

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

June 3, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-230 **Application for: Vista Bay PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 10, 2019
2. The original written description dated May 5, 2021
3. The original site plan dated May 15, 2018

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. A traffic study shall be provided with the Civil Site Plan Review to determine the need for a left turn lane and a right turn lane on Chaffee Road at the site entrance. If turn lanes are required, they shall be to FDOT standards with the deceleration length based on the posted speed limit on Chaffee Road. The queue length for the left turn lane shall be determined by the study, but shall be a minimum of 25'. The entire area of construction shall be resurfaced.
2. Signage shall be consistent with the Part 13 zoning code regulations for the RLD zoning district.

Planning Department conditions:

1. A traffic study shall be provided with the Civil Site Plan Review to determine the need for a left turn lane and a right turn lane on Chaffee Road at the site entrance. If turn lanes are required, they shall be to FDOT standards with the deceleration length based on the posted speed limit on Chaffee Road. The queue length for the left turn lane shall be determined by the study, but shall be a minimum of 25'. The entire area of construction shall be resurfaced.
2. Signage shall be consistent with the Part 13 zoning code regulations for the RLD zoning district.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. There was concern that the lot sizes were inconsistent with the area. Much of the discussion centered on the amount of wetlands, retention ponds and drainage for the development.

Planning Commission Vote:	5-2
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Nay
Daniel Blanchard	Nay
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 2021-0230 TO****PLANNED UNIT DEVELOPMENT****MAY 20, 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 **2021-0230** to Planned Unit Development.

Location: 0 Gracy Road
East side of Chaffee Road

Real Estate Numbers: 012886-0150

Current Zoning Districts: Residential Rural-Acre (RR-Acre)
Planned Unit Development (PUD)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Community General Commercial (CGC)

Planning District: Southwest, District 4

Applicant/Agent: Thomas Ingram, Esq.
Sodl and Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202

Owner: Kent R. Curley
Green Valley Land, LLC
P.O. Box 23518
Jacksonville, FL 32241

Staff Recommendation: **APPROVE W/ CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0230** seeks to rezone approximately 89.07± acres of land from Residential Rural-Acre (RR-Acre)/ Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought in order to allow for a maximum of 194 single-family dwelling units. The proposed development will contain 50 foot

wide lots, and 5,000 square feet. The proposed PUD differs from the Zoning Code by omitting allowed uses such as: churches, golf courses and country clubs and all uses allowed by exception in RLD zoning districts.

A portion of the subject property is located within PUD, 1990-123-E, which was proposed for developed of a Duval Sports Park but was rezoned to PUD 2002-0933 which allowed for approximately 190 single-family dwelling units with 90 foot wide lots. The Blue Lake Estates located just southeast of the subject parcel has been developed to the maximum allowed dwelling units.

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:

(A) 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)/ Community General Commercial (CGC) 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 Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. Thirty-eight single-family buildings lots is consistent within the LDR land use category.

Community/General Commercial (CGC) land use category in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses

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.

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

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, 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.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

According to a JEA letter dated August 7, 2020 both centralized water and sanitary sewer mains are located within the Chaffee Road right-of-way. Connection to both water and sewer are required to develop on lots smaller than one half of an acre and connection to one or the other utilities is required to develop on lots smaller than one quarter of an acre.

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.

The subject property is located along Chaffee Road South and if approved the proposed residential development would allow for the construction of 194 new single family dwellings. The proposed residential development will protect and preserve the character of the surrounding neighborhoods.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses

within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Recreation and Open Space Element

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

As demonstrated in the Written Description under Part H. Recreation the proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation.

Airport Environment Zone

The site is located within the 150 foot Height Restriction and Hazard Zones for the Cecil Field and Herlong Recreational Airport. Zoning will limit development to a maximum height of less 150 feet, respectively, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

(C) 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)/ Community General Commercial (CGC).

(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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application and a CCAS / CRC application to the Concurrency & Mobility Management System Office for our review, assessment, approval.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for a residential 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. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Consistent with section 656.420, the proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation.

The use of existing and proposed landscaping: Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (March 1, 2021). No uncomplimentary uses exist around the perimeter of the site.

The treatment of pedestrian ways: To comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks, the developer will extend the existing sidewalk along the east side of Chaffee road from its current northerly terminus (north of Blue Lake Estates) to the primary entrance of the subdivision. Internal sidewalks will be provided as shown in the Site Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Chaffee Road South. Comments from

Traffic & Engineering include:

- A traffic study shall be provided with the Civil Site Plan Review to determine the need for a left turn lane and a right turn lane on Chaffee Road at the site entrance. If turn lanes are required, they shall be built to FDOT standards with the deceleration length based on the posted speed limit on Chafee Road. The queue length for the left turn lane shall be determined by the study, but shall be a minimum of 25'. The entire area of construction shall be resurfaced.
- The above study shall also determine if a left turn and right turn lane will be required at the site exit.

Chaffee Road, from Normandy Boulevard to Samaritan Way, is the directly accessed functionally classified roadway in the vicinity. Chaffee Road is a 2-lane undivided minor arterial in this vicinity, and is currently operating at 44.49% of capacity. This Chaffee Road segment has a maximum daily capacity of 12,744 vpd and a 2019 daily traffic volume of 5,670 vpd.

This development is for 194 dwelling units of ITE Code 210 Single Family Detached Housing, which would generate 1,831 vpd.

This development is subject to mobility fee review.

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 variety and design of dwelling types: The proposed residential parcel will contain a maximum of 194 single-family dwelling units—with lot sizes: 50 feet in width; 5,000 square feet in size.

(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 surrounded by primarily timberland and undeveloped land. To the southeast is the single family subdivision Blue Lake Estates approved through PUD Ord. 2002-0933 for 190 single-family dwelling units with 90 foot wide lots. Further north along Chaffee Road is single family subdivision Lauren Oaks approved through PUD Ord. 2001-1223 for 70 foot side lots.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Timber

South	LDR	PUD: 2002-0933	Single-Family Dwellings
East	LDR	RR-Acre	Single-Family Dwellings
West	LDR/BP	RR-Acre/ IBP	Timber

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 194 lots 50 feet in width; 5,000 square feet in size. 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. Additionally, in a memo provided by JEA dated April 29, 2021, JEA has no objection to proposed PUD. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. JEA Availability #2020-2632 shows potable water connection existing 12 inch water main on Samiritan Way at Sherman Hills Pkwy; Existing 16 inch water main on Chaffee Rd S at Lauren Oak Ln and sewer connection existing 8 inch force main on Chaffee Rd S at Lauren Oak Ln.

School Capacity:

Based on the Development Standards for impact assessment, the 6.10± acre proposed PUD rezoning has a development potential of 31 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
 PUD 2021-0230**

Development Potential: 194 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&2
Elementary	8	4,753	67%	32	81%	2,540	8,427
Middle	7	1,073	71%	14	95%	520	710
High	8	2,764	91%	18	75%	142	1,680
Total New Students				64			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Westview K-2	8	32	1,498	1,200	80%	86%
Westview K-2	8	14	SAA	SAA	SAA	SAA
Westside HS	8	18	1,786	1,550	87%	93%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 194 dwelling units – 2021-0230
- Same as Above (SAA)

(7) Usable open spaces plazas, recreation areas.

The proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation.

(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 amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 82.20 Acres

General Location(s): Located throughout the proposed PUD application site. The designated GIS wetlands will have inclusions of non-wetlands on higher elevations.

Quality/Functional
Value:

The wetland has a high functional value for water filtration attenuation and storm water capacity. It is not located in a flood zone and has an indirect impact to the City's waterways.

Soil Types/
Characteristics:

(22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are located in depressions and are moderately permeable and moderately slowly permeable. The high water table is at or above the soil surface for very long periods.

(35) Lynn Haven fine sand – The Lynn Haven series consists of nearly level and gently sloping, very poorly drained, sandy soils. These soils formed in thick beds of sandy marine sediments. They are located on flats and in seep areas on side slopes and are moderately permeable and moderately rapidly permeable. Generally, the high water table is at or near the soil surface.

Wetland Category:

Category III

Consistency of
Permitted Uses:

Development must stay out of the wetlands unless permit is granted. (See Policy 4.1.3 uses below.

Environmental Resource
Permit (ERP):

At this time of review, the proposed development does not have a "Formal Wetlands Determination" or an ERP permit. However, a permit will be required for any future wetland alteration. Mitigation will be required.

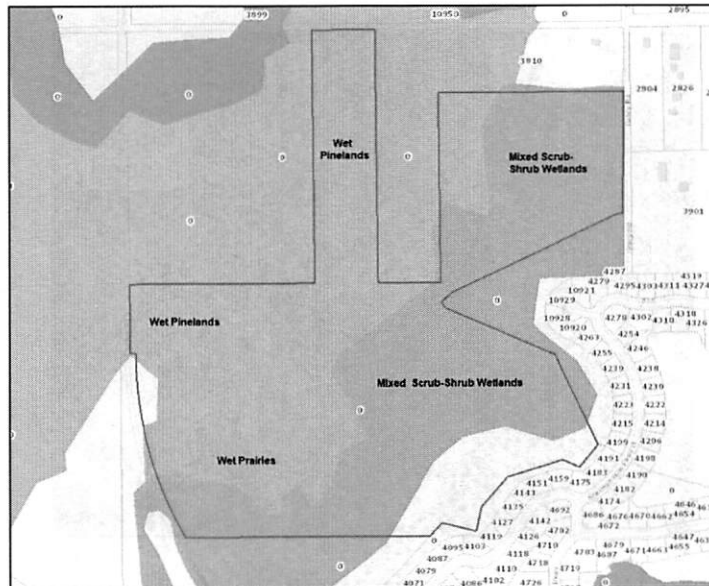
Wetlands Impact:

The conceptual PUD site plan's proposed subdivision lots appears to impact approximately all of the wetlands from proposed road, storm water detention and lot development.

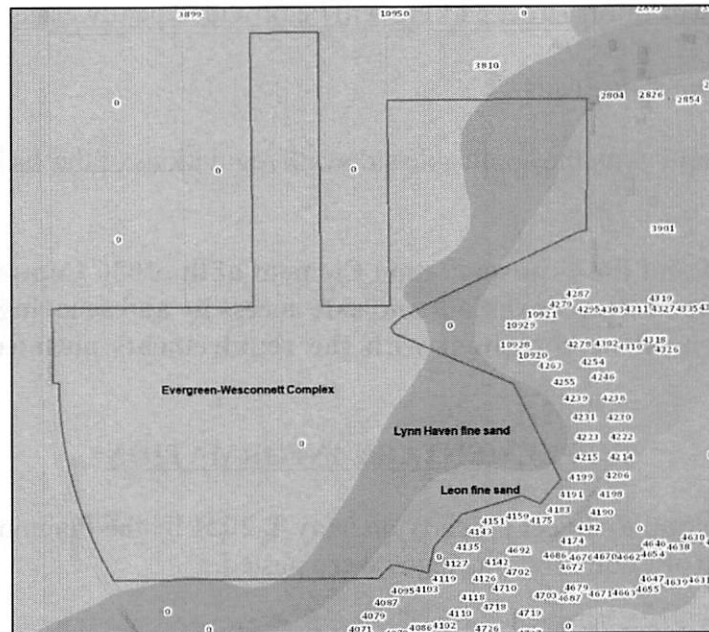
Associated Impacts:

Impacts of wetlands will be from road, storm water, drainage to lower the water table and lot development.

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



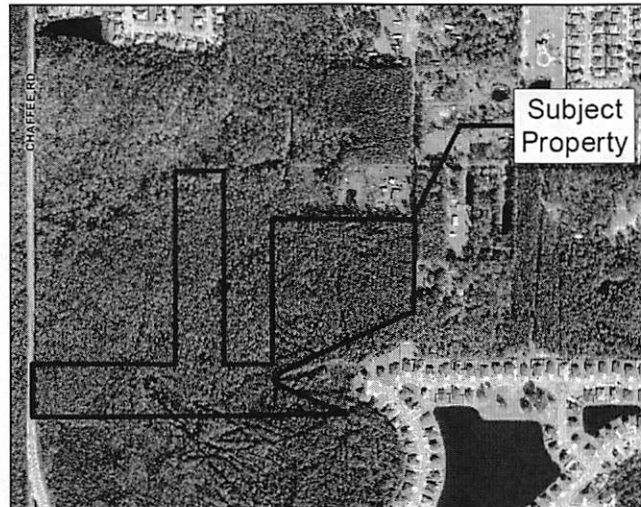
Wetland Map based on GIS



Soils Map GIS

(9) Listed species regulations

The project is greater than the 50-acre threshold. A listed wildlife species and habitat assessment conducted by LG2 Environmental Solutions, Inc. was provided with the application. The upland and wetland habitat communities found onsite are considered common in the landscape of Duval County and northeast Florida. Listed wildlife species were not observed utilizing the subject property during the site assessment.



(10) Off-street parking including loading and unloading areas.

A minimum of two spaces of off-street parking will be provided per dwelling unit.

(11) Sidewalks, trails, and bikeways

The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 4, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



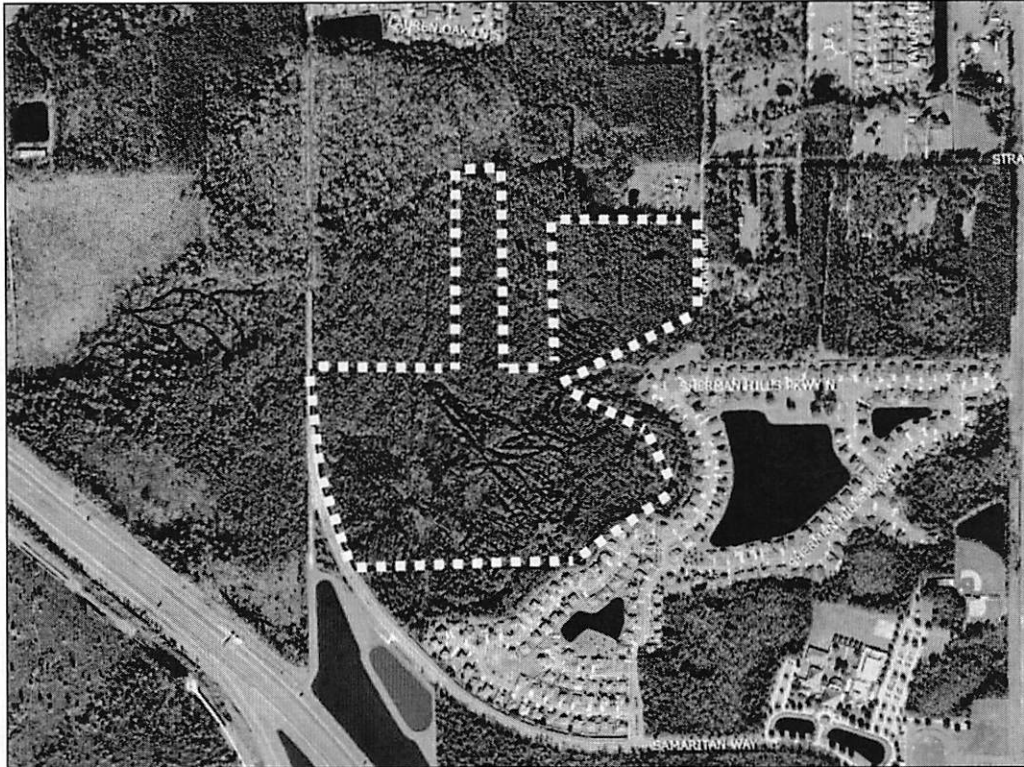
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0230 be **APPROVED** with the following exhibits:

- The original legal description dated June 10, 2019**
- The original written description dated May 5, 2021**
- The original site plan dated May 15, 2018**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0230 be **APPROVED W/ CONDITIONS**.

1. **A traffic study shall be provided with the Civil Site Plan Review to determine the need for a left turn lane and a right turn lane on Chaffee Road at the site entrance. If turn lanes are required, they shall be to FDOT standards with the deceleration length based on the posted speed limit on Chaffee Road. The queue length for the left turn lane shall be determined by the study, but shall be a minimum of 25'. The entire area of construction shall be resurfaced.**
2. **Signage shall be consistent with the Part 13 zoning code regulations for the RLD zoning district.**



Aerial View

Source: JaxGIS



View of Subject Property

Source: GoogleMap



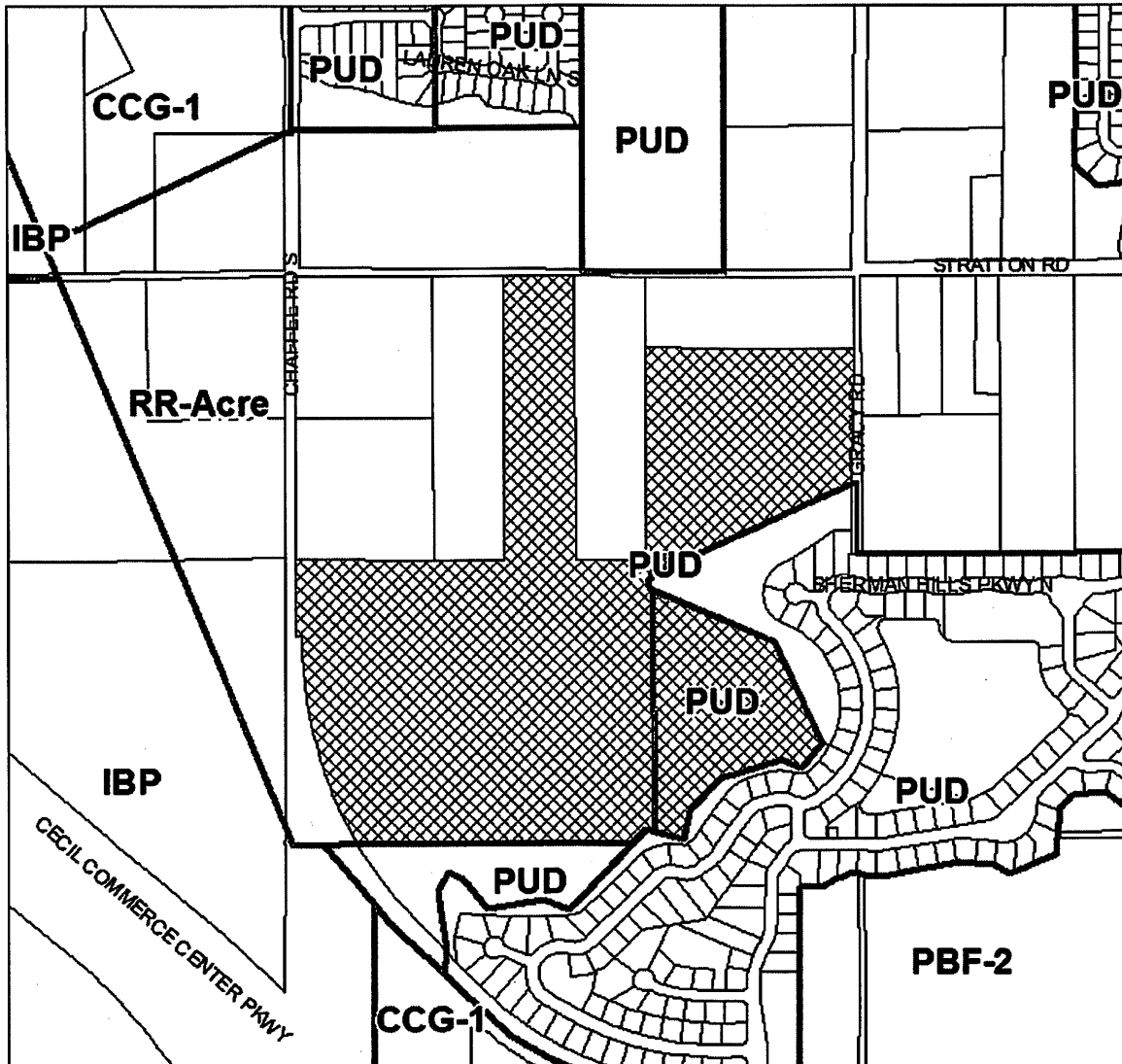
View of Blue Lake Estates Subdivision

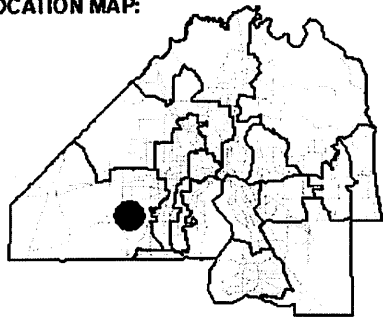

Source: JaxGIS Maps



View of Lauren Oaks Subdivision

Source: JaxGIS Maps



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 250 500 1,000 Feet</p>
	<p>TRACKING NUMBER</p> <p>T-2021-3409</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

PLANNING AND DEVELOPMENT DEPARTMENT

**CITY OF
JACKSONVILLE**

MEMORANDUM

DATE: 5/5/2021

TO: Erin Abney
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2021-0230 VISTA BAY PUD

Chaffee Road, from Normandy Boulevard to Samaritan Way, is the directly accessed functionally classified roadway in the vicinity. Chaffee Road is a 2-lane undivided minor arterial in this vicinity, and is currently operating at 44.49% of capacity. This Chaffee Road segment has a maximum daily capacity of 12,744 vpd and a 2019 daily traffic volume of 5,670 vpd.

This development is for 194 dwelling units of ITE Code 210 Single Family Detached Housing, which would generate 1,831 vpd.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in

PLANNING AND DEVELOPMENT DEPARTMENT



the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

*Transportation Planning Division CONDITIONS the following for approval:

A traffic study shall be provided with the Civil Site Plan Review to determine the need for a left turn lane and a right turn lane on Chaffee Road at the site entrance. If turn lanes are required, they shall be to FDOT standards with the deceleration length based on the posted speed limit on Chaffee Road. The queue length for the left turn lane shall be determined by the study, but shall be a minimum of 25'. The entire area of construction shall be resurfaced. This study shall also determine whether or not left and right turn lanes will be required at the site's exit.



21 West Church Street
Jacksonville, Florida 32202-3139

April 29, 2021

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Vista Bay PUD
ORD 2021-0230

PUD application for a residential development. No objection to proposed PUD. 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.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAULT, P.E.
SECRETARY

April 29, 2021

Erin L. Abney
City Planner II
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Vista Bay PUD

Introduction

Vista Bay PUD is a proposed rezoning on 89.07 acres to Planned Unit Development (PUD). The subject property is located on the east side of Chaffee Road, south of SR-228 (Normandy Boulevard), and north of SR-134 (103rd Street). The rezoning to PUD is being sought to develop a single-family residential subdivision with 194 dwelling units.

Accessibility

Access to the site is provided via one (1) driveway connection to Chaffee Road. There is no direct connection to a State facility.

Bicycle and Pedestrian Facilities

Sidewalks are to be provided by the developer.

Programmed Improvements

There are no programmed FDOT capacity improvement projects in the vicinity of the project site.

Trip Generation

Table 1 shows the trip generation based on the plan of development using ITE’s Trip Generation Manual, 10th Edition.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Single Family Residential	210	194	Dwelling Units	1,913	143	192

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for SR-134 and SR-228 according to FDOT’s *Florida State Highway System Level of Service Report*, dated June 2020.


Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2020 Peak Hour Volume	2020 Peak LOS	2025 Peak Hour Volume	2025 Peak LOS
Duval	SR-134	4358	SR-23 to Shindler Dr	D	3,580	1,227	C	1,281	C
Duval	SR-228	483	SR-23 to Herlong Rd	D	5,960	1,628	B	1,690	B

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on SR-134 and SR-228.

If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0230 **Staff Sign-Off/Date** ELA / 04/27/2021
Filing Date 04/27/2021 **Number of Signs to Post** 7
Hearing Dates:
1st City Council 05/25/2021 **Planning Commission** 05/20/2021
Land Use & Zoning 06/01/2021 **2nd City Council** N/A
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3409 **Application Status** FILED COMPLETE
Date Started 03/04/2021 **Date Submitted** 03/04/2021

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 CURLEY **First Name** R. **Middle Name** KENT
Company/Trust Name
 GREEN VALLEY LAND, LLC
Mailing Address
 P.O. BOX 23518
City JACKSONVILLE **State** FL **Zip Code** 32241
Phone 9045918260 **Fax** **Email** CURLEYR@BELLSOUTH.NET

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 012886 0150	12	4	PUD,RR-ACRE	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 89.07**Development Number****Proposed PUD Name** VISTA BAY**Justification For Rezoning Application**

SEE ATTACHED WRITTEN DESCRIPTION

Location Of Property**General Location**

EAST SIDE OF CHAFFEE ROAD, B/W NORMANDY BLVD AND 103RD ST

House #	Street Name, Type and Direction	Zip Code
0	GRACY RD	32221

Between Streets

LAUREN OAK LANE and SHERMAN HILLS PARKWAY

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 | |
| 89.07 Acres @ \$10.00 /acre: | \$900.00 |
| 3) Plus Notification Costs Per Addressee | |
| 77 Notifications @ \$7.00 /each: | \$539.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$3,708.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Vista Bay PUD
Written Description
May 17, 2021

I. **PROJECT DESCRIPTION.** The Vista Bay PUD is an approximately 89.07-acre project located on the east side of Chaffee Road, between Normandy Boulevard and 103rd Street. This application would allow for development of a single-family subdivision. 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. A portion of the site has a Community-General Commercial (CGC) land use designation, but no homes are proposed for the CGC portion of the site. The property is in the Suburban Development Area. The current zoning is RR-Acre and PUD. It is located in Council District 12 (Randy White). Access would be provided via Chaffee Road.

Surrounding land uses:

	Land Use	Zoning	Use
North	LDR	RR-Acre & PUD	Single family residential and silviculture
East	LDR	PUD & RR-Acre	Single family residential
South	LDR & CGC	PUD	Silviculture and single family residential
West	LDR & BP	RR-Acre & IBP	Silviculture

Other uses in the area include the Blue Lake Estates single family neighborhood, Bishop John Snyder Catholic High School, and the interchange at the First Coast Expressway and 103rd Street. This project is less than four miles from Cecil Commerce Center and Cecil Airport, which currently include Jinko Solar, Boeing Company, Flightstar Aircraft Services, Pratt & Whitney, and others. The site is outside of any Military or Civilian "Influence Zones" (relating to airport activity).

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.

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 a stormwater management system serving the development and surrounding areas. Material not needed for construction of the project will be removed from the site.
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.

B. Density. The maximum gross density of the PUD shall not exceed 3.0 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 the then-current Jacksonville Zoning Code.

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 – Fifty (50) feet.
 - b) Area – 5,000 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).
- 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.

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

H. **Recreation.** The proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. Subject to final design and engineering, approximately 3 acres of usable uplands area has been identified for park uses in the proposed Site Plan.

I. **Differences from usual application of Zoning Code.** (Comparing to RLD-50 zoning) Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-50, 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. Agricultural and silvicultural uses (prior to development as a single-family subdivision), amenity centers and mail centers are specifically proposed for clarification.

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 Chaffee 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 (March 1, 2021), which includes (but is not limited to) the allowance of one, up to twenty-four (24) square foot neighborhood identification sign per entrance.
- C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (March 1, 2021). No uncomplimentary uses exist around the perimeter of the site.
- 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 or its successor(s).
- 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 not more than three phases, with horizontal construction expected to be completed within two (2) years of commencement of construction of each phase. 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.

May 17, 2021
Vista Bay

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 currently used for silviculture.

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 help to provide housing near a growing employment center, Cecil Commerce Center and Cecil Airport, and near the expanding First Coast Expressway. Area amenities include the City's Bent Creek golf course and shopping at OakLeaf Town Center.

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. Development will allow for more efficient delivery of urban services in the Chaffee Road area.

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 Chaffee Road.

E. External compatibility/intensity of development. An average 20-foot-wide (minimum 15 foot) natural buffer will be provided along the boundary of Chaffee Road as shown on the Site Plan. The Chief of Development Services Division may approve a buffer strip of less than 15 feet in instances where there is a unique hardship or circumstances that do not provide for any other practicable alternative. An 85 percent opaque screen meeting the requirements of section 656.1222 (March 1, 2021) would be provided where single family homes would otherwise abut Chaffee Road.

The undeveloped buffer area may be maintained by the property owners' association or under the terms of an easement agreement with the adjacent property owner(s), inside or outside of the PUD.

A six-foot high fence shall be installed along those portions of residential lots abutting the boundaries of Parcels 012892 0000 and 012890 0000.

A six-foot high, 95% opaque fence shall be installed along those portions of residential lots abutting Gracy Road.

As to other boundaries of the PUD, 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. Consistent with section 656.420, the proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. Subject to final design and engineering, approximately 3 acres of usable uplands area has been identified for park uses in the proposed Site Plan.

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. To comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks, the developer will extend the existing sidewalk along the east side of Chaffee road from its current northerly terminus (north of Blue Lake Estates) to the primary entrance of the subdivision. Internal sidewalks will be provided as shown in the Site Plan or as otherwise approved by the Planning and Development Department.

VIII. DEVELOPMENT TEAM

- A. Developer/Owner
Green Valley Land, LLC
attn: R. Kent Curley
P.O. Box 23518
Jacksonville, FL 32241
(904) 591-8260
curleyr@bellsouth.net
- B. Engineer:
Henry A. Vorpe, Jr., P.E.
AVA Engineers, Inc.
4201 Baymeadows Road, Suite 3
Jacksonville, FL 32217
(904) 730-3223 x 224
vorpefactorx@yahoo.com
- C. 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:
#012886 0150, Green Valley Land, LLC (See ORB 18806/1228, Duval County),
no assigned address

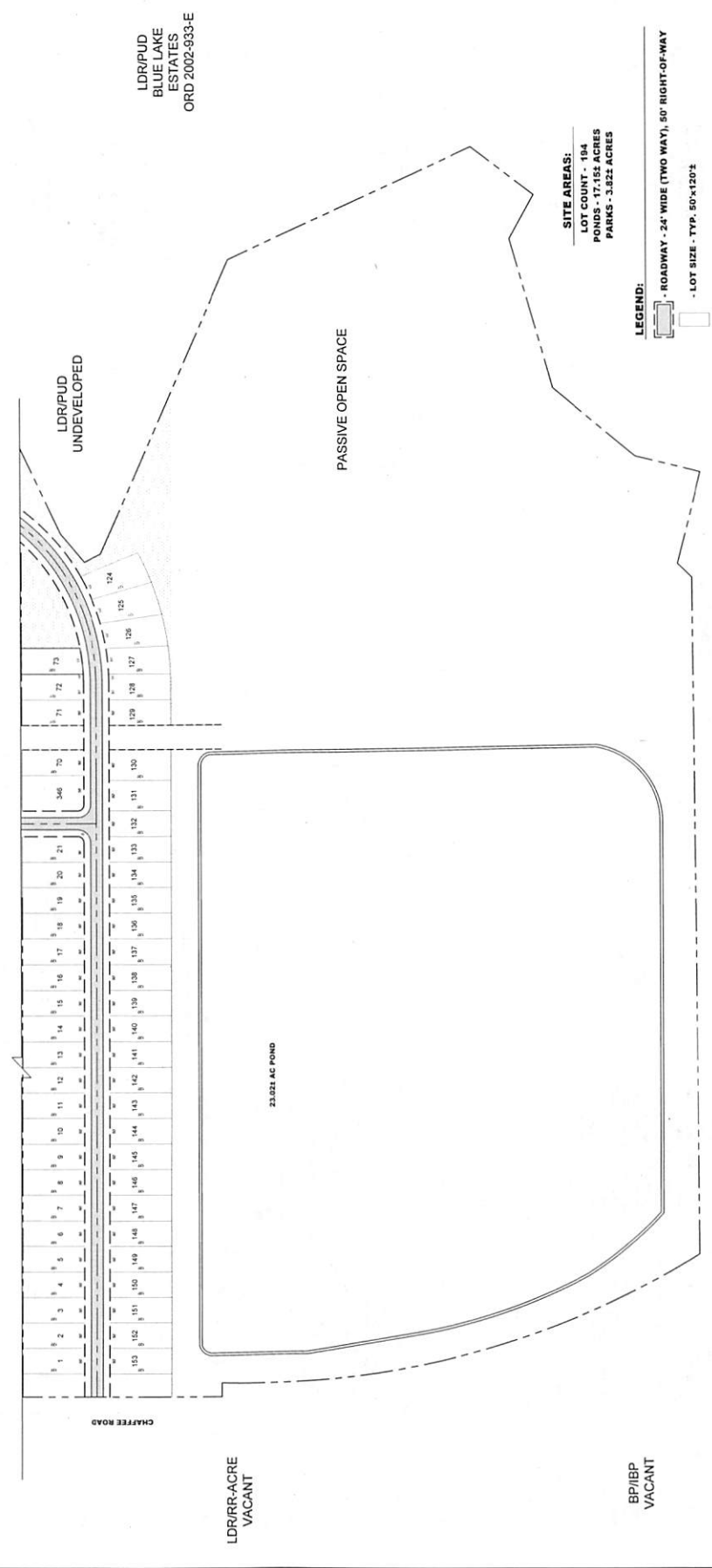
EXHIBIT F
LAND USE TABLE
Vista Bay PUD
May 17, 2021

Total Gross Acreage	Acres	89.07	100%
Amount of each different use by acreage:			
Single Family Detached		37.76 Acres	42%
Total number and type of dwelling units by each time of same:			
Single Family Detached		194 dwelling units	
Other land use		0 Acres	0%
Active recreation and/or open space		3.82 Acres	4%
Passive open space		47.49 Acres	54%
Public and private right-of-way		(contained within single family acreage)	
Maximum lot coverage of buildings and structures at ground level:			50%
Maximum impervious surface ratio as required by section 654.129:			65%

NOTE:
 FINAL DESIGN AND ENGINEERING OF THE STORMWATER MANAGEMENT SYSTEM AND OUTFALL LOCATIONS SHALL BE SUBJECT TO ENGINEERING REVIEW AND APPROVAL BY THE STORMWATER MANAGEMENT DISTRICT. OUTFALL LOCATION ARE CONCEPTUAL.

MAY 17, 2021
 PAGE 2 OF 2

(SEE SHEET 1)



SITE AREAS:
 LOT COUNT - 194
 PONDS - 17.52 ACRES
 PARKS - 3.822 ACRES

LEGEND:

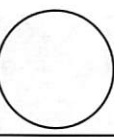
 - ROADWAY - 24' WIDE (TWO WAY), 50' RIGHT-OF-WAY
 - LOT SIZE - TYP. 50'x120'



AVA ENGINEERS, INC.
 Commercial | Residential | Marine
 Florida Certificate No. 00008181
 420 BAYVIEW BLVD SUITE 200
 MIAMI BEACH, FL 33139
 TEL: 305.441.1111 FAX: 305.441.1112
 WWW.AVAENGINEERS.COM



THIS PLAN SHOWS THE PROPOSED LAYOUT OF THE PROJECT AND IS NOT TO BE USED FOR CONSTRUCTION. THE FINAL DESIGN AND ENGINEERING OF THE PROJECT SHALL BE SUBJECT TO ENGINEERING REVIEW AND APPROVAL BY THE STORMWATER MANAGEMENT DISTRICT. OUTFALL LOCATION ARE CONCEPTUAL.



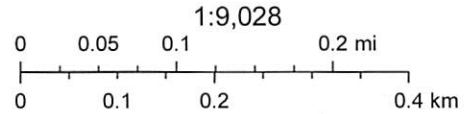
VISTA BAY PUD
SITE PLAN
 Baker County
 Florida

Date: 05-13-21
 Designer: HAV
 Job #: 19-033
 Drawn: TR
 Scale:
 Sheet: 2 of 2

NO.	REVISION	BY
1		
2		
3		
4		
5		



March 4, 2021



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE,