

WRITTEN DESCRIPTION
Acree Forest PUD
RE#: 002558-0300, 002569-0010, 002631-0010, 002507-
0005
October 31, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1,480.13 acres of property from PUD to PUD. The parcel is located in council district 7 south of Dinsmore Tower Road on the west side of New Kings Road between Dinsmore Tower Road and Acree Road.

The subject property is currently owned by H&W Timber, LLC, and is more particularly described in the legal description attached to Exhibit 1 to this application. The property has a current land use of Light Industrial (LI) and Mixed Use (MU) and a zoning designation of PUD. A portion of the site is subject to a Land Use Map Amendment 2022-235, a Revised Policy 4.3.11 FLUE Community/General Commercial (CGC) for 400,000 square feet of commercial uses and 125 hotel rooms, Residential-Professional-Institutional (RPI) for 50,000 square feet of commercial/office uses, Light Industrial (LI) for up to 2,200,000 enclosed square feet of Industrial uses, Low Density Residential (LDR) for up to 2,100 single family residential units, Medium Density Residential (MDR) for up to 900 multi-family residential units, Public Buildings and Facilities (PBF) for up to 20 acres, and a minimum of 600 acres of recreation (ROS) and/or conservation (CSV) uses, consistent with the Multi-Use (MU) Land Use Category.

Surrounding uses include: AGR and CSV to the north; AGR to the west; AGR and RR-Acre to the south; and IBP, IL, CCG-2, and PUD to the east. The primary frontage of the site will be along Acree Road and be bordered from New Kings Road to the East, Plummer Road to the South (respective to a small portion south of Plummer Road), and from Norfolk Southern Rail Line to the West.

Project Name: Acree Road

Project Architect/Planner: CLDG

Project Engineer: Dominion Engineering

Project Developer: CLDG

II. USES AND RESTRICTIONS – COMMERCIAL PODS

A. Permitted Uses

1. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.

4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers*
9. Off-street commercial parking lots*
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
12. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
14. Veterinarians and animal boarding.
15. Personal property storage establishments.
16. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric.
18. Churches, including a rectory or similar use.
19. Outside retail sales of holiday items*
20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
22. Filling or gas stations.*
23. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
24. Mobile Car Detailing Services and automated car wash facilities.*
25. Textile Recycling Collection Bins.*
26. Permitted or restricted outside sale and service.*
27. RV and Campground Facilities**

* subject to the design standards outlined in Part 4 of the Zoning Code

**subject to the conversion based on the ITE standard for trips generated by the use.

The Land Use allows for 400,000 square feet of commercial.

"ITE predicts that 400 ksf of general retail (land use 820: Shopping Plaza) generates 1,360 gross PM peak hour trips. This is based on an average trip rate of 3.40 trips per KSF.

ITE predicts that 500 campsites at an RV park (land use 416: Campground/RV Park) generates 135 gross PM peak hour trips. This is based on an average trip rate of 0.27 trips per campsite.

The conversion based on gross trips would be 1 RV campsite is equivalent to 0.0794 KSF of commercial retail, or 500 RV campsites is equivalent to 39.7 KSF of commercial retail."

B. Permitted accessory uses and structures. See Section 656.403.

C. Permissible uses by exception.

1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
2. Permanent or restricted outside sale and service.*
3. Residential treatment facilities and emergency shelters.
4. Multi-family residential integrated with a permitted use.
5. Crematories.
6. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
7. Auto laundry or manual car wash.
8. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
9. Recycling collection points.*
10. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
11. Blood donor stations, plasma centers and similar uses.
12. Private clubs.
13. Restaurants with the outside sale and service of food.*
14. Billiard parlors.
15. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
16. Schools.*
17. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
18. Nightclubs.
19. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
20. Indoor gun ranges.*
21. Sale of new or used tires. *
22. Off-street parking lots not adjacent to residential districts or uses. *

* Subject to the design standards outlined in Part 4 of the Zoning Code

III. DESIGN GUIDELINES – COMMERCIAL PODS

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 60 feet

B. Signage: Signage for Commercial PODS will follow Part 13 of the Zoning Code for CGC.

IV. USES AND RESTRICTIONS-LOW DENSITY RESIDENTIAL (LDR) PODS

A. Permitted Uses

1. Single-family dwellings.
2. Townhouses.
3. Duplexes
4. Condominiums
5. Essential public services and utility.
6. Home occupations.
7. Parks, playgrounds, ballfields, and recreational and community services.
8. Golf Courses.*
9. Schools.*
10. Child and adult day care centers.*
11. Foster Care Homes.
12. Community Residential homes of six or fewer residents.*
13. Churches, including a rectory or similar use
14. Cellular telephone towers and radio towers.*
15. Libraries, museums, and community centers.
16. Country Clubs.*

* Subject to the design standards outlined in Part 4 of the Zoning Code

B. Ingress, Egress, and Circulation

1. Parking: The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, the ratio shall be 2.0 parking spaces per unit, no visitor parking will be provided for townhomes or duplexes. Multi-family will have parking at no less than 1.3 spaces per unit.

2. Vehicular Access: Vehicular access to the property shall be via Thomas Road and Old Kings Road, substantially as shown by the site plan. The final location of said vehicular access points is subject to review and approval by the City's Traffic Engineer.
3. Pedestrian Access: Pedestrian access shall be provided as reflected in the Comprehensive Plan. Sidewalks shall be located on one or both sides of the road.

D. Recreation facilities

- a. The site shall comply with the requirements of the Zoning Code for recreation and open space.
 1. Each residential component/community shall provide its own active and/or passive recreation facilities.
 2. Provided at a ratio of 150 square feet per multi-family unit and 1 acre per 100 single-family units and any fraction thereof.

E. Accessory Uses/Structures

- (1) Shall not be located in required yards in a residential district unless:
 - (a.) On double frontage lots, through lots and corner lots – can be located only in a required side yard.
 - (b.) Detached accessory structures separated by not less than 5 feet, may be located in the required side yard or rear yard but not less than 5 feet from the lot line.
- (2) Maximum height of Accessory structure cannot exceed the primary structure height.

F. Signage

1. All signs shall meet the requirement set out in the Part 13 Sign Regulations of the COJ's Ordinance Code except as modified as below:
 - (a) Two (2) ground-illuminated double sided monument entry signs, one (1) on each side of the entry drive, or one (1) ground-illuminated double-sided sign in a central median, not to exceed thirty-six (36) square feet in area, and not to exceed twelve (12) feet in height.

G. Landscaping

1. The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

H. Utilities

All utilities and improvements, as well as other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the St. Johns River Water Management District. Water and sewage will be centrally provided.

1. Electricity will be provided by JEA
2. Sanitary Sewer will be provided by JEA
3. Water will be provided by JEA

V. DESIGN GUIDELINES-LOW DENSITY RESIDENTIAL (LDR) PODS

A. Lot Requirements for Low Density Residential (LDR)

A.1 Single Family Detached (RLD-50)

- (1) Minimum lot width – 50 feet.
- (2) Minimum lot area – 5,000 square feet.
- (3) Maximum lot coverage – 50%.
- (4) Minimum yard requirements:
 - (a) Front – 20 feet; Unenclosed front porches may extend five feet into the required front yard setback, and side opening garages may extend five feet into the required front yard setback as long as the garage doors do not face the street
 - (b) Rear – 10 feet.
 - (c) Side – 5 feet.
 - (d) Side Street – 15 feet.
- (5) Maximum height of structures – 35 feet.

A.1.2 Single Family Detached (RLD-40)

- (1) Minimum lot width – 40 feet.
- (2) Minimum lot area – 4,000 square feet.
- (3) Maximum lot coverage – 50%.
- (4) Minimum yard requirements:
 - (a) Front – 20 yards
 - (b) Side – 3 yards
 - (c) Rear – 10 yards
- (5) Maximum height of structure – 35 feet

A.2. Townhomes

- (1) Minimum width – 15 feet, 20 feet for end units
- (2) Minimum lot area – 1,500 square feet.
- (3) Maximum lot coverage – 50%.
- (4) Minimum yard requirements:
 - (a) Front – 20 feet.
 - (b) Rear – 10 feet.
 - (c) Side – 0 feet.
 - (d) End Unit – 5 feet.
- (5) Maximum height of structures – 35 feet.
- (6) Minimum building separation – 20 feet (between windowless end wall and face/rear of another structure).

A.3. Duplex

- (1) Minimum width – 15 feet.
- (2) Minimum lot area – 1,500 square feet.
- (3) Maximum lot coverage – 50%.
- (4) Maximum Height 35 feet
- (5) Minimum yard requirements:
 - (a) Front – 20 feet.
 - (b) Rear – 10 feet.
 - (c) Side – 0 feet.
 - (d) End Unit – 5 feet

B. Ingress, Egress, and Circulation

4. Parking: The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, the ratio shall be 2.0 parking spaces per unit, no visitor parking will be provided for townhomes or duplexes. Multi-family will have parking at no less than 1.3 spaces per unit.
5. Vehicular Access: Vehicular access to the property shall be via Thomas Road and Old Kings Road, substantially as shown by the site plan. The final location of said vehicular access points is subject to review and approval by the City's Traffic Engineer.
6. Pedestrian Access: Pedestrian access shall be provided as reflected in the Comprehensive Plan. Sidewalks shall be located on one or both sides of the road.

C. Recreation facilities

- A. The site shall comply with the requirements of the Zoning Code for recreation and open space.
 1. Each residential component/community shall provide its own active and/or passive recreation facilities.
 2. Provided at a ratio of 150 square feet per multi-family unit and 1 acre per 100 single-family units.

D. Accessory Uses/Structures

- (1) Shall not be located in required yards in a residential district unless:
 - (a) On double frontage lots, through lots and corner lots – can be located only in a required side yard.
 - (b) Detached accessory structures separated by not less than 5 feet, may be located in the required side yard or rear yard but not less than 5 feet from the lot line.
- (2) Maximum height of Accessory structure cannot exceed the primary structure height.

E. Signage

2. All signs shall meet the requirement set out in the Part 13 Sign Regulations of the COJ's Ordinance Code except as modified as below:
 - (b) Two (2) ground-illuminated double sided monument entry signs, one (1) on each side of the entry drive, or one (1) ground-illuminated double-sided sign in a central median, not to exceed thirty-six (36) square feet in area, and not to exceed twelve (12) feet in height.

F. Landscaping

2. The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

G. Utilities

All utilities and improvements, as well as other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the St. Johns River Water Management District. Water and sewage will be centrally provided.

1. Electricity will be provided by JEA
2. Sanitary Sewer will be provided by JEA
3. Water will be provided by JEA

VI. USES AND RESTRICTIONS-MEDIUM DENSITY RESIDENTIAL (MDR) PODS

A. Permitted Uses

1. Single-family dwellings.
2. Multiple family dwellings.
3. Townhomes and duplexes.
4. Condominiums
5. Housing for the elderly.
6. Family day care homes.
7. Foster care homes.
8. Community residential homes of six or fewer residents.
9. Essential services, including water, sewer, gas, telephone, radio, television and electric.
10. Churches, including a rectory or similar use.
11. Golf courses.*
12. Cellular telephone towers and radio towers.*
13. Parks, playgrounds and playfields or recreational or community structures.
14. Libraries, museums and community centers.
15. Country clubs.*

* Subject to the design standards outlined in Part 4 of the Zoning Code

VII. DESIGN GUIDELINES-MEDIUM DENSITY RESIDENTIAL (MDR) PODS

A. Lot requirements for Medium Density Residential (MDR)

A.1. Single Family Detached (RLD-50)

- (1) Minimum lot width – 50 feet.
- (2) Minimum lot area – 5,000 square feet.
- (3) Maximum lot coverage – 60%.
- (4) Minimum yard requirements:
 - (a) Front – 20 feet; Unenclosed front porches may extend five feet into the required front yard setback, and side opening garages may extend five feet into the required front yard setback as long as the garage doors do not face the street
 - (b) Rear – 10 feet.

- (c) Side – 5 feet.
- (d) Side Street – 15 feet.
- (5) Maximum height of structures – 35 feet.

A.1.2 Single Family Detached (RLD-40)

- (1) Minimum lot width – 40 feet.
- (2) Minimum lot area – 4,000 square feet.
- (3) Maximum lot coverage – 60%.
- (4) Minimum yard requirements:
 - (a) Front – 20 yards
 - (b) Side – 3 yards
 - (c) Rear – 10 yards
- (5) Maximum height of structure – 35 feet

A.2. Multi-family buildings

Townhomes

- (1.) Minimum width – 15 feet, 20 feet for end units.
- (2.) Minimum lot area – 1,500 square feet.
- (3.) Maximum lot coverage – 50%.
- (4.) Minimum yard requirements:
 - (a) Front – 20 feet.
 - (b) Rear – 10 feet.
 - (c) Side – 0 feet.
 - (d) End Unit – 5 feet.
- (5.) Maximum height of structures – 35 feet.
- (6.) Minimum building separation – 20 feet (between windowless end wall and face/rear of another structure).

Duplex

- (1) Minimum width – 15 feet.
- (2) Minimum lot area – 1,500 square feet.
- (3) Maximum lot coverage – 50%.
- (4) Maximum Height 35 feet
- (5) Minimum yard requirements:

- (a) Front – 20 feet.
- (b) Rear – 10 feet.
- (c) Side – 0 feet.
- (d) End Unit – 5 feet

Apartments (RMD-D)

- (1) Minimum yard requirements:
 - (a) Front – 20 yards.
 - (b) Rear – 20 yards.
 - (c) Side – 20 yards.
- (2) Maximum height of structures – 55 feet.
- (3) Not to exceed 20 units per acre for up to 900 multi-family residential units.

B. Ingress, Egress, and Circulation

- 4. Parking: The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, the ratio shall be 2.0 parking spaces per unit, no visitor parking will be provided for townhomes or duplexes. Multi-family will have parking at no less than 1.3 spaces per unit.
- 5. Vehicular Access: Vehicular access to the property shall be via Thomas Road and Old Kings Road, substantially as shown by the site plan. The final location of said vehicular access points is subject to review and approval by the City's Traffic Engineer.
- 6. Pedestrian Access: Pedestrian access shall be provided as reflected in the Comprehensive Plan. Sidewalks shall be located on one or both sides of the road.

C. Recreation facilities

- A. The site shall comply with the requirements of the Zoning Code for recreation and open space.
 - 1. Each residential component/community shall provide its own active and/or passive recreation facilities.
 - 2. Provided at a ratio of 150 square feet per multi-family unit and 1 acre per 100 single-family units.

D. Accessory Uses/Structures

- (3) Shall not be located in required yards in a residential district unless:
 - (a) On double frontage lots, through lots and corner lots – can be located

only in a required side yard.

(b) Detached accessory structures separated by not less than 5 feet, may be located in the required side yard or rear yard but not less than 5 feet from the lot line.

- (4) Maximum height of Accessory structure cannot exceed the primary structure height.

E. Signage

3. All signs shall meet the requirement set out in the Part 13 Sign Regulations of the COJ's Ordinance Code except as modified as below:

(c) Two (2) ground-illuminated double sided monument entry signs, one (1) on each side of the entry drive, or one (1) ground-illuminated double-sided sign in a central median, not to exceed thirty-six (36) square feet in area, and not to exceed twelve (12) feet in height.

F. Landscaping

3. The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

G. Utilities

All utilities and improvements, as well as other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the St. Johns River Water Management District. Water and sewage will be centrally provided.

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2. Sanitary Sewer will be provided by JEA
3. Water will be provided by JEA

VIII. 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 existing and proposed uses within the Property, and showing the general layout of the overall Property.

IX. STATEMENTS

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

The proposed PUD allows for a mix of uses needed for housing in the vicinity.

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

All areas will be maintained by the owner.

X. 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, as the use is allowable in the land use category.

- A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region;
- B. Is compatible with surrounding land uses which are similar uses or supporting uses;
- C. Allows for alternate use to meet market demand for housing.

EXHIBIT F

PUD Name

Acree Forest PUD

Land Use Table

Total gross acreage	1,480.13 Acres	100 %
Amount of each different land use by acreage		
Single family	508.41 Acres	34 %
Total number of dwelling units	2,100 D.U.	
Multiple family	84.19 Acres	5 %
Total number of dwelling units	900 D.U.	
Commercial	70.8 Acres	4.78 %
Industrial	130.73 Acres	8.83 %
Other land use	20 Acres	1.35 %
Active recreation and/or open space	25 Acres	1.69 %
Passive open space	640 Acres	43.24 %
Public and private right-of-way		
Maximum coverage of buildings and structures	4,766,335.2 Sq. Ft.	7.39 %