Location

NORTHEAST SIDE OF NEW BERLIN ROAD, EAST OF WAGES WAY

House #	Street Name, Type and Direction	Zip Code
2059	NEW BERLIN RD	32218

Between Streets
DUNNS VIEW DRIVE and DUNN CREEK ROAD

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof
44.44 Acres @ \$10.00 /acre: \$450.00

3) Plus Notification Costs Per Addressee

42 Notifications @ \$7.00 /each: \$294.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$0.01

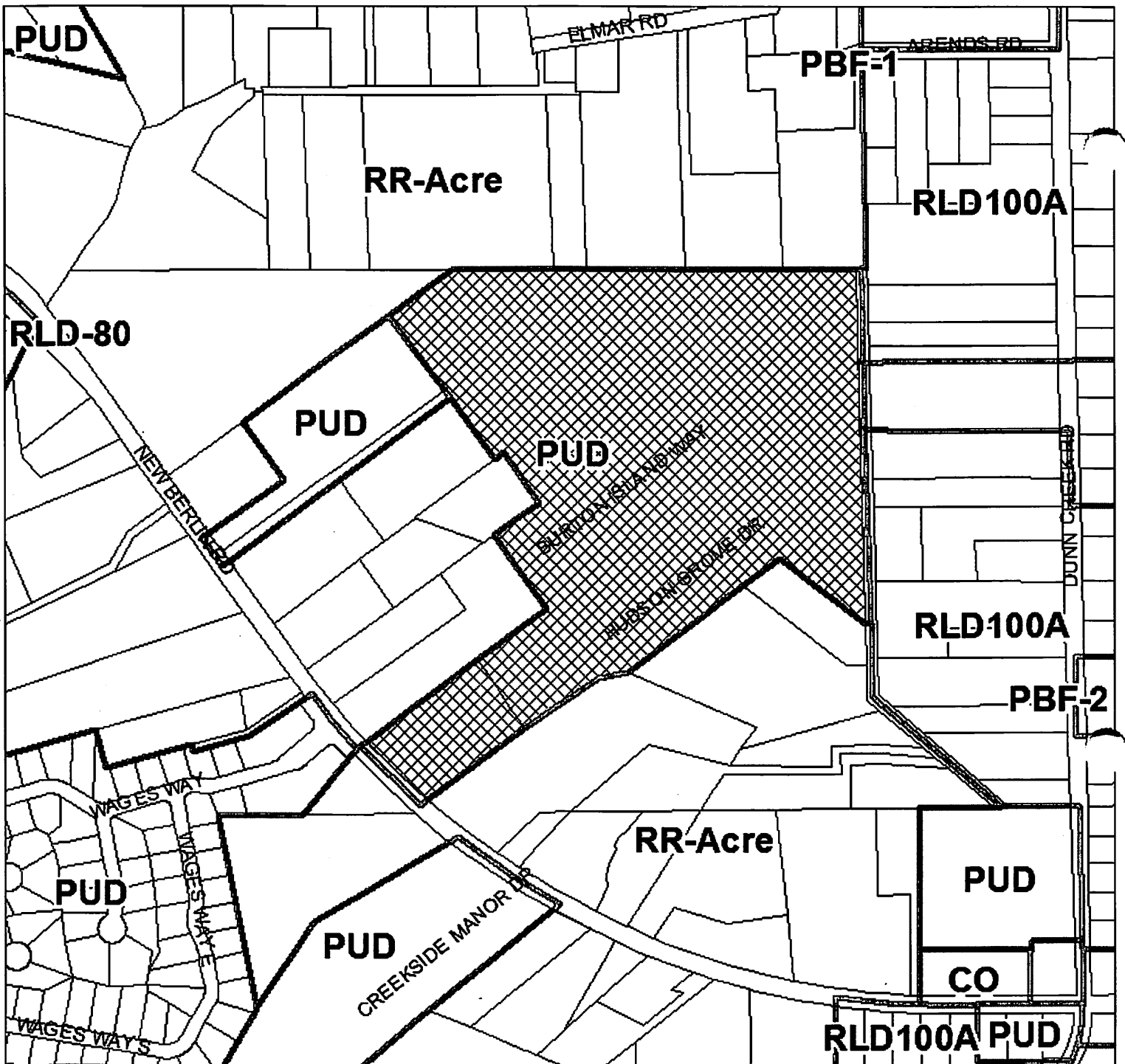
NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description
Hudson Grove PUD
September 29, 2020

A PORTION OF SECTION 32, OF A SUBDIVISION OF THE JOHN BROWARD GRANT IN SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 7, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 WITH THE WEST LINE OF A 40' UN-NAMED ROAD AS DESCRIBED IN DEED BOOK 646, PAGE 81 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S89°24'53"W, ALONG SAID NORTH LINE, A DISTANCE OF 1426.93 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6532, PAGE 1975 OF SAID CURRENT PUBLIC RECORDS; THENCE S53°33'46"W, ALONG THE WEST LINE OF LAST SAID LANDS AND THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5051, PAGE 662 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 268.27 FEET; THENCE S36°17'40"E, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 802.16 FEET TO THE MOST EASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5979, PAGE 891 OF SAID CURRENT PUBLIC RECORDS; THENCE S53°44'48"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 158.28 FEET TO THE MOST NORTHERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7675, PAGE 1768 OF SAID CURRENT PUBLIC RECORDS; THENCE S36°21'12"E, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 357.98 FEET TO THE MOST EASTERLY CORNER OF LAST SAID LANDS; THENCE S53°58'11"W, ALONG THE SOUTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 790.95 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD (A 66' RIGHT OF WAY), SAID POINT LYING ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2834.93 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 301.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S46°04'47"E, 301.02 FEET TO THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5978, PAGE 389 OF SAID CURRENT PUBLIC RECORDS; THENCE N53°51'08"E, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY AND ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 738.58 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE N87°06'41"E, A DISTANCE OF 121.92 FEET TO THE MOST WESTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5824, PAGE 332 OF SAID CURRENT PUBLIC RECORDS; THENCE N54°24'22"E, ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS AND THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18653, PAGE 2458 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 637.34 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE S52°22'52"E, ALONG THE NORTHEASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 386.15 FEET TO A POINT ON SAID WEST LINE OF A 40' UN-NAMED ROAD; THENCE N01°35'42"W, ALONG LAST SAID WEST LINE, A DISTANCE OF 1299.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 44.44 ACRES, MORE OR LESS.

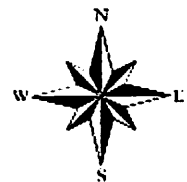
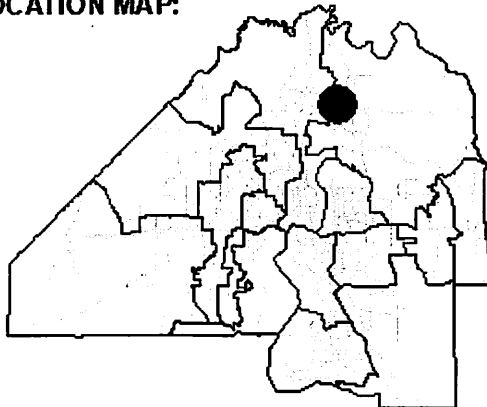


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



0 195 390 780



Feet

COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2020-3154

EXHIBIT 2

PAGE 1 OF 1

Exhibit D
WRITTEN DESCRIPTION
HUDSON GROVE PUD
Modification to Logan Point Plantation PUD (Ord. 2018-668-E)
October 19, 2020

This application seeks to amend the existing PUD's buffering requirements in order to comply with stormwater regulations and maintain drainage patterns in the area. This issue arose during the civil engineering design for the project. The Owner has reached out to all of the neighboring landowners to discuss this need and potential alternative buffers. All but one has responded, and our understanding from those responding is that those who responded are supportive of these changes.

The existing approved PUD, formerly known as Logan Point Plantation, consists of 99 single-family dwellings with lot widths of 60 to 70 feet. Ordinance 2018-668-E provided in Section 2(2) that along certain lots, there would be a 20 foot-wide "undisturbed natural buffer." Additionally, Section 2(3) required an 8 foot high, 85% opaque fence along "the developer's side" of certain areas.

Regulations of the St. Johns River Water Management District require that applicants demonstrate through their design and engineering that (a) stormwater from a new development will be retained on-site for discharge at the same rate as that which existed before development, and (b) new development will not cause flooding on adjacent properties.

The first of these requirements is addressed through grading of the property, to direct stormwater runoff to a stormwater retention area onsite before it is discharged through a control structure.

To address the second requirement while also meeting the first requirement, runoff which had previously left neighboring properties to flow onto this property must be redirected around the subject property.

To redirect runoff from surrounding properties away from the project, the applicant is proposing construction of a swale drainage system within and along a part of the applicant's property. This design requires that a swale be located in a portion of the required buffer, which requires clearing of existing vegetation for swale construction to occur. The applicant will plant supplemental landscaping outside of the swale as detailed below.

The proposed buffers accomplish the intent while also allowing for compliance with water management district requirements.

The current buffers and proposed buffers are shown on the Revised Site Plan and are as follows:

Southeast boundary: (see Revised Site Plan for detail as to location):

Current requirement: 20 foot wide undisturbed natural buffer, with 8 foot high, 85% opaque fence on the developer's side of the buffer. Note that the existing vegetation was grass at the time of the PUD approval and continues to be grass. Existing trees are to be supplemented with one shade tree every twenty-five (25) feet between existing trees.

Proposed requirement: Minimum 20 foot wide buffer containing drainage swale and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque fence will be required (i) on the property line as to lots 1-9, and (ii) on the development's side of the buffer as to lots 10-19. The location of the fence along the property line was requested by the adjacent property owner.

East boundary: (see Revised Site Plan)

Current requirement: 20 foot wide undisturbed natural buffer, with 8 foot high, 85% opaque fence on the developer's side of the buffer along the adjacent right-of-way "where applicable, depending upon wetlands and stand of existing trees." Existing trees are to be supplemented with one shade tree every twenty-five (25) feet between existing trees.

Proposed requirement: Minimum 20 foot wide buffer containing drainage swale and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque fence will be required on the developer's side of the buffer except where the buffer abuts natural and undisturbed areas within the adjacent, unopened right-of-way.

North boundary: the current and proposed requirement is the same; a wetlands area exists along the north boundary. No additional buffer would be required.

Lots 83-95 on Revised Site Plan (same area as current Site Plan's lots 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 87, 88, 89).

Current requirement: 20 foot wide undisturbed natural buffer, with 8 foot high, 85% opaque fence on the developer's side of the buffer. Note that portions of the existing vegetation was grass at the time of the PUD approval and continues to be grass. Existing trees are to be supplemented with one shade tree every twenty-five (25) feet between existing trees.

Proposed requirement: Minimum 20 foot wide buffer containing drainage swale and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque fence will be required on the development's side of the buffer.

I. PROJECT DESCRIPTION

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

The Logan Point Plantation PUD site contains 44.44 acres on the northeast side of New Berlin Road and east of the intersection of Wages Way. Its primary entrance is at 2059 New Berlin Road (32218). The majority of the site is currently vacant land with a few small storage units, stored vehicles, one single-family home, and mobile home units which will be removed during site development. Surrounding uses include single-family residences with various densities to the north, south, west and east as well as grandfathered in mixed uses of single-family residential with heavy commercial uses. Site development is proposed as a subdivision with a maximum of 95 single-family dwellings with a range of lots from 60 feet to 70 feet in width as well as protected wetlands, retention ponds, and open space, and a small parcel for sewage pump station. The 70-foot lots are depicted on the Exhibit E PUD Site Plan have circled lot numbers.

B. Project Name: Hudson Grove

C. Project PUD Filing Agent:

Thomas O. Ingram
SODL & INGRAM PLLC
233 E. Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 356-0617
thomas.ingram@si-law.com

D. Current Land Use Designation: Low Density Residential (LDR)

E. Current Zoning District: Planned Unit Development (PUD)

F. Requested Zoning District: Planned Unit Development (PUD)

G. Real Estate Number(s): 106888-0000 and 106889-0100 (Portion)

H. Owner: KB Home Jacksonville LLC, attn: Tommy Jinks, Director of Land Development, 10475 Fortune Parkway, Suite 100, Jacksonville, FL 32256, (904) 596-6633, tjinks@kbhome.com

II. QUANTITATIVE DATA

- A. **Total Acreage:** 44.44 Acres
- B. **Total number of dwelling units:** Up to 95 Detached Single-Family Homes
- C. **Total number of non-residential floor area:** 0
- D. **Total amount of recreation area:** 0 Acres
- E. **Total amount of open space:** 24.78 Acres
- F. **Total amount of public/private rights-of-way:** 2.59 Acres
- G. **Total amount of land coverage of all buildings and structures:** Maximum of 65%
- H. **Phase of schedule construction (include initiation and completion dates):**

Initiation Date: horizontal construction anticipated to commence within 1 year of rezoning approval.

Estimated Completion within 3-6 years, depending upon market demand and other economic factors.

III. STATEMENTS

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

Proposed development provides the opportunity to infill vacant land within an established single-family neighborhood with a maximum of 95 single-family homes containing 60 and 70 foot lots. The PUD provides for site-specific design standards and criteria, and it permits a unique and creative approach to the planning and development of the Property. The PUD also allows for a creative approach through the use of natural features of this site. It allows for efficient use of land, resulting in lower development costs. The PUD enhances property values by allowing for preservation of natural features, provision of underground utilities, and the protection of wetland and open space areas, as compared to conventional zoning.

This PUD also provides for buffering requirements adjacent to single family homes.

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

Residential lots will be maintained by individual property owners of residential units and property. The development's homeowner's association, enforceable through recorded covenants and restrictions, will own and be responsible for maintaining common open spaces including the common landscaped areas, swales, buffers,

wetlands, and retention ponds on the site.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Up to 95 Detached Single-Family Residential Units and related accessory uses.
2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Code.
3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Code.

B. Permissible Uses by Exception: NA

C. Limitations on Permitted or Permissible Uses by Exception: NA

D. Permitted Accessory Uses and Structures:

Pools, storage sheds and other accessory uses permitted with primary residential uses under the Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

Minimum lot area: 6,000 square feet.

Minimum lot width: 60 feet (ten lots are a minimum of 70 feet).

Maximum lot coverage: 65% for all buildings and structures.

Maximum impervious surface ratio: 65%

Minimum front yard: Twenty (20) feet.

Minimum side yard: Five (5) feet side yards and combined ten (10) feet side yards.

Minimum rear yard: Ten (10) Feet.

Maximum height of structures: Thirty-five 35 Feet. The Homeowners' Declaration of Covenants, Conditions and Restrictions shall restrict houses on lots 1 through 22 and 83 through 95 as located on the New Site Plan to one story in height. Spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

B. Common Area Landscape Maintenance: The Applicant shall ensure the proper maintenance of all common areas, lawns and landscaped areas to be funded by mandatory homeowner's association fees.

C. Buffers:

Southeast boundary: (see Site Plan for detail as to location): Minimum 20 foot wide buffer containing drainage swale and shade trees planted a minimum 25 feet on center.. An 8 foot high, 85% opaque fence will be required (i) on the property line as to lots 1-9, and (ii) on the development's side of the buffer as to lots 10-19. The location of the fence along the property line was requested by the adjacent property owner.

East boundary: (see Site Plan): Minimum 20 foot wide buffer containing drainage swale and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque fence will be required on the developer's side of the buffer except where the buffer abuts natural and undisturbed areas within the adjacent, unopened right-of-way.

North boundary: A wetlands area exists along the north boundary.

Lots 83-95 on Revised Site Plan. Minimum 20 foot wide buffer containing drainage swale and shade trees planted a minimum 25 feet on center. An 8 foot high, 85% opaque fence will be required on the development's side of the buffer.

D. Ingress, Egress and Circulation:

(1) **Parking Requirements:** The proposed PUD will provide integrated parking facilities to support the proposed residential community. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. The homes will have integrated garages and sufficient driveway space to park at least two (2) cars without protruding into the internal subdivision sidewalks.

(2) **Vehicular Access:** Vehicular access to the Property shall be by way of New Berlin Road, substantially as shown in the Site Plan. The final location of the access point is subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and shall have a minimum of twenty-four feet of paving.

(3) **Pedestrian Circulation:** The Property will be developed with an internal sidewalk system pursuant to the 2030 Comprehensive Plan and the Land Development Procedures Manual facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Department. Developer shall construct a sidewalk in accordance with 2.2.2 of the Land Development Procedures Manual.

E. Signage:

(1) At such time as the Property has an approved access connection to New Berlin

Road, the PUD shall be permitted dual single-faced signs flanking entrance road not to exceed 32 square feet in area and 8 feet in height and externally-illuminated for subdivision entrance off of New Berlin Road.

(2) Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

(3) The area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

F. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville, unless otherwise approved by the Planning and Development Department.

G. Recreation and Open Space:

The site will contain approximately 24.78 acres of open space for wetlands, public landscaped areas, buffers, stormwater management areas, and pond areas. A recreational and open space fee would be due under section 656.420(b) for the City's use in this Planning District.

H. Utilities

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

I. Stormwater Retention

Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

J. Wetlands

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

K. Temporary Uses.

Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.

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 the existing and proposed uses within the Property and showing the general layout of the overall Property. The configuration of the development as depicted in the Exhibit E Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

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 and complementary to the surrounding neighborhood and community as follows:

A. Is more efficient than would be possible through strict application of the Zoning Code;

The subject property is within the Low-Density Residential Land Use Category and within the Suburban Development Area. The proposed PUD would allow a single-family development with a density of approximately 2.14 units per gross acre, well under the threshold of 7 units per acre for the LDR Land Use Category. The PUD will bind the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The PUD also allows for a creative approach through the use of natural features of this site. It allows for efficient use of land, resulting in lower development costs. This PUD would conform to the intent of Policy 1.1.12. as follows:

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 regulations.

B. Is compatible with surrounding land uses and will improve the characteristics of the Surrounding area;

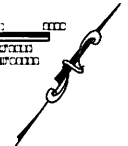
As indicated in the 2030 Comprehensive Plan, this project fulfills the intent of the following Objective 6.3 to allow infill of new residential development in this Suburban

area of the north side of Jacksonville. This site is surrounded by similar residential developments and has all of the necessary public infrastructure, utilities, and facilities available to serve this project.

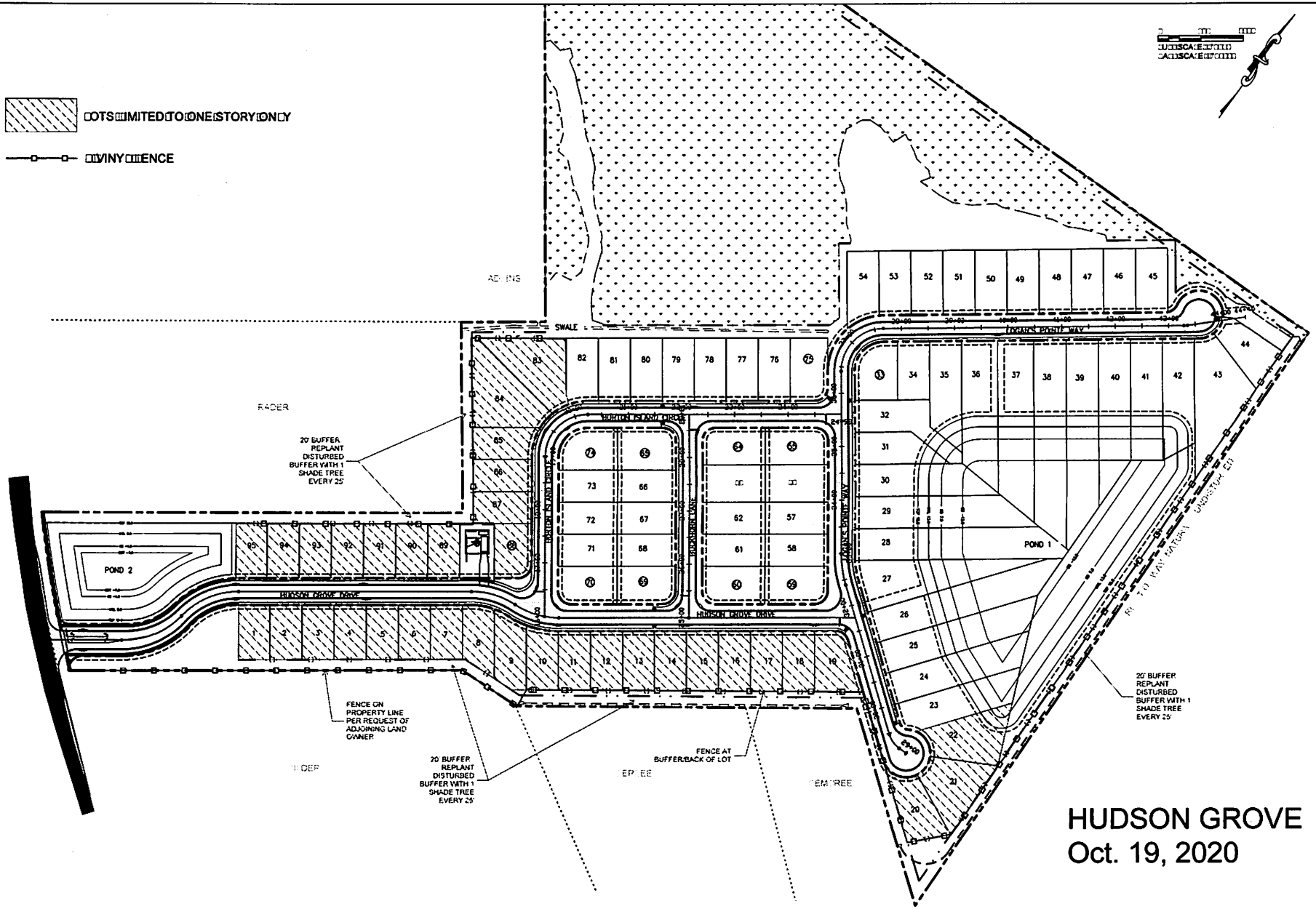
Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed, and underutilized land within areas that already have the infrastructure, utilities, and public facilities while addressing the needs of City residents.

- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan. This proposed PUD will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.

0 10 20
 FEET
 0 10 20
 FEET
 0 10 20
 FEET



 LOTS LIMITED TO ONE STORY ONLY
 VINY FENCE



HUDSON GROVE
 Oct. 19, 2020

EXHIBIT F
LAND USE TABLE
Hudson Grove
September 29, 2020

Total Gross Acreage	44.44	100%
Amount of each different use by acreage:		
Single Family Detached	17.07	38.4%
Total number and type of dwelling units by each time of same:		
Single Family Detached	95 dwelling units	
Active recreation and/or open space	0 Acres	0%
Passive open space	24.78 Acres	55.8%
Public and private right-of-way	2.59 acres	5.8%
Maximum lot coverage of buildings and structures at ground level:		65%
Maximum impervious surface ratio as required by section 654.129:		65%