

Ricker-Townsend PUD
 Written Description
 April 27, 2022

I. PROJECT DESCRIPTION. The Ricker-Townsend PUD is an approximately 23.78-acre project located at the northwest intersection of Townsend Road and Ricker Road, south of 103rd Street. The property is located between the First Coast Expressway and I-295. This application would allow for development of a single-family subdivision with a maximum of 99 single family lots. The designated Land Use under the Comprehensive Plan for the area proposed for development is Low Density Residential, which allows up to seven (7) units per acre. The property is in the Suburban Development Area. The current zoning is RR-Acre and RLD-60. It is located in Council District 10 (Brenda Priestly-Jackson). Access would be provided via Ricker Road. Other existing and approved developments in the area include Overland Park (60 foot lots), Forest Crest (2019-14-E)(40 foot lots), and Ashers Landing (2021-233)(zoned for duplexes, 2 units per 60 foot lot)¹

Surrounding land uses:

	Land Use	Zoning	Use
North	LDR	RR-Acre	Agriculture/residential
East	LDR	RR-Acre	residential
South	LDR	RLD-60, RR-Acre	mobile home park
West	LDR	RLD-60, RR-Acre	Single family and mobile homes

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Single family detached dwelling units.
2. Foster care homes.
3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

¹ <https://jaxcityc.legistar.com/LegislationDetail.aspx?ID=4922237&GUID=9B6F0619-D976-41F3-B343-37AB0FC17989&Options=ID|Text|&Search=233>

5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
 6. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
 7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
 8. Mail center.
 9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 10. Excavations, lakes, and ponds, dug as part of the development's stormwater retention system.
 11. 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.
 12. Agricultural and silvicultural uses prior to development of the property as a single family subdivision.
- B. Density. The maximum gross density of the PUD shall not exceed 7 units per gross acre.
- C. Permitted accessory uses and structures. Accessory uses and “accessory uses and structures in a residential district” are allowed in accordance with section 656.403, Jacksonville Zoning Code (May 1, 2022).
- D. Permissible uses by exception. None.
- E. Limitations on permitted or permissible uses by exception. N/A
- F. Lot requirements.
1. Minimum lot requirement (width and area).
 - a) Width – Forty (40) feet.
 - b) Area – 4,000 square feet.
 2. Maximum lot coverage by buildings and structures at ground level: 50%
 3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:

- a) Front – Twenty (20) feet from the face of a front-facing garage; fifteen (15) feet from any other building face (such as a porch). For corner lots, the minimum front yard shall be ten (10) feet if no driveway is proposed on the front yard upon which this lower yard requirement is applied.
- b) Side – Five (5) feet.
- c) Rear – Ten (10) feet to the lot line or the top of bank of a pond, where the lot line extends into the pond.
- d) Side street – Ten (10) feet.

4. Building height. The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (May 1, 2022).

5. Each residential lot shall have frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than twenty-five (25) feet or 80 percent of the minimum lot width, whichever is less.

G. Impervious surface ratios. The maximum impervious surface ratio for lots is 65%.

H. Recreation. The developer shall pay a park and recreation fee to satisfy park and recreation requirements in accordance with section 656.420, Jacksonville Zoning Code.

I. Differences from usual application of Zoning Code. (Comparing to RLD-40 zoning):

1. Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-40, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification. Agricultural uses are specifically allowed to continue.

2. The minimum lot frontage on a cul-de-sac is proposed to be 25 feet or 80 percent of the minimum lot width, whichever is less. Section 656.407, Jacksonville Zoning Code, normally requires the minimum lot frontage on a cul-de-sac to be 35 feet or 80 percent of the minimum lot width, whichever is less.

3. The minimum front yard for one side of a corner lot is proposed to be reduced to 10 feet where such side is not proposed to have a driveway. This modifies the application of front yard requirements found in the definition of “lot

frontage” under section 656.1601. This definition provides in part that all sides of a lot adjacent to streets shall be considered frontage and follow the Zoning Code’s yard requirements.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. **Parking Requirements.** A minimum of two spaces of off-street parking will be provided per dwelling unit.
2. **Vehicular Access.** Vehicular access shall be provided via a single access point on Ricker Road.
3. **Pedestrian Access.** The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code (May 1, 2022), which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign under section 656.1312.

C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (May 1, 2022). A 10-foot uncomplimentary use buffer meeting the requirements of 656.1216 (May 1, 2022) will be placed adjacent to parcels 015799-0040 (6969 Juliet Lane) and 015799-0010 (7045 Juliet Lane) due to their current use. These sites are zoned RLD-60 and are currently used for manufactured homes. No other uncomplimentary uses exist around the perimeter of the site. However, buffers are provided in the areas shown and with the widths stated on the Site Plan. These include a 20 foot wide buffer along Townsend Road and Ricker Road, and a 40 foot wide buffer along the north boundary. Such buffers may be landscaped or natural and may be part of the surface water management system for the development.

D. Open space. At least 10 percent of the total site will be passive open space, which may consist of, in part, stormwater pond area.

E. Utilities. Utilities will be provided by JEA.

F. Wetlands. All wetlands impacts will be mitigated in accordance with state and federal regulations.

G. Architectural standards. The Architectural and Aesthetic Regulations for Single-Family Dwellings in Part 4 apply to residential buildings in this development.

H. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

I. Schedule. Horizontal construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.

J. Continued operation and maintenance. Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owner's association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.

K. Conformance to Zoning Overlay. Not applicable.

IV. DEVELOPMENT PLAN APPROVAL. With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. EXISTING SITE CHARACTERISTICS. The existing site is an assemblage of multiple parcels, which contain single family homes and mobile homes.

VII. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives, and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the designated Low Density Residential future land use of the property. It will allow for a

single-family subdivision in an area with all necessary public infrastructure in place. It would provide for appropriate infill in an area which is predominately developed with single family homes.

Goal 3 -- To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Analysis: The proposed zoning allows for appropriate infill residential development in a suburban area.

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses and consistent with the designated future land use of the property.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. The residential uses proposed in this PUD are in an area designated for low density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Ricker Road.

E. External compatibility/intensity of development. The proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

F. Recreation/open space. The developer will pay a park/recreation fee in accordance with the requirements of section 656.420, Jacksonville Zoning Code.

G. Impact on wetlands. All wetlands impacts associated with the development of the property will be fully mitigated under state and federal regulations.

H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

- I. Off-Street parking & loading. See the parking requirements proposed above.
- J. Sidewalks, trails & bikeways. The project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

VIII. DEVELOPMENT TEAM

- A. Developer
KB Home
Paul Michael, Vice President, Land Acquisition
10475 Fortune Parkway, Suite 100
Jacksonville, FL 32256
(904) 596-6824
phmichael@kbhome.com

- B. Agent/Attorney:
Thomas O. Ingram, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

IX. Landowners, Tax Parcel Identification and Addresses:

Parcel 1:
015801-0010
Parcel Address: 7080 Shawn Lane, Jacksonville, FL 32244
Acreage: 18.53
Deed: ORB 19088/2372
Owner: Townsend Road Land Trust 6751, 8705 Apple Court, Jacksonville, FL 32244
Trustee: BMS Duval, LLC, a Florida limited liability company, as Trustee of the Townsend Road Land Trust #6751 dated December 11, 2019, 8705 Apple Court, Jacksonville FL 32244

Parcel 2:
015800-0000
Parcel Address: 7014 Townsend Rd, Jacksonville, FL 32244
Acreage: 4.99
Deed: ORB 19089/00085
Owner: BMS Duval, LLC, a Florida limited liability company, as Trustee of Townsend Road Land Trust 7014, 8705 Apple Court, Jacksonville, FL 32244.

Wayne P. Sweat, Jr., is Manager of BMS Duval, LLC.

LAND USE TABLE
Ricker-Townsend PUD
April 27, 2022

Total Gross Acreage	23.78 Acres	100%
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Amount of each different use by acreage:

Single family	13.07 Acres	55.0%
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Total number and type of dwelling units:

Single Family (detached)	99	D.U.
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Other land use	0 Acres	0%
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Active recreation and/or open space	0 Acres	0%
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Passive open space, wetlands, pond	6.65 Acres	28.0%
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Public and private right-of-way	4.06 Acres	17.0%
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Maximum lot coverage of buildings and structures at ground level:	50%
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Maximum impervious surface ratio as required by section 654.129:	65%
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