

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

October 22, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-685 Application for: Feagle Farm PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

This rezoning is subject to the following exhibits:

1. The original legal description dated July 20, 2021
2. The revised written description dated August 31, 2021
3. The original site plan dated August 31, 2021

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission Conditions: None

Planning Department Conditions:

1. A school bus turnaround or a school bus route will need to be provided internal to the subdivision. The internal road radii need to be designed to allow a school bus to make the required movements for the school bus route.
2. An inbound right-turn lane is warranted at each project driveway. Each right turn lane should be designed to include 135 feet of full width storage and a 50-foot taper. An inbound left-turn lane is warranted at the southern project driveway. The left-turn lane should be designed to include 160 feet of full width storage and a 50-foot taper.
3. A left-turn lane is recommended at the southern project driveway. Based on the FDOT Design Manual, the left turn lane should include 160 feet of full-width storage and a 50-foot taper.

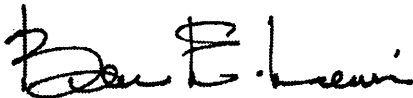
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners recommended removal of the conditions until the project submits for permits.

Planning Commission Vote:	5-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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 2020-0685 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 21, 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 **2021-0685** to Planned Unit Development.

Location: 9412, 9431 Feagles Farm Road, 6101 Jones Road

Real Estate Numbers: 003447-0000, 003447-0020, 003452-0010

Current Zoning Districts: Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture-III (AGR-III)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Blvd, Suite 901
Jacksonville, FL 32207

Owner: Lori Feagle
9408 Garden Street
Jacksonville, FL 32219

Benny E. Reed
6101 Jones Road
Jacksonville, FL 32219

Reba Reed
6101 Jones Road
Jacksonville, FL 32219

Staff Recommendation: **APPROVE W/ CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0685** seeks to rezone approximately 481.92± acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for a maximum of maximum of 765 single family dwellings ranging from 40 to 60 foot wide lots. There is a companion Land Use Amendment, **2021-0684 (L-5497-20A)**. The proposed amendment is for Agriculture-III (AGR-III) to Low Density Residential (LDR).

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 Agriculture-III (AGR-III) functional land use category 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. However, there is a companion Application for Large-Scale Semi-Annual Land Use Amendment to the Future Land Use Map Series L-5497-20A (Ordinance 2021-0684) that seeks to amend the portion of the site that is within the Agriculture-III (AGR-III) land use category to Low Density Residential (LDR). Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5497-20A be approved.

The Rural Area corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. The Suburban Development Area corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. The Suburban Development area should generally continue at low densities with medium density development at major corridor intersections.

According to the Future Land Use Element (FLUE), the Agriculture (AGR) land use categories are intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the city. The Agriculture land use categories, AGR-1, 2, 3 and 4 differ in the maximum allowed density for each category.

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. The LDR land use category permits residential development at densities of up to 7 dwelling units per acre when full urban services are available.

The PUD proposes a total of 765 dwelling units, which is consistent with the LDR land use category. The subject site also contains wetlands and is part of the AE and 0.2 Percent Annual Chance Flood Hazard flood zones. The proposed site plan appears to cluster development away from most of the wetland area and flood zones on the site. However, some of the wetlands area and flood zones appears to be impacted by the proposed development.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

(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 1.2.9

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.

The proposed site is located within the Suburban Development Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

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.

Airport Environment Zone

The site is located within the 300 and 500 foot Height and Hazard Zones for the Whitehouse Naval Outlying Field. Zoning will limit development to a maximum height of less than 300 or 500 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).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

(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 plan of 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 categories as identified in the Future Land Use Map series (FLUMs): Agriculture-III (AGR-III). There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-XXX-19C (Ordinance 2021-0684) that seeks to amend the portion of land that is within the Agriculture-III (AGR-III) land use category to Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(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 review, assessment, approval.

This development is subject to mobility fee review.

(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: The site shall comply with the requirements of the Zoning Code for recreation and open space. 7.65 acres of active recreation area will be provided throughout the site, substantially as shown on the site plan.

The use of existing and proposed landscaping: The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan. The site shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, entrance to the development will be along Jones. Comments from Traffic & Engineering dated October 6, 2021 includes:

- Developer shall make the improvements defined in the traffic study.

Additional comments from Transportation Division include:

- A school bus turnaround or a school bus route will need to be provided internal to the subdivision. The internal road radii need to be designed to allow a school bus to make the required movements for the school bus route.
- An inbound right-turn lane is warranted at each project driveway. Each right turn lane should be designed to include 135 feet of full width storage and a 50-foot taper. An inbound left-turn lane is warranted at the southern project driveway. The left-turn lane should be designed to include 160 feet of full width storage and a 50-foot taper.
- A left-turn lane is recommended at the southern project driveway. Based on the FDOT Design Manual, the left turn lane should include 160 feet of full-width storage and a 50-foot taper.

Jones Road, from Garden Street to Cisco Drive, is the directly accessed functionally classified roadway in the vicinity. Jones Road is a 2-lane undivided collector in this vicinity, and is currently operating at 6.86% of capacity. This Jones Road segment has a maximum daily capacity of 15,134 vpd and a 2020 daily traffic volume of 1,038 vpd.

This development is for 765 units of 210 Single Family Residential and will produce 7,222 daily trips.

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 except for maximum lot coverages.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 765 single-family dwelling units—which will follow the development standards of Residential Low Density-40, 50 & 60 standards.

(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 acres of undeveloped land to the east and single family subdivisions to the north and west. Trout River Bluff to the north of the subject property is developed with single family dwellings with 90 foot wide lot widths. To the northwest is Lennar Homes Subdivision with single family homes with 50 foot wide lots.

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

Elementary	1	10,582	53%	127	62%	7,608	2,692
Middle	1	7,527	88%	55	97%	639	755
High	1	8,087	80%	71	76%	923	1,164
Total New Students				253			

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 (2020/2021)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	127	683	553	81%	96%
Highland MS #244	1	55	1,071	697	65%	75%
Jean Ribault HS #96	1	71	1,683	1,378	82%	84%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 765 dwelling units – 2021-0685

(7) Usable open spaces plazas, recreation areas.

The site shall comply with the requirements of the Zoning Code for recreation and open space. A total of 7.65 acres of active recreation area will be provided throughout the site, substantially as shown on the site plan.

(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.

Flood Zones

Approximately 229.2 acres of the subject site is located within either the 0.2 Percent Annual Chance Flood Hazard or AE flood zones. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 Percent Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. Any

development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Wetlands Characteristics:

Approximate Size: 259.56 Acres

General Location(s): There are various pockets of wetlands on the subject site however, the majority of wetlands appear to be along the northeast part of the site, and there is a smaller area along the northwest of the site.

Quality/Functional Value: The wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones, yet has an indirect impact on the City's waterways.

Soil Types/ Characteristics: 22- Evergreen-Wesconnett complex- The Evergreen series and Wesconnett series are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. Generally the high water table is at or above the surface for very long periods.

35- Lynn Haven Fine Sand- The Lynn Haven series are gently sloping, poorly drained, sandy, generally found on flats and in steep areas of side slopes, formed in thick beds of sandy marine sediment. The wetland soils areas have water tables near or above the ground surface.

62- Rutledge mucky fine sand- The Rutledge series consists of nearly level very poorly drained soils .The high water table is generally at or near the surface, and areas are subject to frequent flooding for brief periods.

78- Yonges fine sandy loam- The Yonges series consists of nearly level, poorly drained soils. The soils are moderately permeable and moderately slowly permeable. Generally the high water table is at a depth of less than 12 inches.

86- Yulee Clay- The Yulee Series consists of nearly level very poorly drained soils. They are on floodplains and in depressions. They are very slowly permeable. In areas in depressions, the high water table is generally at or above the surface for very long periods. In areas on flood plains, the high water table is generally at or near the surface and these areas are subject to frequent flooding for long periods.

Wetland Category:

Category III

Consistency of Permitted Uses:

Category III: All uses. Must meet CCME Policies 4.1.3 and 4.1.6.

Environmental Resource Permit (ERP):

Not provided by the applicant

Wetlands Impact:

The proposed site plan appears to cluster development away from most of the wetland area on site. However, some of the wetlands area seems to be impacted by the proposed development.

Associated Impacts:

The wetland is associated with the AE and 0.2 Percent Annual Chance Flood Hazard flood zone.

Relevant Policies:

CCME Policies 4.1.3 and 4.1.6

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



(9) Listed species regulations

The project is greater than the 50-acre threshold. A listed wildlife & habitat assessment report conducted by Chad Drury with LG2 Environmental Solutions, Inc. was provided with the application. Assessment shows that the species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to, the eastern indigo snake, gopher tortoise, and wood stork. If state or federal permits are not required, USFWS and/or FWC consultations regarding listed wildlife species will be at the discretion of the applicant.

Wildlife

The applicant submitted a wildlife and habitat assessment of the subject site (on file with the Planning and Development Department). The upland and wetland habitat communities found on-site are considered common in the landscape of northeast Florida. One listed wildlife species, wood stork, was observed utilizing the subject property during the site assessment. If a United States Army Corps of Engineers (USACE) and/or St. Johns River Water Management District (SJRWMD) permit is required for the project, United States Fish and Wildlife Service (USFWS) and/or Florida Fish and Wildlife Conservation Commission (FWC) may be notified and allowed to comment on listed species with the potential to occur on the site. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to, the eastern indigo snake, gopher tortoise, and wood stork. If state or federal permits are not required, USFWS and/or FWC consultations regarding listed wildlife species will be at the discretion of the applicant.

Policy 3.5.5

The City shall maintain a land development review process for the assessment and protection of listed species and their habitat, which shall apply to issuance of development permits and land clearing, excluding bona fide silvicultural and agricultural activities. Projects which contain areas identified for protection shall be required to incorporate creative project designs through utilization of such measures as clustering, mixed land use designations and transfer of development rights programs. For purposes of Policy 3.5.5, the term listed species shall be limited to listed animal species as defined in the Definitions Section of this Element.

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

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030

Comprehensive Plan. The site shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 5, 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 **2021-0685** be **APPROVED** with the following exhibits:

- The original legal description dated July 20, 2021**
- The revised written description dated August 31, 2021**
- The original site plan dated August 31, 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0685** be **APPROVED WITH THE FOLLOWING CONDITIONS.**

- 1. A school bus turnaround or a school bus route will need to be provided internal to the subdivision. The internal road radii need to be designed to allow a school bus to make the required movements for the school bus route.**
- 2. An inbound right-turn lane is warranted at each project driveway. Each right turn lane should be designed to include 135 feet of full width storage and a 50-foot taper. An inbound left-turn lane is warranted at the southern project driveway. The left-turn lane should be designed to include 160 feet of full width storage and a 50-foot taper.**
- 3. A left-turn lane is recommended at the southern project driveway. Based on the FDOT Design Manual, the left turn lane should include 160 feet of full-width storage and a 50-foot taper.**



Aerial View

Source: JaxGIS



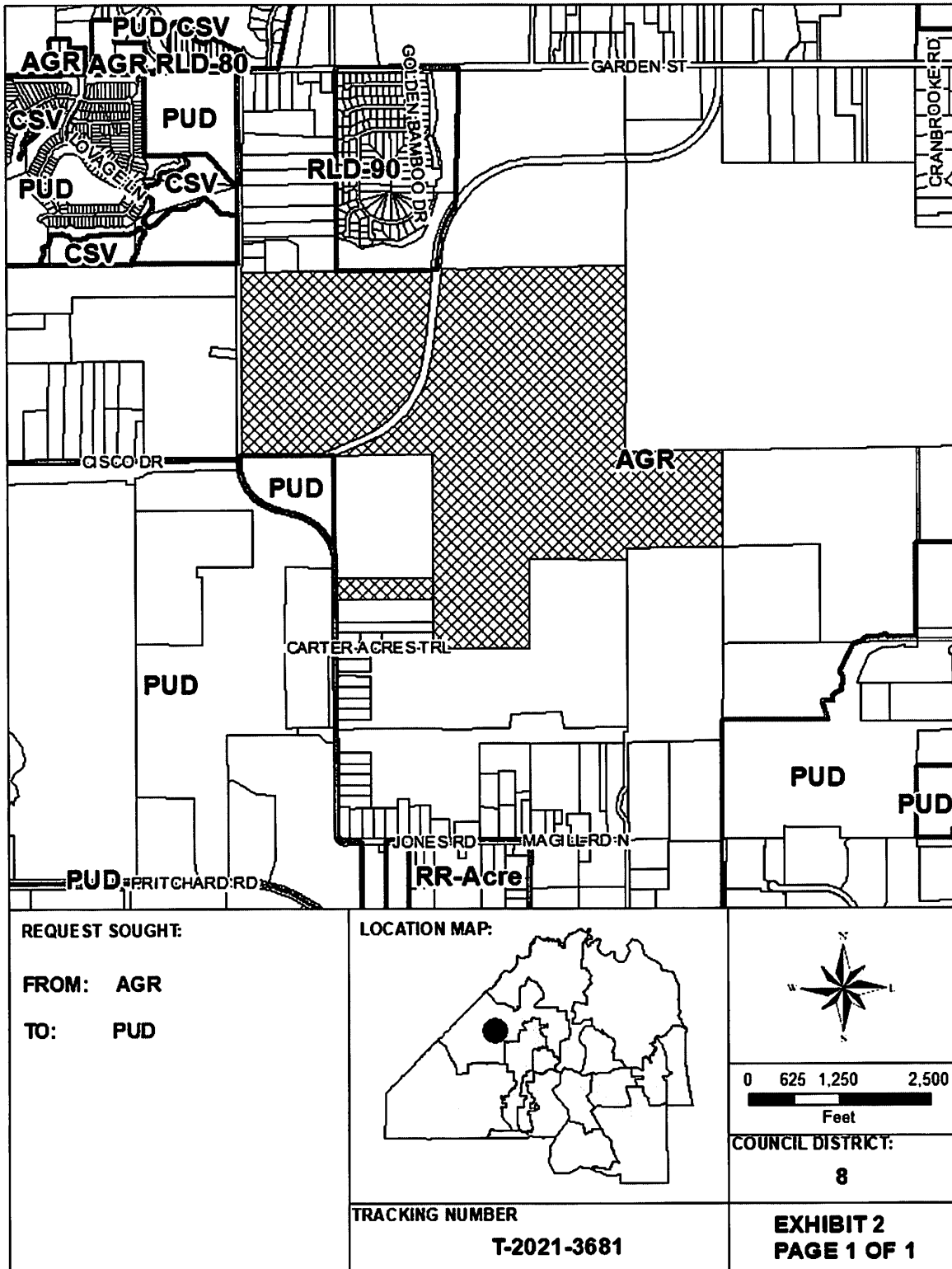
View of Subject Property

Source: JAXGIS



View of Subject Property

Source: GoogleMap



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0685 **Staff Sign-Off/Date** ELA / 09/08/2021
Filing Date 09/28/2021 **Number of Signs to Post** 15
Hearing Dates:
1st City Council 10/26/2021 **Planning Commission** 10/21/2021
Land Use & Zoning 11/02/2021 **2nd City Council** 11/09/2021
Neighborhood Association CISCO GARDEN CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3681 **Application Status** FILED COMPLETE
Date Started 07/20/2021 **Date Submitted** 07/20/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name FEAGLE **First Name** LORI **Middle Name**
Company/Trust Name
Mailing Address
 9408 GARDEN ST
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone **Fax** **Email**

Last Name REED **First Name** BENNY **Middle Name** E
Company/Trust Name
Mailing Address
 6101 JONES ROAD
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone **Fax** **Email**

Last Name REED **First Name** REBA **Middle Name**

Company/Trust Name

Mailing Address
6101 JONES ROAD

City JACKSONVILLE **State** FL **Zip Code** 32219

Phone **Fax** **Email**

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	003447 0000	8	5	AGR	PUD
Map	003447 0020	8	5	AGR	PUD
Map	003452 0010	8	5	AGR	PUD

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

Existing Land Use Category

AGR-III

Land Use Category Proposed?

If Yes, State Land Use Application #

5497

Total Land Area (Nearest 1/100th of an Acre) 481.92

Development Number

Proposed PUD Name FEAGLES FARMS PUD

Justification For Rezoning Application

THE PUD 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

Location Of Property

General Location

EAST OF JONES ROAD, SOUTH OF GARDEN STREET

House #	Street Name, Type and Direction	Zip Code
9412	FEAGLES FARM RD	32219

Between Streets

JONES ROAD and GARDEN STREET

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

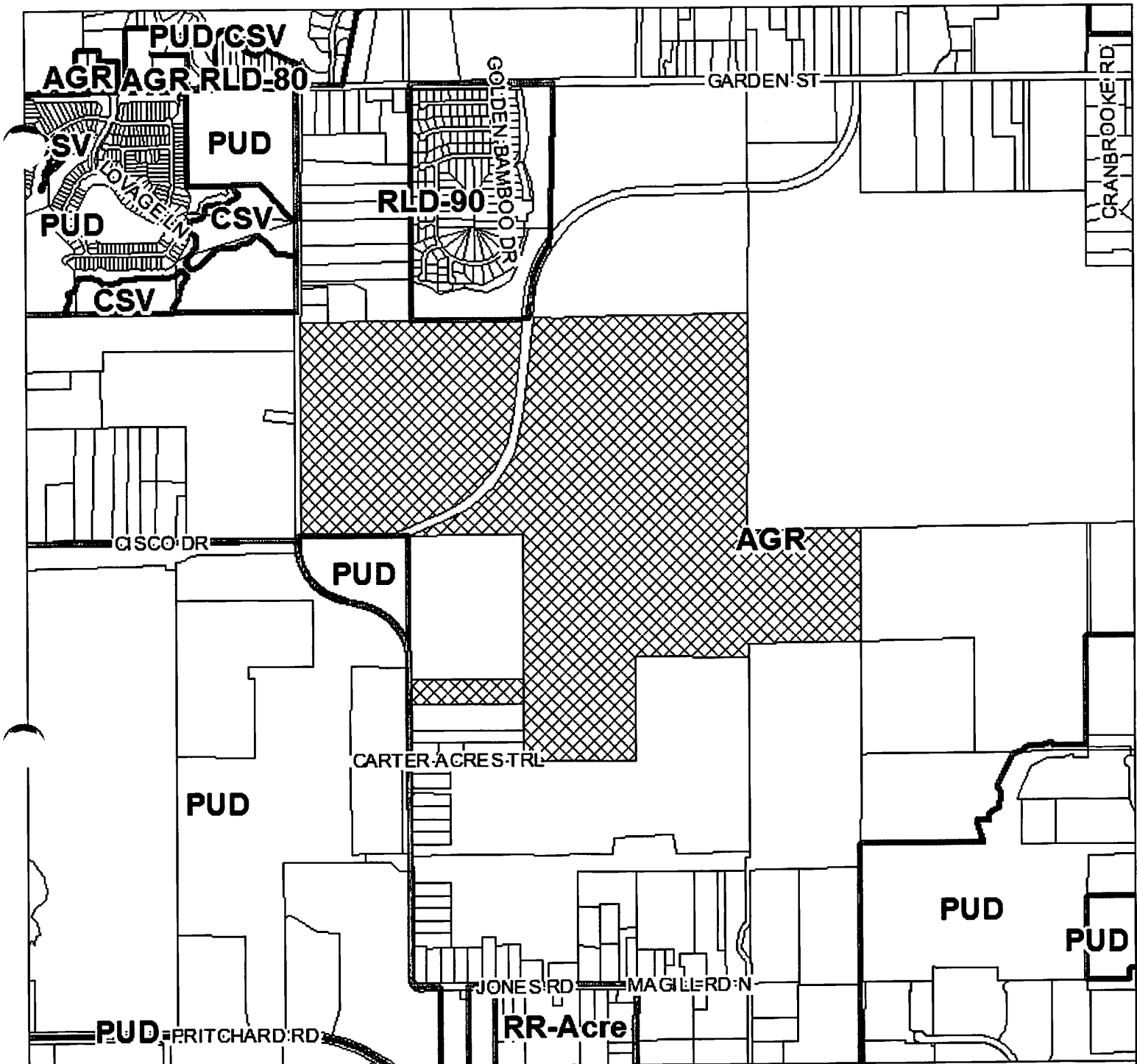
order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

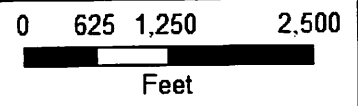
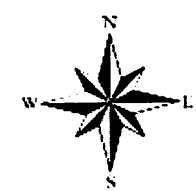
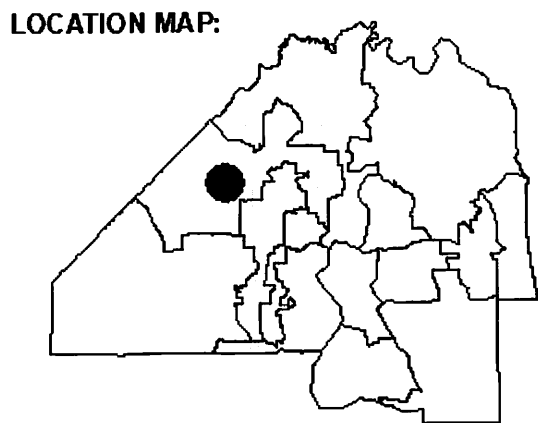
Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
481.92 Acres @ \$10.00 /acre: \$4,820.00
- 3) Plus Notification Costs Per Addressee**
23 Notifications @ \$7.00 /each: \$161.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$7,190.00

NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:
FROM: AGR
TO: PUD



COUNCIL DISTRICT:
8

TRACKING NUMBER
T-2021-3681

EXHIBIT 2
PAGE 1 OF 1

WRITTEN DESCRIPTION

Feagles Farms PUD
RE# 003447-0000, 03447-0020, 003452-0010

August 31, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 481.92 acres of property from AGR to PUD. The parcels are located on the East side of Jones Road, South of Garden St.

The subject property is currently owned by Putman Lori Feagle, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: AGR-III/AGR. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application to LDR. Surrounding uses include: AGR-III/AGR to the North and East (Vacant land); MU/PUD to the west (Toyota Distributors) and AGR-IV/AGR and LDR/RR-Acre to the south (Vacant land and single-family). The site will be developed as a low-density single-family use (as per the attached site plan).

Project Name: Feagles Farm PUD

Project Architect/Planner: Corner Lot Development Group

Project Engineer: Corner Lot Development Group

Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage: 481.92

Total number of dwelling units: 765 homes

Total amount of non-residential floor area: N/A

Total amount of recreation area: 7.65 acres

Total amount of public/private rights of way: 35.06 acres

Total amount of land coverage of all residential buildings and structures:
2,636,100 square feet

Phase schedule of construction (include initiation dates and completion dates)
Three phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family dwellings
2. Townhomes, subject to Section 656.414
3. Housing for the elderly
4. Assisted living facilities
5. Home occupations meeting the performance standards and development criteria set forth in Part 4
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Golf courses meeting the performance standards and development criteria set forth in Part 4.
8. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
9. 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.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements:

A.1. 60' Single Family Dwellings (213 units):

- (1) Minimum lot width – 60 feet
- (2) Minimum lot area – 6,000 square feet
- (3) Maximum lot coverage – 61%
- (4) Minimum yard requirements:

- (a) Front – 20 feet
- (b) Side – 5 feet
- (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

A.2. 50' Single Family Dwellings (352 units):

- (1) Minimum lot width – 50 feet
- (2) Minimum lot area – 5,000 square feet
- (3) Maximum lot coverage – 59%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

A.3. 40' Single Family Dwellings (200 units):

- (1) Minimum lot width – 40 feet
- (2) Minimum lot area – 4,000 square feet
- (3) Maximum lot coverage – 55%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet
 - (b) Side – 3 feet
 - (c) Rear – 10 feet
- (5) Maximum height of structures – 35 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of two entrances on Jones Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan. The site shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.

C. Signs.

(1) For each access point on Jones Road:

- (a) One (1) double faced or two (2) single faced non-illuminated or externally illuminated signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.
- (b) Directional signs shall not exceed four (4) square feet.

D. Landscaping:

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.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space. 7.65 acres of active recreation area will be provided throughout the site, substantially as shown on the site plan.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. 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.

VII. 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. The PUD use allows for transition between the agricultural, industrial, and residential uses surrounding the site.

B. Describe the intent for 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.

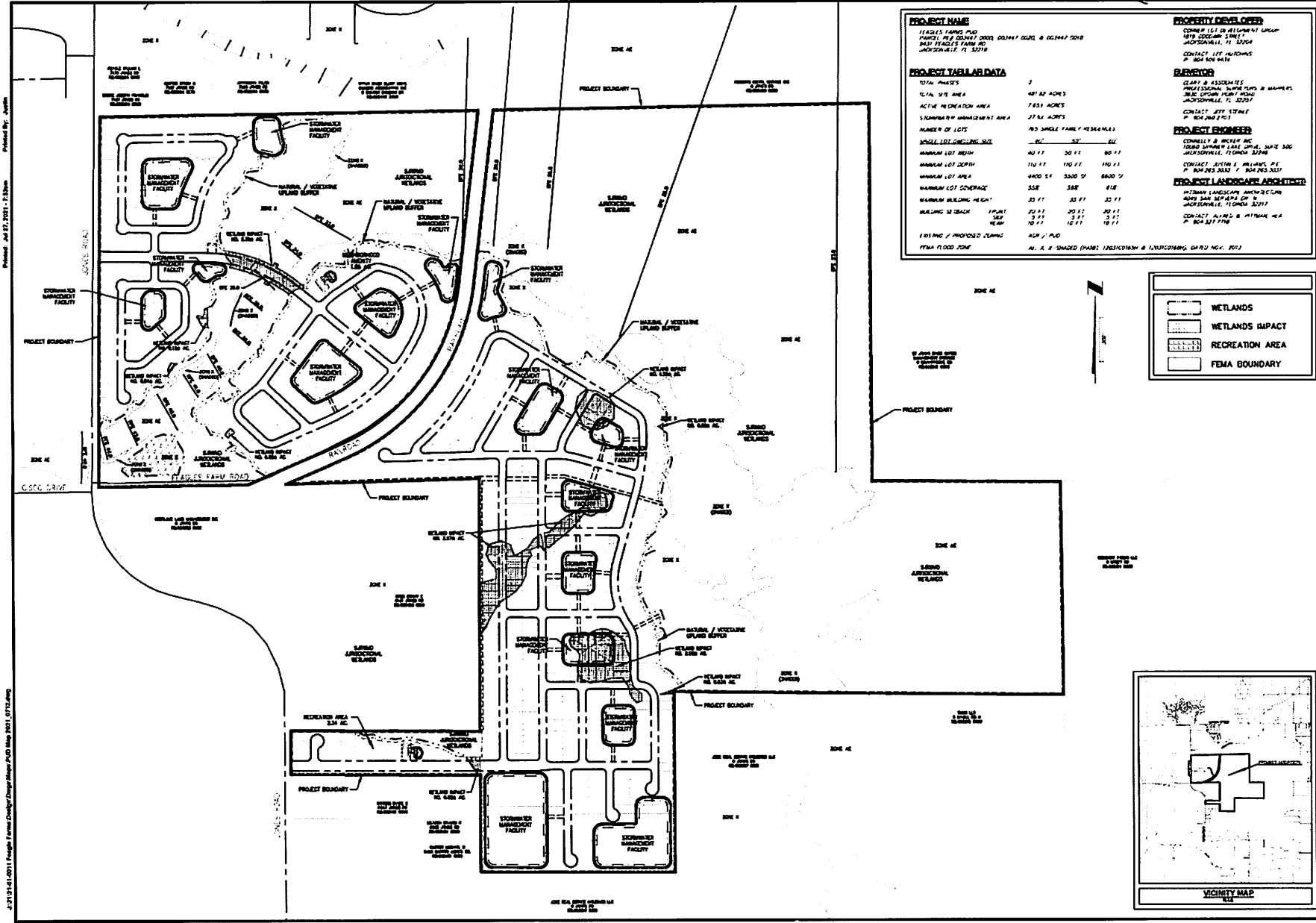
VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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.



PROJECT NAME
 FEAGLE FARMS PUD
 PARCELS 1614 DUNNLEY ROAD, DUNNLEY ROAD & DUNNLEY ROAD
 3411 FEAGLE FARM RD
 JACKSONVILLE, FL 32219

PROJECT TABLE DATA

TOTAL PHASES	3
TOTAL SITE AREA	487.82 ACRES
ACTIVE RECREATION AREA	7.831 ACRES
STORMWATER MANAGEMENT AREA	27.54 ACRES
NUMBER OF LOTS	703 SINGLE FAMILY RESIDENCES
LOT DIMENSIONS	30' x 50' x 80'
MINIMUM LOT WIDTH	40 FT 50 FT 80 FT
MINIMUM LOT DEPTH	110 FT 110 FT 110 FT
MINIMUM LOT AREA	4400 SF 5200 SF 8800 SF
MINIMUM LOT COVERAGE	55% 58% 61%
MINIMUM BUILDING HEIGHT	35 FT 35 FT 35 FT
BUILDING SETBACK (FRONT)	25 FT 25 FT 25 FT
REAR	5 FT 5 FT 5 FT
LEFT	10 FT 10 FT 10 FT
EXISTING / PROPOSED ZONING	AGR / PUD
FEMA FLOOD ZONE	AE, X, X SHADDED (HAWK INDIAN) & SURROUNDING GARDEN CITY

PROPERTY DEVELOPER
 CORNELLY & WICKER INC.
 1878 DODDMAN STREET
 JACKSONVILLE, FL 32204
 CONTACT: LEE HATHORN
 P. 904.387.7704

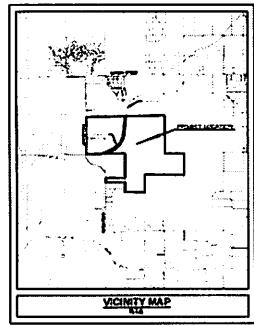
ENGINEER
 CLARK & ASSOCIATES
 PROFESSIONAL SURVEYORS & ENGINEERS
 3816 DODDMAN STREET, SUITE 200
 JACKSONVILLE, FL 32207
 CONTACT: JIM ESTINE
 P. 904.387.7703

PROJECT ENGINEER
 CORNELLY & WICKER INC.
 1878 DODDMAN STREET, SUITE 200
 JACKSONVILLE, FLORIDA 32204
 CONTACT: JIM ESTINE, P.E.
 P. 904.387.7703 / 904.387.7704

PROJECT LANDSCAPE ARCHITECT
 WILKINSON LANGSTON ARCHITECTURE
 4000 SAN MARTIN DR N
 JACKSONVILLE, FLORIDA 32217
 CONTACT: ALVIN B. WILKINSON, P.E.
 P. 904.387.7708

LEGEND

- WETLANDS
- WETLANDS IMPACT
- RECREATION AREA
- FEMA BOUNDARY



CW Connelly & Wicker Inc.
 Planning • Engineering • Landscape Architecture
 10060 Shimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 256-3030 FAX: (904) 465-3031 www.connelly.com
 Florida Registry 1600 L.A. Number: 17226000311

FEAGLE FARMS
DUAL COUNTY FLORIDA
 PREPARED FOR:
 CORNER LOT DEVELOPMENT GROUP

DATE: 21-07-2021
 DRAWN BY: JAW
 CHECKED BY: JAW
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1

EXHIBIT F

PUD Name

Feagles Farm PUD

Land Use Table

Total gross acreage	481.92 Acres	100 %
Amount of each different land use by acreage		
Single family	164.22 Acres	34 %
Total number of dwelling units	765 D.U.	
Multiple family	Acres	%
Total number of dwelling units	D.U.	
Commercial	Acres	%
Industrial	Acres	%
Other land use	273.47 Acres	57 %
Active recreation and/or open space	4.19 Acres	0.9 %
Passive open space	3.98 Acres	0.8 %
Public and private right-of-way	35.06 Acres	7.3 %
Maximum coverage of buildings and structures	Sq. Ft.	60 %