

## **Seaton Creek Reserve East PUD**

### **Written Description**

**June 6, 2025**

#### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** RE ## 108113 0100, 019569 0000 & 106123 0000
- B.** Current Land Use Designation: AGR
- C.** Proposed Land Use Designation: LDR and CSV
- D.** Current Zoning District: AGR
- E.** Proposed Zoning District: PUD

#### **II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Pecan's Envy, LLC (the "Applicant") proposes to rezone approximately 344.6 acres of property located generally in the northwest quadrant of the intersection of Pecan Park Road and I-95, which is more particularly described by the legal description attached to this ordinance as **Exhibit "1"** (the "Property"). As described below, the Planned Unit Development ("PUD") zoning district is being sought to provide for the development of the Property with single family homes, single family attached homes containing two units in each building ("paired villas"), and townhomes. The PUD shall be developed in accordance with this PUD Written Description and the site plan dated June 2, 2025, and attached to this ordinance as **Exhibit "4"** (the "Site Plan").

The proposed development of the Property is consistent and compatible with the surrounding area. Immediately to the south of the Property is a subdivision known as Bainebridge, approved pursuant to PUD Ordinance 2003-1218-E, which permits up to 527 single family residential homes with a mixture of 50 and 60 foot wide lots. The Seaton Creek neighborhood located to southwest of the Property, approved pursuant to PUD Ordinances 2007-0386-E (as modified by MM-2020-13) and 2021-0523-E, permits a total of 800 single family residential homes with a mixture of 50 and 60 foot wide lots. Also located to the southwest of the property is a subdivision known as Lexington Park, approved pursuant to Ordinance 2006-1169-E, which is developed with approximately 457 single family residential homes with a mixture of 50, 60 and 70 foot wide lots, and the Seaton Preserve apartment community, approved pursuant to Ordinance 2021-0746-E, which permits up to 240 apartment units. Lastly, directly across I-95 to the east of the Property, Ordinance 2024-0971-E approved a 1,004-acre PUD for a mix of uses including commercial, office, hotel, industrial, and 1,650 residential units (consisting of single family residential units with a minimum lot width of 40 feet, a maximum of 550 apartment units and a maximum of 550 townhome units).

As shown on the Site Plan, access to the proposed development will be from Seaton Creek Drive through the adjacent Seaton Creek neighborhood, and in no event shall traffic from the Seaton Creek neighborhood or the proposed new development in this PUD be permitted to access Butch Baine Drive, as detailed further below. The Property is bounded on the west by the Seaton Creek Historic Preserve, owned by the City of Jacksonville (the “City”). Upon approval by the City of the civil plans/10-set review for the proposed development in this PUD, the Applicant will convey/donate approximately 23 acres of land to the City (the “Donated Lands”), which can be added to the Seaton Creek Historic Preserve. For reference, the Donated Lands are shown on the map attached to this PUD written description as **Exhibit “A.”** The Property is bounded on the north by conservation lands owned by the United States of America (the “U.S. Property”). The Property is also located in close proximity to Jacksonville International Airport (JIA) and surrounding job centers. The development of the Property with residential uses will continue positive growth in this area and take advantage of an underutilized site in a prime location in close proximity to existing recreational and occupational opportunities.

The Property currently lies within the Agriculture (AGR) land use category on the Future Land Use Map (FLUM) and within the Suburban and Rural Development Areas of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Conservation (CSV) (approximately 31.73 acres) and Low Density Residential (LDR) (approximately 312.87 acres), together with extending the Suburban Development Area to include such portions of the Property currently in the Rural Development Area.

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>	<b><u>Use</u></b>
<b>South</b>	LDR	PUD	Single family residential
<b>East</b>	MU	PUD	I-95, multi family residential, single family residential, commercial, office, industrial
<b>North</b>	AGR	AGR	Conservation property
<b>West</b>	MU, AGR	PUD, AGR	Single family residential, Seaton Creek Historic Preserve

### **III. DESCRIPTION OF PERMITTED USES**

#### **A. Maximum Densities/Intensities**

Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the portion of the Property within the LDR land use category shall be 2.1 units per acre (650 units/312.87 acres).

#### **B. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the 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.

The following uses, as described in Sections III.C.1 and III.C.2 below, shall be permitted uses in the parcels as follows:

In the portion of the Property within the LDR land use category, the Site Plan distinguishes between parcels labeled A and parcels labeled B. As described in Section III.C.1 below, A parcels shall permit single family residential uses and B parcels shall permit single family residential uses, paired villas, and townhomes. As described in Section III.C.2 below, the Portion of the property within the CSV land use category shall permit roadways/access drives and passive open space uses, including recreational paths and recreational structures.

#### **C. Permitted Uses**

##### **1. Residential**

###### *a. Permitted uses and structures.*

- i. Single family detached dwellings.
- ii. Townhomes and paired villas (B parcels only).
- iii. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- iv. Mail center.
- v. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- vi. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - vii. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
- b. *Permissible uses by exception*: Those uses permitted by exception in the RLD-50 zoning district.
- c. *Maximum gross density*: The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre. However, the maximum gross density of the portion of the Property within the LDR land use category shall not exceed 2.1 units per acre (650 units/312.87 acres).
- d. *Lot requirements* – Single Family
- i. *Minimum lot requirement (width and area)*:
    - (1) Width—Fifty (50) feet.
    - (2) Area—5,000 square feet.
  - ii. *Maximum lot coverage*—Fifty (50) percent.
  - iii. *Minimum yard requirements*.
    - (1) Front—Twenty (20) feet.
    - (2) Side—Five (5) feet.
    - (3) Rear—Ten (10) feet.
  - iv. *Maximum height of structure*—Thirty-five (35) feet.
  - v. *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

e. *Lot requirements – Townhomes and Paired Villas (B parcels only)*

i. *Minimum lot requirement (width and area):*

- (1) Width—Fifteen (15) feet; Twenty-five (25) feet for end units on buildings containing more than two units; Twenty (20) feet for end units on buildings containing two units.
- (2) Area—1,500 square feet.

ii. *Maximum lot coverage—Seventy (70) percent.*

iii. *Minimum yard requirements.*

- (1) Front—Twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building facade; Twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building facade; fifteen (15) feet, if access to garage is from an alley.
- (2) Side—Zero (0) feet; ten (10) feet for end units on buildings containing more than two units; five (5) feet for end units on buildings containing two units.
- (3) Rear—Ten (10) feet.

iv. *Maximum height of structure—Thirty-five (35) feet.*

**2. Conservation**

a. *Permitted uses and structures.*

- i. Passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
- ii. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- iii. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
- iv. Roadways/access drives.
- v. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- b. *Minimum lot requirement (width and area)*—None.
- c. *Maximum lot coverage by all buildings*—None.
- d. *Minimum yard requirements*—None.
- e. *Maximum height of structure*—None.

### **3. Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

### **4. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

### **5. Height Limitations**

Building height shall be measured as set forth in Part 16 of the Zoning Code.

## **IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

### **1. Recreation**

Active recreation for the residential uses within the PUD will be provided pursuant to Policy 2.2.3 of the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420(a) of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 6.5 acres of active recreation (1 acre per 100 lots) is required, assuming a maximum of 650 residential units are developed on the Property, which is in addition to approximately 31.7 acres of the Property designated as conservation. This fulfilled active recreation requirement is also in addition to the 23 acres of Donated Lands that can be added to Seaton Creek Historic Reserve, as detailed above.

### **2. Access**

Access will be provided from Seaton Creek Drive through the adjacent Seaton Creek neighborhood, which will lead to Gold Star Family Parkway (previously named Arnold Road), as shown on the Site Plan and on the detailed Access Plan attached to this PUD written description as **Exhibit "B"** (the "Access Plan"). The location and design of the access point and internal driveways/roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal

driveways/roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

As shown on the Site Plan and Access Plan, in no event shall traffic from the Seaton Creek neighborhood or the proposed new development in this PUD be permitted to access Butch Baine Drive. The existing Butch Baine Drive right of way terminates at the intersection of Butch Baine Drive and Butch Baine Drive East. The public currently has and will continue to have pedestrian access to Seaton Creek Historic Preserve via the City-owned drive at the northern termination of Butch Baine Drive right of way, approximately 375 feet south of the proposed new east to west access drive shown on the Site Plan and Access Plan. To accommodate continuing public pedestrian access to Seaton Creek Historic Preserve and to honor existing easement rights of nearby neighbors, the intersection of the proposed new east to west access drive and the subject City-owned drive will contain the following features, as shown on the Site Plan and Access Plan:

1. A designated public parking area for the entrance to Seaton Creek Historic Preserve, which will provide improved access compared to what currently exists at this secondary entrance to the park.
2. Fencing, secured gate(s), pathway(s) and a crosswalk to allow for non-vehicular pedestrian and equestrian access to the Seaton Creek Historic Preserve and trailhead.
3. On the southern side of the proposed new east to west access drive, an exclusive gated vehicular access point, for the purpose of honoring the aforementioned existing easement rights for a limited number of nearby neighbors.
4. Necessary signage for the above listed accommodations.
5. As detailed further below, all common areas and infrastructure within the PUD, excluding roadways dedicated to the City, will be maintained by the owner, a maintenance company, one or more owners' association(s) and/or a community development district (CDD). The features listed in this section are included in the common areas and infrastructure and will be maintained by one or more of the listed entities.

### **3. Signage**

Signage will be provided in accordance with Part 13 of the City's Zoning Code (Sign Regulations).

### **4. Construction offices/model homes/real estate sales**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**5. Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

**6. Landscaping/Buffer**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations), with the following additional and superseding provisions:

1. Along the western boundary of the PUD, where the Property abuts Seaton Creek Historic Preserve (north of the entrance drive), there shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code, with a minimum width of twenty-five (25) feet located between any new residential uses and the abutting property boundary.
2. Along the western boundary of the PUD, where the Property does not abut Seaton Creek Historic Preserve (south of the entrance drive), there shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code, with a minimum width of fifty (50) feet located between any new residential uses and the abutting property boundary.
3. Along the southern boundary of the PUD, where the Property abuts the existing Bainebridge neighborhood, there shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code, with a minimum width of twenty-five (25) feet located between any new residential uses and the abutting property boundary.
4. The foregoing requirements in this Section shall only apply to residential lots along the boundary of the PUD and not to stormwater ponds, subdivision roads and similar facilities.

The conservation portion of the Property within the CSV land use category along the northern boundary of the PUD will provide a substantial natural buffer between the proposed residential development and the U.S. Property.

**7. Traffic Study**

The Applicant will coordinate with the Florida Department of Transportation (FDOT) and the City in preparing and submitting a traffic study during the civil plans/10-set review for the proposed development in this PUD. Coordination with FDOT shall include a meeting as to methodology and scope.

**8. Modifications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

**9. Parking**

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2025).

**10. Lighting**

Any lighting installed on the Property shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**11. Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**12. Impervious Surface**

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RLD-50 (65%).

**13. Utilities**

Electric power, water and sewer will be provided by JEA.

**14. Firewise**

- a. The following notice shall be included in the Declaration of Covenants and Restrictions affecting the Property:

At Seaton Creek Historic Preserve, the Florida Forest Service uses the forest management tools of prescribed burning and timber harvesting for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. Furthermore, Seaton Creek Historic Preserve is actively harvested for timber and portions thereof may be cleared in accordance with the City of Jacksonville's and the Florida Forest Service's timber management plan. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas.

- b. The developer shall educate builders regarding Firewise principles governing vegetation and building construction, including directing builders to the Firewise information provided online through the Forest Service.

## **15. Donated Lands**

As detailed above, upon approval by the City of the civil plans/10-set review for the proposed development in this PUD, the Applicant will convey/donate approximately 23 acres of land to the City (the “Donated Lands”), which can be added to the Seaton Creek Historic Preserve. For reference, as noted above, the Donated Lands are shown on the map attached to this PUD written description as **Exhibit “A.”**

## **V. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on June 4, 2025.

## **VI. JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a residential community with a common scheme of development. Furthermore, this type of development is needed to provide adequate housing choices for residents and employees in this area.

## **VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner, Applicant and successors to this Written Description and the Site Plan.
2. It provides for site-specific access requirements.
3. It provides specific lot requirements.
4. It includes “firewise” compatibility provisions.
5. It contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements.
6. It provides that the Applicant will convey the Donated Lands, as defined above, to the City.
7. It provides for site-specific and substantial buffering and landscaping requirements in addition to that required by the Zoning Code.

8. It provides for maximum densities much lower than those otherwise allowed pursuant to the 2045 Comprehensive Plan.
9. It permits on-site, temporary construction offices/models unit/sales and leasing offices.
10. It requires the Applicant to coordinate with FDOT and the City in preparing and submitting a traffic study during the civil plans/10-set review.
11. And it limits permitted uses on the property, as compared to those uses permitted in the RLD zoning districts.

**VIII. Names of Development Team**

- Developer/Applicant: Pecan's Envy, LLC
- Planner/Engineer: Prosser | PRIME AE Group
- Agent: Rogers Towers, P.A.

**IX. Land Use Table**

A Land Use Table is attached hereto as Exhibit "F."

**X. PUD REVIEW CRITERIA**

**1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the LDR land use category of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.2, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.12, 3.1.1, 3.1.7, 3.1.11, and 4.1.2.

**2. Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System.

**3. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

**4. Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

**5. External Compatibility/Intensity of Development:**

As described above, this PUD is consistent with and comparable to planned, permitted and constructed development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

**6. Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, a maintenance company, one or more owners' association(s) and/or a community development district (CDD). Nothing in this PUD shall be construed as prohibiting or limiting the ability of the Applicant or the developer from establishing one or more CDDs for such purposes.

**7. Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

**8. Impact on Wetlands:**

Any development or residential units impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**9. Listed Species Regulations:**

A listed species survey is attached hereto as Exhibit "I."

**10. Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off street parking.

**11. Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2045 Comprehensive Plan with regards to sidewalks.

# EXHIBIT F

PUD Name

**Seaton Creek Reserve East PUD**

## Land Use Table

Total gross acreage	344.6	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	%
Total number of dwelling units	0	D.U.	
Multiple family and/or Single Family (Excludes ROW)	117.8	Acres	34.2 %
Total number of dwelling units	650	D.U.	
Commercial	0	Acres	%
Industrial	0	Acres	%
Other land use	0	Acres	%
Active recreation and/or open space (Includes lake area )	46.7	Acres	13.5 %
Passive open space	140.9	Acres	40.9 %
Public and private right-of-way	39.2	Acres	11.4 %
Maximum coverage of buildings and structures	0	Sq. Ft.	18.7 %

100%

Note: The above land uses are preliminary estimates and are subject to change based on final wetland survey and permitting, residential product sizes and mix, land use and zoning requirements and engineering design and permitting.