

**PUD WRITTEN DESCRIPTION
COMMONWEALTH PUD
March 3, 2025**

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 124.43 acres of property to permit single-family residential development on the property located at 8691 and 0 Commonwealth Avenue and 8600 and 0 Stocks Road (RE#s 004868 0010, 004737 0000, 004623 0000, 004548 0000 and 004549 0010) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the LDR land use category, the Suburban Development Area, and is zoned RR-Acre and AGR.

The Property is developed with single-family residences and stormwater facilities. This PUD seeks to permit single-family residential dwellings with amenities, parks, active and passive recreation, fencing, and enhanced buffers. As further set forth herein, a mix of lot widths are proposed to promote a variety of housing options within the community, and the parks are intended to be named in honor of the current owners and their families.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RR-Acre	Waste Management
East	LDR	PBF-1/RR-Acre	Single-family
South	LDR	RR-Acre	Single-family
West	LDR	RR-Acre	Single-family

- B. Project name: Commonwealth PUD.
- C. Project engineer: Dunn & Associates, Inc.
- D. Project developer: Land Partners of FL, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Current zoning district: RR-Acre and AGR.
- H. Requested zoning district: PUD.

- I. Real estate numbers: 004868 0010, 004737 0000, 004623 0000, 004548 0000 and 004549 0010.

II. QUANTITATIVE DATA

- A. Total acreage: 124.43 acres.
- B. Proposed amount of residential units: Two hundred eighty-five (285) single-family dwelling units.

III. STATEMENTS

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

This PUD permits single-family development consistent with the RLD-40, RLD-50, and RLD-60 zoning districts, as further set forth herein. The project as a whole cannot be owned and operated as a rental community. This PUD limits the total amount of single-family lots to two hundred eighty-five (285). A maximum of one hundred forty-nine (149) of the lots may be less than fifty (50) feet in width. The lots abutting Commonwealth Avenue shall have a minimum width of sixty (60) feet. Lots identified on the Site Plan with a star shall be limited to one-story construction. This PUD also requires enhanced buffering and vinyl fencing along the southern, eastern and northern boundaries as detailed herein. Access to the north shall be limited to emergency use and secured as permitted by City regulations. Finally, silviculture and other agricultural uses are permitted until physical project development occurs, and the following uses have been removed that are currently permitted or permissible by exception on portions of the Property and would be permitted or permissible by exception in the RLD-40 Zoning District:

1. Foster care homes.
2. Family day care homes, meeting the performance standards and development criteria set forth in Part 4.
3. Community residential homes of six (6) or fewer residents meeting the performance standards and development criteria set forth in Part 4.
4. Churches, including a rectory or similar use.
5. Golf courses meeting the performance standards and development criteria set forth in Part 4.
6. Country clubs meeting the performance standards and development criteria set forth in Part 4.
7. Cemeteries and mausoleums.

8. Schools.
9. Bed and breakfast establishments.
10. Day care centers.

B. Explanation of proposed deviations or waivers.

This PUD does not seek a reduction of any Zoning Code requirement applicable to the RLD-40 Zoning District. Instead, this PUD imposes additional restrictions, including prohibiting the project to operate as a rental community, capping the amount of forty (40) foot wide lots that can be developed and locating such lots internal to the project, and requiring that lots abutting Commonwealth Avenue be at least sixty (60) foot to ensure compatibility with the surrounding area. In particular, sixty (60) foot lots are required where abutting Commonwealth Avenue to provide less dense lots along the frontage. Lots designed with a star on the Site Plan are limited to one story construction through negotiation with the community. Likewise, the negotiated fencing and buffering is provided to screen the single-family subdivision from the more rural-style lots in the vicinity. The northern access point is not to be used for private ingress and ingress as further negotiated. The removal of the above non-residential uses ensures compatibility with the surrounding area. Maintenance requirements are established to provide a mechanism for enforcement.

C. 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.

Owner and/or a HOA, CDD, or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family dwellings provided that the project as a whole shall not be owned and operated as a rental community.
2. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
3. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods. Walking trails and recreational uses on ponds such as kayaking, fishing, and other similar activities.

- a. Owner, developer, HOA or similar entity must provide documentation and instrumentation to indicate the ownership and maintenance responsibility for these areas to the Planning and Development Department and the Office of General Counsel for review and approval prior to verification of substantial compliance with the PUD district pursuant to Section 656.341(g), Ordinance Code, or the recording of the plat, as the case may be.
 4. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 5. Silviculture and other agricultural uses until physical project development is initiated on a particular development parcel. Initiation of physical project development occurs on a portion of the Property when construction of horizontal infrastructure to develop roads, water and sewer, or drainage improvements begin upon such portion to facilitate development at the densities or intensities permitted in this PUD.
- B. Permissible Uses by Exception:
1. Borrow pits subject to the regulations contained in Part 9.
 2. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.
- C. Permitted Accessory Uses and Structures:
1. As permitted in Section 656.403 of the Zoning Code.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: Forty (40) feet, for a maximum of one hundred forty-nine (149) lots. All additional lots, up to the two hundred eighty-five (285) lot max, shall have a minimum lot width of fifty (50) feet, except for the lots abutting Commonwealth Avenue, which shall have a minimum width of sixty (60) feet.
 - a. The Site Plan depicts the proposed mix of forty (40) foot, fifty (50) foot, and sixty (60) foot wide lots. Any forty (40) foot wide lot may be substituted with a fifty (50) foot wide lot during 10-set review. A fifty (50) foot interior lot may be substituted with a forty (40) foot wide lot during 10-set review, but only if (i) the lot does not abut a buffer along a boundary line and (ii) the total amount of forty (40) foot wide lots remains at or below one hundred forty-nine (149) units. The sixty (60) foot lots abutting Commonwealth Avenue may not be substituted with a lot less than sixty (60) feet.

- b. The lots identified on the Site Plan with a star shall be limited to one-story construction.
 - 2. Minimum lot area: Four thousand (4,000) square feet for the lots with forty (40) foot lot width. Lots with a minimum fifty (50) foot width shall have a minimum lot area of five thousand (5,000) square feet. Lots with a minimum sixty (60) foot lot width shall have a minimum lot area of six thousand (6,000) square feet.
 - 3. Maximum lot coverage by all buildings: Fifty percent (50%). Maximum impervious surface ratio shall be sixty-five percent (65%).
 - 4. Minimum yard requirements:
 - a. Forty (40) foot wide lots:
 - (1) Front – Twenty (20) feet.
 - (2) Side – Three (3) feet.
 - (3) Rear – Ten (10) feet.
 - b. All other single-family lots:
 - (1) Front – Twenty (20) feet.
 - (2) Side – Five (5) feet.
 - (3) Rear – Ten (10) feet.
 - 5. Maximum height of structures: Thirty-five (35) feet.
- B. Ingress, Egress and Circulation:
- 1. *Parking Requirements.* Parking shall be provided pursuant to Part 6 of the Zoning Code.
 - 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Commonwealth Avenue with emergency access to and from Stocks Road, as conceptually shown on the Site Plan. The emergency access point shall be secured as permitted by City regulations.
 - 3. *Pedestrian Access.* As required by City regulations.

4. *School Bus Stop.* A covered bus stop will be provided at a location mutually agreed upon by the developer, the Planning and Development Department, and Duval County Public Schools for school bus pickup.
- C. **Signs:** Signs for this development shall be consistent with the requirements for the RLD-40 zoning district as set forth in Part 13 of the Zoning Code.
- D. **Landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, except as modified below:
 1. A minimum six (6) tall foot, non-white vinyl fence shall be provided along the residences abutting the southern property line, along the eastern property line, and as depicted on the Site Plan along the northern boundary line;
 2. The following minimum buffers shall be required where single-family dwellings are developed:
 - a. Northern Boundary Line: Ten (10) feet.
 - b. Eastern Boundary Line: Twenty (20) feet.
 - c. Southern Boundary Line: Twenty (20) feet.
 3. The landscaping along the southern boundary shall be located between the Commonwealth Avenue right of way line and the fencing provided. Such landscaping shall be maintained by a HOA, CDD, or similar entity.
- E. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. **Utilities:** Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. **Wetlands:** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Modifications:** The Site Plan is conceptual in nature and subject to change. Changes to lot allocation as set forth herein and changes to the location and configuration of parks, recreation, stormwater facilities and other infrastructure, open space, wetlands, and compensatory storage are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties

- e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. 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.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. 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.
9. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

- C. **Allocation of residential land use.** This PUD limits single-family development to two hundred eighty-five (285) lots. The proposed density is consistent with the Property's LDR land use designation, which permits a maximum density of seven (7) units per acre.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Primary access to the site is available from Commonwealth Avenue, a designated collector road, and emergency access is available from Stocks Road. Location of the access points shown on the Site Plan as well as final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is in the middle of a large collection of properties designated LDR land use. Residential uses exist to the east, south, and west of the Property.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** A listed species survey has been conducted and filed with the PUD.
- I. **Off-Street parking including loading and unloading areas.** Parking is provided pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.