

**WRITTEN DESCRIPTION**  
**Southwest Beach and Kernan**  
**Borrow Pit**  
**June 12, 2019**

**I. PROJECT DESCRIPTION**

The fee simple owner of the real property identified in the attached Exhibit A, RE# 167065-0220 the ("Property"), which currently contains approximately 16.85 acres; is zoned PUD via Ordinance 2005-288-E and the subject property is designated RPI and MDR. Since that filing, the total acreage was subsequently reduced through a sale of the southerly (3) three acres to create a residential single family development. As a result of many considerations since the sale, this update to the PUD, eliminates most future development options and establishes a sustainable, naturally shaped borrow pit/ future pond, that is designed to accommodate drainage, provide fill for other projects and offers storm water overflow for the surrounding the area.

The Property is located within the southwest quadrant of the grade elevated interchange located at Beach and Kernan Boulevards. With an elevated height of Kernan Boulevard over 25' feet and carrying 6 lanes of traffic in a north/south direction, the infrastructure in this region remains predominantly residential in nature. As would be expected the confluence of two such roadways offers a potential of emergent commercial development in the corridor, in support of the surrounding community. Currently however, only the southeast corner of the interchange has established commercially with a Publix supermarket and a handful of various retail operators located within the Kernan Square shopping center.

The subject Property directly abuts Kernan Boulevard to the east and is bordered to the north by a parcel of 7.58 acres which functions as a retention area formed as a result of constructing the interchange improvements. Growth is somewhat sporadic within the surrounding Sans Pareil Community located to the west with a combination of variable sized residential parcels being developed where others remain vacant. One other parcel to the west is zoned RLD-60 and contains a large religious facility developed with a house of worship. Bordering to the south of the Property is the self-contained subdivision of Coastal Cove which is a more densely populated parcel that accommodates single family homes on 40' foot lots. The applicant has not utilized any outside professional services in preparing this revision request, but will engage all required engineers and contractors as required for future improvements. At this time the Property is undeveloped and has no significant or unique characteristics, variation of elevations or natural features.

The site will be improved initially as a borrow pit, but will also function as a pond when completed. The improvement is positioned upon an upland area of a flood zone which is central to the Property. The remaining Property would remain comprised primarily of pocket wetland areas which will act as a natural buffer and provide screening between adjacent parcels as well

as for travelers along Kernan Boulevard to the east. As the Property sits in the shadow of an interchange, the intent of this use will allow the borrowing of fill dirt, and offer needed storm retention capacity to the surrounding area. The City of Jacksonville's Engineering and Construction Management Division has reviewed this location and finds that it would indeed provide the potential for water storage and reduce flooding in the adjoining basins. At the same time a transition is created which would support the consolidation of retention areas and improve upon drainage overflow which may reveal unrealized improvements in the area at large. It is appropriate to implement such transitional uses and the same would further the goals, objectives and policies of the 2030 plan. At a future time, it would be possible to utilize any remaining area for uses consistent with the RPI/MDR Land Use Categories and CRO Zoning District. However, development of any other intended use or improvement will require a zoning exception to this PUD, to permit the revision to Exhibit E. Site Plan, to reflect all proposed development parameters.

**The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as an improved borrow pit. This facility will be created in consonance with the goals and objectives of the RPI land use category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element.**

**It is the intent to commence improvements as soon as possible after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.**

## **II. USES AND RESTRICTIONS**

The Property as depicted on the attached site plan (Exhibit A) (the "Site Plan.") which is incorporated herein by this reference.

### *A. Permitted Uses:*

1. A borrow pit as depicted on the Site Plan attached to this application (Exhibit "A") (This will later function as a retention facility), which shall be developed in accordance with Part 9 of the Zoning Code.

### *B. Permissible Uses by Exception:*

1. Any other use listed at Permitted in the RPI/CRO Category/Zoning.

## **III. DEVELOPMENT STANDARDS**

A. *Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – zero (0) feet (No Structures are intended)

Lot Width – zero (0) feet (No Structures are intended)

Yards -

Front: zero (0) feet

Side: zero (0) feet

Rear: zero (0) feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* zero 0%
3. *Maximum height of structures:* zero (0) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan. Any ingress and egress shall be right in/out only and approved by the City of Jacksonville.

C. *Signs.*

1. The number, location size and height of signage to be located on the property is not applicable as the single use /borrow pit would not require signage.

D. *Site Design and Landscaping.*

1. As no improvements are intended on the property, and as the pond area will be screened from the adjacent rights-of-way no additional landscape will be provided. The intent is to end up with a natural setting and a pond centrally located in the remaining treed areas.

*E. Building Orientation*

*1. General:*

The subject property is initially intended to be utilized as a single use borrow pit area which building orientation is not applicable.

**IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed revision to the PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The request to create a borrow pit represents a reduction in the intensity from the permitted 348 multifamily unit development previously approved and promotes a use that is both less intensive as well as beneficial to the surrounding area.

This revision will create a natural buffer between the residential communities and the grade separated interchange that exists just to the north. This updated PUD is designed to permit the extraction of usable soils in the upland portions of the Property, leaving behind an attractive water feature, while promoting the Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit a borrow pit which would also be available for use by the City of Jacksonville, reducing the potential for flooding within the adjoining basins and offering additional water detention for City or State needs.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which cannot be subject to generalized site plans;

Represents an opportunity to promote a valuable transitional land use that acts to reduce impacts associated with the future infrastructure and development patterns at this intersection. The PUD offers a properly designed resource to develop an appropriately sized borrow pit which is oriented to promote the integration of surrounding properties in an efficient and effective manner. This development plan represents a sustainable use and desirable configuration at an infill location left otherwise underutilized:

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 1, FLUE, Ensure that the location of land uses optimizes economic benefit and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards
2. Goal 2, FLUE, Enhance and preserve areas with natural resource significance
3. Objective 2.7, CCME, Protect the hydrological and ecological benefits of flood plain areas and prevent downstream flooding.

## V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated RPI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. As a result of the sole use update to the PUD, the intention will effectively promote a sustainable use toward the future needs both upon and surrounding the Property to accommodate water and drainage with the creation of a borrow pit supportive to the surrounding area.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is currently intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* As the sole use of the PUD update is for a borrow pit, this section is Not Applicable.
- E. *External Compatibility/Intensity of Development.* The intent of the borrow pit is to create a sustainable and respective means upon the Property to accommodate drainage. It is anticipated as well that, in the event of future development and/or otherwise required; the borrow pit has been designed in a manner that will

accommodate an increased capacity to consolidate surrounding retention demands for the City of Jacksonville.

The borrow pit will be appropriately screened from adjacent properties and structures as a result of the proposed layout identified as Exhibit "E". Thoughtful design efforts were implemented in a manner that will allow the improvement to coexist with existing vegetation and wetland areas offering a natural buffer that is respective to its layout. The borrow pit will further offer a transition and repository for runoff surrounding the area such that it is not otherwise accommodated.

- F. *Recreation/Open Space*. As the single use of the PUD is for a borrow pit, this section is Not Applicable.
- G. *Impact on Wetlands*. Any improvement activity resulting from the creation of the borrow pit which would impact wetlands will be permitted in accordance with local, state and federal requirements. The design of the improvement offers consideration of the existing wetlands locations upon the Property and is created in a manner which does not create an impact upon them.
- H. *Listed Species Regulations*. As the single use of the PUD is for a borrow pit, this section is Not Applicable.
- I. *Off-Street Parking & Loading Requirements*. As the single use of the PUD is for a borrow pit, this section is Not Applicable.
- J. *Sidewalks, Trails, and Bikeways*. As the single use of the PUD is for a borrow pit, this section is Not Applicable.
- K. *Stormwater Retention*. Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities*. Electric power, water and sewer services are currently within immediate proximity to the Property as furnished by the Jacksonville Electric Authority. Although they are not applicable to the purpose and intent of this PUD to create a borrow pit.

# Southwest Beach & Kernan Retention Pond Borrow Pit PUD

## Land Use Table

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Total gross acreage	16.85	Acres	100
Amount of each Different land use by acreage			
Single family	0	Acres	0.0
Total Number of dwelling Units	0	D.U.	
Multiple family	0	Acres	0.0
Total number of dwelling units		D..U.	
Commercial	0	Acres	0.0
Industrial	0	Acres	0.0
Other Land use	10.07	Acres	59.8
Active recreation and/or open space	0	Acres	0.0
Passive open space	0	Acres	0.0
Public and private right-of-way	0	Acres	0.0
Maximum coverage of buildings and structures	0	Sq. Ft	0.0

59.8