

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

17 September 2020

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.: 2020-307 **Application for: Melcon Farms 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated March 12, 2020
2. The revised written description dated August 31, 2020
3. The revised site plan dated August 31, 2020

Recommended Planning Commission Conditions to the Ordinance: **None**

Planning Commission Commentary: There were five speakers in opposition whose concerns were drainage issues, an existing sinkhole, wildlife, and access is from a private road. The Commissioners felt the proposed development is appropriate and many of the issues will be dealt with during plan review.

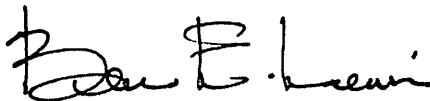
Planning Commission Vote: 7-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Absent

Daniel Blanchard	Aye
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 2020-0307 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 17, 2020

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 **2020-0307** to Planned Unit Development.

Location: 3320 O'Connor Road
Between Cattail Drive South and Hagan Grant Lane

Real Estate Numbers: 159096-0000

Current Zoning Districts: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 3-Southeast

Applicant/Agent: Fred Atwill
Atwill, LLC
9001 Forest Acres Lane
Jacksonville, Florida 32234

Owners: Conrad and Melissa Weihnacht
Weihnacht Revokable Family Living Trust
3320 O'Connor Road
Jacksonville, Florida 32223

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0307** seeks to rezone approximately 16.79± acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a maximum of 38 single-family units. The proposed development will contain minimum lot sizes of 80 feet in width and 9,600 square feet in area.

The need for the PUD arises out of the current zoning district's limitations on minimum lot requirements. Currently, RR-Acre requires minimum lots sizes of 100 feet in lot width and 43,560 square feet in lot area. As such, the applicant is requesting a PUD in order to increase the allowable density and develop the site with 38 single-family dwellings that are a minimum 80 feet wide and 9,600 square feet in area.

Staff also note the presence of two (2) single family dwellings currently on the subject property. One of the structures, Henry C. Arpen Farmhouse, was built in 1877. As such, the home was placed on the Federal Historic Register in August 2019 and recognized in Jacksonville's Historic Heritage. Based on its historic status, the applicant has committed to relocating the structure to a new location within Mandarin. In the event that a relocation plan cannot be achieved, the applicant will relocate the Henry C. Arpen Farmhouse to Lot 1 as depicted on the proposed site plan dated August 31, 2020.

The subject property is located within the Mandarin Height Overlay, which limits any structure to 35 feet in height.

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) 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.

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. The subject site is also not within any flood zone or Coastal High Hazard Area (CHHA) and does not contain any wetlands.

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?

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

Future Land Use Element (FLUE):

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

In reference to the attached JEA Availability Letter, **2020-0625**, the proposed development shall connect to City water and sewer.

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 in the immediate area by providing for a greater variety of housing options for local citizens.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning to a PUD would allow for residential infill on a traditionally vacant and underutilized parcel along O'Connor Road. The PUD will also allow for a greater variety of dwelling options—which directly addresses the housing needs of City residents.

Recreation and Open Space Element

Policy 2.2.2

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred fifty (\$250) dollars per lot, or provide at least four hundred thirty-five feet of usable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation, The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

The proposed shall adhere to the aforementioned policy by providing a recreation park or monetary to the City.

(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): Residential Low Density (LDR). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a multi-family 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 with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan and written description indicates that the proposed development will not contain any active recreation amenities and will instead pay the required recreation and open space fee.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide bicycle and pedestrian connectivity.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using O'Connor Road.

The variety and design of dwelling types: As evidenced by the Site Plan dated August 31, 2020, the proposed development will consist of 38 single-family dwellings.

(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 located along O'Connor Road where single-family dwellings are the predominate use. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RLD-100B	Single-Family Dwellings
South	LDR	RR-Acre/PUD 2013-0196	Single-Family Dwellings
East	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RR-Acre/PUD 1983-0395	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category.

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—with existing water and force mains located along O’Connor Road. Additionally, in a memo provided by JEA dated February 14, 2020, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate approximately 12,950 gpd.

School Capacity:

Based on the Development Standards for impact assessment, the 16.79 acre proposed PUD rezoning has a development potential of 38 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 2020-0307**

Development Potential: 38 Single-Family Units

School Type	CSA	2019-20 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 4 & 3 (Middle 5&3)
Elementary	5	8,816	89%	6	94%	181	850
Middle	5	2,529	90%	3	88%	22	234
High	5	7,771	100%	4	98%	64	95
Total New Students				13			

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 (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
Loretto ES #3	5	6	1,208	977	81%	81%
Mandarin MS #259	4	2	1,615	1,401	87%	82%
Mandarin HS #260	5	4	2,504	2,519	101%	103%

- Does not include ESE & room exclusions

- Analysis based on a **maximum 38 dwelling units** – PUD 2020-0307

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via O'Connor Road. Moreover, the Traffic Engineer reviewed the application and has issued comments. **Staff supports the Engineer's findings and forwards to you the following:**

- Per COJ GIS, the entrance road intersects with O'Connor Rd, which is a private road at the point of connection. Public roads must be accessed through other public roads.

The application was also forwarded to the Transportation Planning Division on June 5, 2020 for review. As of Friday, September 10, 2020, no comments have been received.

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.2 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify the presence of 1.319 acres of Category III wetlands on site. The conceptual PUD site plan's proposed subdivision lots appears to impact approximately 1.10 acres of the wetlands from proposed road, stormwater detention and lot development. However, a permit will be required for any future wetland alteration and flood water displacement. Mitigation will also be required.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The off-street parking standards will developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project shall contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 2, 2020** by the Planning and Development Department, the Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0307 be **APPROVED with the following exhibits:**

- The original legal description dated March 12, 2020**
- The revised written description dated August 31, 2020**
- The revised site plan dated August 31, 2020**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0307 be **APPROVED.**

Figure A:



Source: Planning & Development Dept, 9/10/20

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 7/2/20

View of O'Connor Road and the subject site facing north.

Figure C:



Source: Planning & Development Dept, 7/2/20

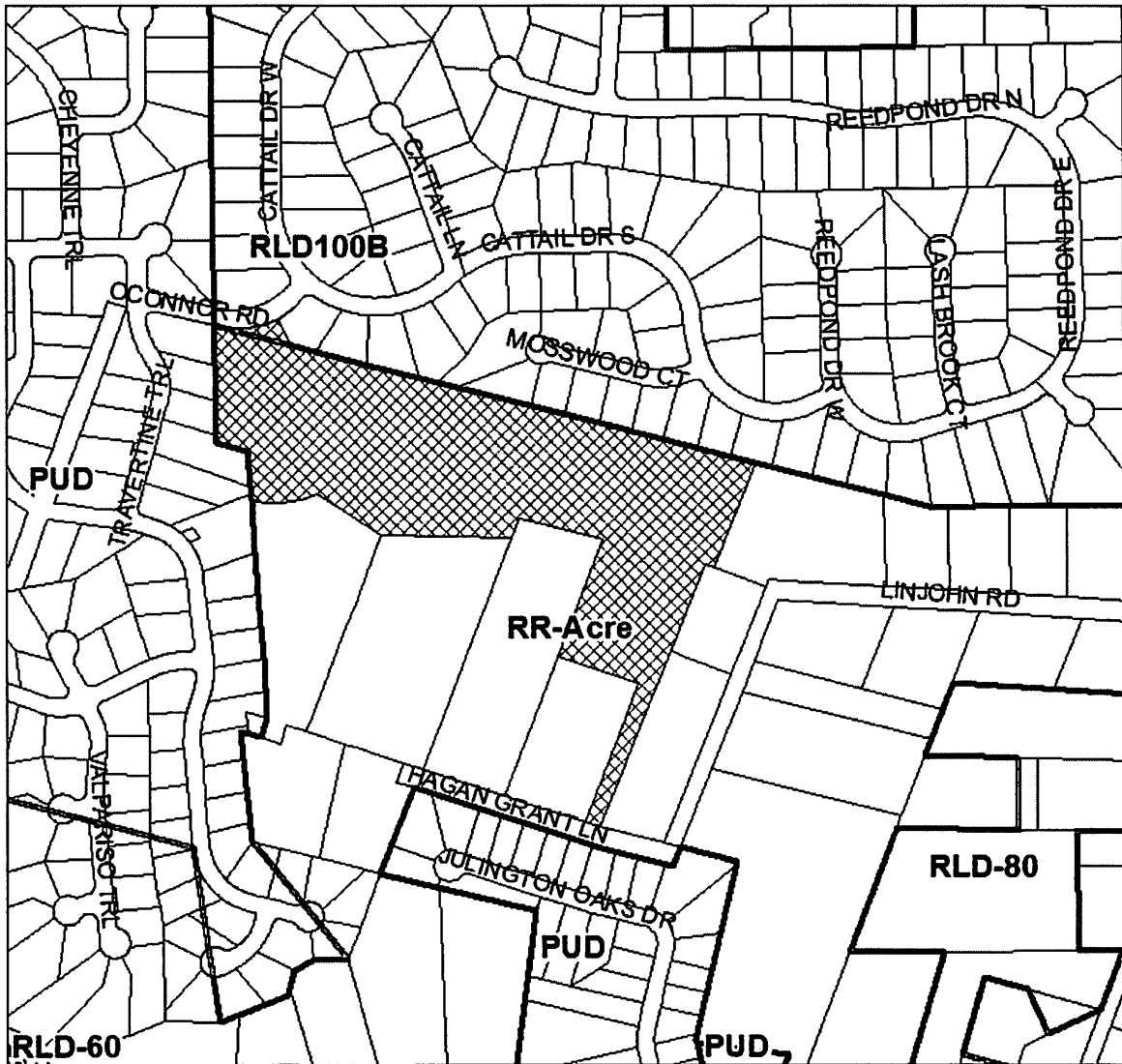
View of the public ROW section of O'Connor Road, facing east.

Figure D:



Source: Planning & Development Dept, 7/2/20

View of the private ROW section of O'Connor Road, facing east.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>6</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0307</p>	<p>TRACKING NUMBER</p> <p>T-2020-2748</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0307 Staff Sign-Off/Date ATW / 05/04/2020
 Filing Date 06/03/2020 Number of Signs to Post 2

Hearing Dates:

1st City Council 07/28/2020 Planning Commission 07/23/2020
 Land Use & Zoning 08/04/2020 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2748 Application Status FILED COMPLETE
 Date Started 02/08/2020 Date Submitted 02/24/2020

General Information On Applicant

Last Name	First Name	Middle Name
ATWILL	FRED	

Company Name
 ATWILL LLC

Mailing Address
 9001 FOREST ACRES LANE

City	State	Zip Code
JACKSONVILLE	FL	32234

Phone	Fax	Email
9046108975	904	ATWILLFRED15@GMAIL.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
WEIHNACHT	CONRAD & MELISSA	

Company/Trust Name
 WEIHNACHT REVOKABLE FAMILY LIVING TRUST

Mailing Address
 3320 OCONNOR ROAD

City	State	Zip Code
JACKSONVILLE	FL	32223

Phone	Fax	Email
9042624065		MIDANHOUR@GMAIL.COM

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	159096 0000	6	3	RR-ACRE	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 17.04

Development Number

Proposed PUD Name MELCON FARMS PUD

Justification For Rezoning Application

THE SUBJECT PROPERTY IS BORDERED TO ITS WEST AND NORTH BY ESTABLISHED SINGLE FAMILY DETACHED DWELLING UNIT SUBDIVISIONS AND TO ITS SOUTH AND EAST BY SINGLE FAMILY DETACHED DWELLING UNITS LOCATED ON LOTS OF RECORD. GIVEN THE ONGOING RESIDENTIAL SUBDIVISION DEVELOPMENT PATTERNS IN THE CITY AND IN MANDARIN, THIS SITE QUALIFIES AS AN "INFILL" LOCATION AND IS RIPE FOR THIS TYPE OF DEVELOPMENT IN RESPONSE TO THE ONGOING GROWTH OF OUR CITY.

Location Of Property**General Location**

N OF JULINGTON CREEK RD., SE OF MARBON ROAD AND W OF ALADDIN ROAD

House # Street Name, Type and Direction Zip Code

3320

OCONNOR RD

32223

Between Streets

CATTAIL DRIVE SOUTH

and

HAGAN GRANT LANE

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**
17.04 Acres @ \$10.00 /acre: \$180.00
- 3) Plus Notification Costs Per Addressee**
95 Notifications @ \$7.00 /each: \$665.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,114.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

PARCEL 1:

A PORTION OF THE JOSEPH HAGAN GRANT, SECTION 45, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 45; THENCE SOUTH 76°00'10" EAST ALONG THE NORTH LINE OF SAID SECTION 45, 263.91 FEET TO THE NORTHEAST CORNER OF LOT 96, WILDERNESS UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGES 98, 98A, 98B AND 98C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 76°00'10" EAST ALONG THE NORTH LINE OF SAID SECTION 45, SAME BEING THE SOUTH LINE OF CORMORANT LANDING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 96 AND 96A OF SAID PUBLIC RECORDS AND THE SOUTH LINE OF CORMORANT LANDING UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 29 AND 29A OF SAID PUBLIC RECORDS, 1626.74 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED BOOK 1597, PAGE 403 OF SAID PUBLIC RECORDS; THENCE SOUTH 21°00'00" WEST ALONG THE WEST LINE OF LAST MENTIONED LANDS AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17647, PAGE 1454 OF SAID PUBLIC RECORDS, 337.79 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17647, PAGE 1454; THENCE NORTH 69°00'00" WEST, 30.00 FEET; THENCE SOUTH 21°00'00" WEST, 827.73 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18472, PAGE 1145 OF SAID PUBLIC RECORDS AND A POINT ON THE NORTH LINE OF A 60 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS, ALSO KNOWN AS HAGAN GRANT LANE AS DESCRIBED IN OFFICIAL RECORDS BOOK 5846, PAGE 669 (PARCEL B); THENCE NORTH 71°46'30" WEST ALONG SAID NORTH LINE, 36.22 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7435, PAGE 802 OF SAID PUBLIC RECORDS; THENCE NORTH 21°00'00" EAST ALONG THE EAST LINE OF LAST MENTIONED LANDS, 436.11 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 71°46'30" WEST ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 250.00 FEET TO THE NORTHWEST CORNER THEREOF AND A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5846, PAGE 669 (PARCEL A) OF SAID PUBLIC RECORDS; THENCE NORTH 21°00'00" EAST ALONG THE EAST LINE OF LAST MENTIONED LANDS, 368.37 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 75°49'10" WEST ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 251.49 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 21°00'00" WEST ALONG THE WEST LINE OF LAST MENTIONED LANDS, 53.67 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12027, PAGE 2340 OF SAID PUBLIC RECORDS; THENCE NORTH 89°43'32" WEST ALONG THE NORTH LINE OF LAST MENTIONED LANDS, 382.76 FEET TO THE NORTHWEST CORNER THEREOF, SAME BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17507, PAGE 325 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING FIVE COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF LAST MENTIONED LANDS; COURSE NO. 1: NORTH 57°28'38" WEST, 220.61 FEET; COURSE NO. 2: SOUTH 71°33'41" WEST, 51.22 FEET; COURSE NO. 3: SOUTH 81°51'53" WEST, 54.23 FEET; COURSE NO. 4: SOUTH 87°28'53" WEST, 52.00 FEET; COURSE NO. 5: NORTH 76°57'55" WEST, 40.43 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3913, PAGE 868 OF SAID PUBLIC RECORDS SAME BEING THE EAST LINE OF AFOREMENTIONED PLAT OF WILDERNESS UNIT 2; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID PLAT; COURSE NO. 1: NORTH 04°10'20" WEST, 147.30 FEET; COURSE NO. 2: NORTH 76°11'29" WEST, 99.70 FEET; COURSE NO. 3: NORTH 02°41'34" WEST, 345.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 16.67 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING:

PARCEL 2:
LOT 90, AS SHOWN ON THE MAP OF CORMORANT LANDING UNIT 1, ACCORDING TO PLAT THEREOF RECORDED IN
PLAT BOOK 41, PAGES 96 AND 96A, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE
FOLLOWING:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID LOT 90; THENCE NORTH 75°57'27" WEST, ALONG THE SOUTHERLY
LINE OF SAID LOT 90, 74.61 FEET; THENCE NORTH 27°43'01" WEST DEPARTING FROM SAID SOUTHERLY LINE 86.22
FEET TO A POINT SITUATE ON A CURVE LEADING NORTHEASTERLY AND LYING ON THE SOUTHERLY RIGHT OF WAY
LINE OF O'CONNOR ROAD (A PRIVATE RIGHT OF WAY WITH VARIABLE WIDTHS); THENCE ALONG AND AROUND THE
ARC OF THE CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND
HAVING A RADIUS OF 231.80 FEET, AN ARC LENGTH OF 59.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF NORTH 52°54'41" EAST, 59.65 FEET TO THE POINT OF TANGENCY OF SAID CURVE;
THENCE NORTH 45°31'06" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE 39.43 FEET TO THE
POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF THE
CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF
34.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°32'23" EAST, 31.48
FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY AND LYING ON THE SOUTHERLY
RIGHT OF WAY LINE OF CATTAIL DRIVE SOUTH (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG
AND AROUND THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, SAID CURVE BEING CONCAVE
NORTHEASTERLY AND HAVING A RADIUS OF 325.36 FEET, AN ARC LENGTH OF 90.71 FEET, SAID ARC BEING
SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°25'34" EAST, 90.42 FEET; THENCE SOUTH 31°58'00"
WEST, 143.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 0.12 ACRES, MORE OR LESS.

**Exhibit D - Written Description
Melcon Farm PUD
August 31, 2020**

I. PROJECT DESCRIPTION

A. The proposed Melcon Farm single family detached dwelling unit residential subdivision is made up of a total 16.79 +/- acres of land.

There are two (2) single family detached dwelling units established on the subject property.

One of them, known as the Henry C. Arpen Farmhouse, was placed on the Federal Historic Register in August of 2019 and is specifically recognized in Jacksonville's Historic Heritage.

The Project Developer commits to preserve the Henry C. Arpen Farmhouse by first inviting those who are also interested in preserving the home to secure a mutually agreeable new location for it outside of the proposed Melcon Farm development, but still within the Jacksonville Metropolitan Statistical Area ("MSA"), preferably in Mandarin, and upon said finding, the Project Developer commits to donating and moving the historic structure to the chosen site.

In the event that no sound plan surfaces for relocation of the Henry C. Arpen Farmhouse to a mutually agreeable alternate site away from the property subject of the proposed Melcon Farm single family development, where the historic home now stands, by the date of the City's final approval of the PUD project's civil engineering plans, the Project Developer pledges to relocate the Henry C. Arpen Farmhouse to Lot 1, said location found within the project as depicted on the proposed PUD's Conceptual Site Plan (please see Exhibit "E").

The Project Developer further binds itself to assume all reasonable costs associated with the physical relocation of the Henry C. Arpen Farmhouse from its current location, including, but not limited to, all costs associated with the installation of JEA potable water and sanitary sewer "stub outs" and also for these City services to be extended from the "stub outs" to the relocated historic farmhouse.

The proposed Melcon Farm PUD is located in the Mandarin area of southeast Jacksonville, north of Julington Creek, and is bordered by Cattail Drive to the north, and by Hagan Grant Lane to its south.

To the immediate west of the proposed residential development is an established single family detached dwelling unit subdivision zoned PUD, featuring 80+/- to 95+/- foot wide lots (Ordinance 83-395-341), while immediately adjacent to its northerly boundary is an established, gated, RLD-100-B zoned single family detached dwelling unit residential subdivision.

East and south of the proposed Melcon Farm PUD development are seven (7) developed single family lots of record carrying a zoning classification of RR-Acre.

Please see Exhibit "E" that depicts the locations of the neighboring properties and their respective zoning classifications.

B. The project name is "Melcon Farm PUD".

C. Project Landscape Architect:

A & K Land Planning
426 Tortoise Trace
Jacksonville, Florida 32259
(904) 476-9692

D. Project Engineer:

Eric J. Almond, P.E.
Almond Engineering, P.A.
6277 Dupont Station Court East, Suite 1
Jacksonville, Florida 32217
(904) 306-0612
ealmond@almondengineering.com

E. Project Developer:

Danhour Group, LLC
Michael L. Danhour
5985 Richard Street, Suite 2
Jacksonville, FL 32216
(904) 234-1047
MDanhour@DanhourGroup.com

F. Current Land Designation: LDR (3-7 sf residential units per acre; Melcon Farms PUD proposes an average 2.6 single family detached residential dwelling units per acre).

G. Current Zoning District: RR-Acre (please see Exhibit "E" and "H").

H. Requested Zoning District: PUD.

I. Real Estate Number: RE #159096.0000.

II. QUANTITATIVE DATA

A. Total Acreage: 16.79+/- acres.

B. Total number of dwelling units: 37 (2.2 Single Family detached dwelling units per acre).

C. Total number of non-residential floor area: 0.

D. Total amount of recreation area: 0.

E. Total amount of open space: 1+/- acre 50+/- sf easement from lot 22 to Hagan Grant Road currently proposed to be dedicated by the Developer to the Melcon Farm HOA as open space, or offered for sale to southerly RR-1 zoned neighboring property owners.

F. Total amount of public/private rights of way: 1.57+/- acres.

G. Total amount of land coverage of all buildings and structures: 3,750 +/- sf (50' X 75' average size pad) divided by average proposed sf detached dwelling average unit size (2,500+/- enclosed sf) = 1.50+/- average FAR coverage over 16.79+/- acres).

H. Phase schedule of construction:

- Single Phase
- Horizontal development to commence 1st Quarter of 2021
- Single family detached residential development of all 38 lots anticipated by 2023.

III. STATEMENTS

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

The existing Zoning Classification of the subject property, RR-Acre, does not allow the development of the property as a residential subdivision featuring 38 separate lots and homes with 80 foot lot widths and a minimum square footage of 9,600 sf.

Many of the proposed 37 single family detached dwelling unit lots are anticipated to be sized between 1/3+/- and 1/2+/- total acres each.

Therefore, under the subject property's existing RR-Acre zoning criteria, the maximum number of single family detached dwelling unit lots that could be created may amount to approximately 12+/- lots spread over the 16.79+/- acre total land area (1.45 average units per acre versus the proposed Melcon Farm PUD's proposed 2.25 average units per acre) , so when the cost of the land, bringing utilities, roadway, sidewalks etc. are factored in this scale project's pro-forma, the RR-Acre constrained size of a residential subdivision in this location becomes financially unfeasible under the current RR Zoning Classification..

The redevelopment of larger existing close in multiple acre properties into residential single family detached dwelling unit subdivisions is an ongoing residential "Infill" occurrence being witnessed not only in the Mandarin area, but throughout the City of Jacksonville as its population continues to grow.

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.

(1). Continued operation and maintenance of areas not so operated and/or maintained by the City shall be managed and effected by the Melcon Farm residential subdivision's Incorporated Home Owners Association ("HOA"), created by the Developer prior to the completion of the single phase development, issuance of any certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council.

(2). Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the development's initial building permit applications.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1). Single-family dwellings.

(2). Foster care homes.

(3). Family care homes meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(4). Community residential homes of six or fewer residents meeting the performance standards and criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(5). Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(6). Home occupations meeting the performance standards and development criteria set forth in Part 4, Chapter 655, Ordinance Code.

B. Permissible Uses by Exception:

(1). Bed and breakfast establishments meeting the performance standards and development criteria set forth in Par 4, Chapter 656, Ordinance Code.

(2). Essential Services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.

(3). Animals other than household pets meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.

(4). Home occupations meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(C). Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary.

(1). The number of temporary offices shall not exceed three (3) at any given time; they shall be removed upon the completion of all sales and construction activities on the subject property.

(2). No construction trailers shall be located next to a completed and occupied home.

(3). Completed homes may be used as model homes or sales or construction offices.

(D). Limitations on Permitted or Permissible Uses by Exception.

- All Permissible Uses by Exception shall be required to prepare and submit a Planning and Development Department Zoning Exception application to the Planning and Development Department for its review and recommendation to the City of Jacksonville Planning Commission, who will consider the application and make its determination to approve or deny the proposed Zoning Exception.

(E). Permitted Accessory Uses and Structures:

- Accessory uses and structures are allowed as permitted in Section 656.403, Ordinance Code.

V. DESIGN GUIDELINES

(A). Lot Requirements:

(1) Minimum Lot Area: 9,600+/- sq. ft.

(2). Minimum Lot Width: 80 feet.

(3). Maximum Lot Coverage: 50 percent.

(4). Minimum Front Yard: 20 feet

(5). Minimum Side Yard: 5 feet.

(6). Minimum Rear Yard: 10 feet.

(7). Maximum Structure Height: 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, Chapter 656, Ordinance Code.

(2). Vehicular Access:

(a). Vehicular access to the Melcon Farm PUD shall be by way of O'Connor Road as substantially shown in the Conceptual Site Plan (please see Exhibit "E"). The final location of all access points is subject to the review and approval of the Planning and Development Department's Development Services Division.

(b). Within the Melcon Farm PUD, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the single family detached housing unit subdivision, if ownership or occupancy of the subject property is subdivided among more than one person or entity.

(3). Pedestrian Access:

(a). Pedestrian access and circulation shall be provided by Developer installed sidewalks in accordance with the 2030 Comprehensive Plan.

(C). Signs:

(1). The Developer may construct up to two (2) permanent, double faced identity signs at each side of the entrance to the Melcon Farm PUD at O'Connor Road. The sign(s) may be located within the roadway right-of-way or on private property. The sign(s) shall not exceed twenty-four (24) square feet each in area or twelve (12) feet in height each (please see Exhibit "L" for examples of the proposed entry signage models).

(2). Real estate and construction signage shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307, Ordinance Code.

(D). Landscaping, Fencing and Buffering & Storm Water Runoff Control:

(1). The Property shall be developed in accordance with the Part 12 Zoning Landscape Regulations of Section 656, Ordinance Code (as of January 1, 2019) and per the City of Jacksonville Charter Article 25.

(2). To mitigate the proximity of the Melcon Farm PUD to adjacent residentially zoned districts to its north (proposed Lots 1 to 17), and to its west (proposed Lots 34 to 36), a minimum twenty (20) ft. deep Natural Conservation Area shall be preserved between the proposed PUD's neighbors as depicted in the green areas found on the project's Conceptual Site Plan (Exhibit "E").

To the proposed PUD's southerly and easterly boundaries, with the exception of those southerly and eastern portions of the Melcon Farm PUD property that will feature a 26 +/- storm water bypass easement, developed either as a ditch or by using a 48 inch wide piping system, along with portions of the development's 1.99 +/- acre wet retention pond, these southerly and/or eastern neighbors will also be afforded a Natural Conservation Area between them and the proposed development's boundary (as depicted in green on the Conceptual Site Plan at Exhibit "E").

An eight (8) foot fence and/or landscaped buffer, at least 85% opaque, shall be provided along the exterior boundaries of the Melcon Farm PUD's westerly and northerly lots that enjoy the twenty (20) foot wide Conservation Buffer Area.

Proposed Lots 19 to 26 of the Melcon Farms PUD are adequately buffered from their neighboring properties by existing wetlands and vegetation, examples of which are found in the proposed PUD's Ecological Assessment Report at Exhibit "I".

A minimum (10) foot setback from the eight (8) foot 85% opaque fence and/or landscape buffer shall be required that extends inward from said fence and/or landscape buffer to any Melcon Farm PUD building.

(3). The proposed Melcon Farm PUD's Project Engineer, Almond Engineering, investigated the existing drainage patterns and discharge points from Cormorant Landing ("CL"). The subject property receives stormwater runoff from CL between Lots 5 and 6, and along the eastern property line via Lot 17 and through proposed Lots 37 and 28, as depicted in the project's Exhibit "E" Conceptual Site Plan (Please also see Engineers Statement at Exhibit "M").

Also depicted on the proposed PUD's Conceptual Site Plan by Almond Engineering is a storm water collection and conveyance system that will adequately collect the storm water runoff from CL.

(E). Recreation and Open Space.

(1). The Melcon Farm PUD proposes only thirty-eight (38) single family detached housing units. Therefore because one (1) acre of recreation area is the City Standard for projects

proposing at least 100 single family detached dwelling unit lots, the Melcon Farm PUD fails to meet the prescribed density required for at least one (1) acre of recreational area.

The Developer still intends to pay the City its required park fee per LDC guidelines.

(F). Utilities:

(1). Potable water will be provided for by the Jacksonville Electric Authority ("JEA").

(2). Sanitary sewer will be provided for by JEA.

(3). Electric will be provided for by JEA.

(G). Wetlands:

(1). Wetlands will be permitted according to local, state and federal regulations.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with the Melcon Farm 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 PUD, and showing the general layout of the overall subject property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD differs from the usual application of the Zoning Code because it includes unique buffering, site planning and other conditions that would not be required through a strict application of the subject site's RR-Acre Zoning Classification. The proposed development will full fill housing needs appropriate to various lifestyles and income levels, provide a mix of housing types appealing to first time and/or "move up" buyers, retirees and other buyers. It will have a positive impact on the area, blend well with the surrounding uses and help to increase the property values of the older communities in the area.

(A). The subject property is bordered to its west (PUD Ord. 83-395-341) and to its north (RLD-100B), by established single family dwelling unit subdivisions, and to its south and east by single family detached dwelling units located on lots of record, all currently zoned RR-Acre.

The subject property is currently zoned RR-Acre, which limits the proposed single family detached dwelling unit density to a level that is inconsistent with the existing northerly and westerly subdivisions, thus the need for the proposed transitional rezoning of the subject property from RR-Acre to PUD.

The proposed Lots numbered 27 to 35 that are located along the southern boundary of the Melcon Farm PUD are closer to 1/2+/- acre each, providing a desirable transition between these proposed single family detached dwelling unit lots and their nearby RR-Acre neighbors; the southerly Melcon Farm PUD's boundary also features existing wetlands that serve as a buffer area between the neighboring RR-Acre properties and the proposed new subdivision (please see Exhibit "E").

Given the ongoing single family detached dwelling unit residential subdivision development patterns throughout the City and the Mandarin area, the Melcon Farm PUD site can be characterized as an "infill" location and thus is ripe for this type of residential development in response to the ongoing growth of our City.

The proposed 38 lot residential subdivision is not possible under a strict application of the City's Zoning Code.

(B). The proposed Melcon Farm PUD will allow the development of a 38 single family detached dwelling unit subdivision (2.25 single family detached dwelling units per acre) that will serve as a transitional use between the existing subdivisions to its west (80 to 95+/- foot wide lots), and to its north (90 to 100+/- foot wide lots) particularly given that the proposed Melcon Farm PUD lots are proposed to be 80+/- feet wide and 120+/- feet in depth, and further recognizing that southern portion of the subject property is wetlands, leaving the RR-Acre neighbors to the south with little or no impact on the character of their respective view sheds.

(C). The proposed Melcon Farm PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan.

For example:

(1). FLUE Goal 1. To insure 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 degradation.

(2). FLUE Objective 1.1. Insure 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). FLUE Policy 1.1.9. Permits development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined in the Future Land Use map category description and their associated provisions.

(4). FLUE Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all

commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional and federal regulations.

(5). FLUE 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 may be permitted only as interim facilities pursuant to the Sanitary Sewer Sub-Element.

(6). FLUE Policy 3.1.3. Protect neighborhoods from potential negative impacts by providing a graduation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

(7). FLUE 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.

VIII. ADDITIONAL PUD REVIEW CRITERIA

(A). Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency and mobility requirements as mandated by the City under Chapter 655, Ordinance Code and Ordinance 2020-235-E as administered by the Planning and Development Department's Concurrency and Mobility Management System Office.

(B). Allocation of Residential Land Use: The proposed Melcon Farm PUD is consistent with land use allocations under the Future Land Use Element of the City's 2030 Comprehensive Plan.

(C). Sidewalks, Trails and Bikeways: Sidewalks will be provided pursuant to the requirements for sidewalk establishment established under the City's 2030 Comprehensive Plan.

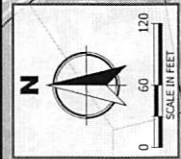
(D). Storm Water Retention: The Melcon Farm PUD will feature a 2.0+/- acre Wet Retention Pond along with the concurrent establishment of a 26+/- Storm Water By Pass Easement (please see the Melcon Farms Conceptual Site Plan at Exhibit "E").



MELCON FARMS
3320 O'CONNOR ROAD
JACKSONVILLE, FLORIDA 32223

SITE PLAN

AE JOB NO.:	20-01
DESIGN:	TLS
DRAWN:	TLS
CHECKED:	EJA
DATE:	07/27/2020



PROJECT CONTACTS

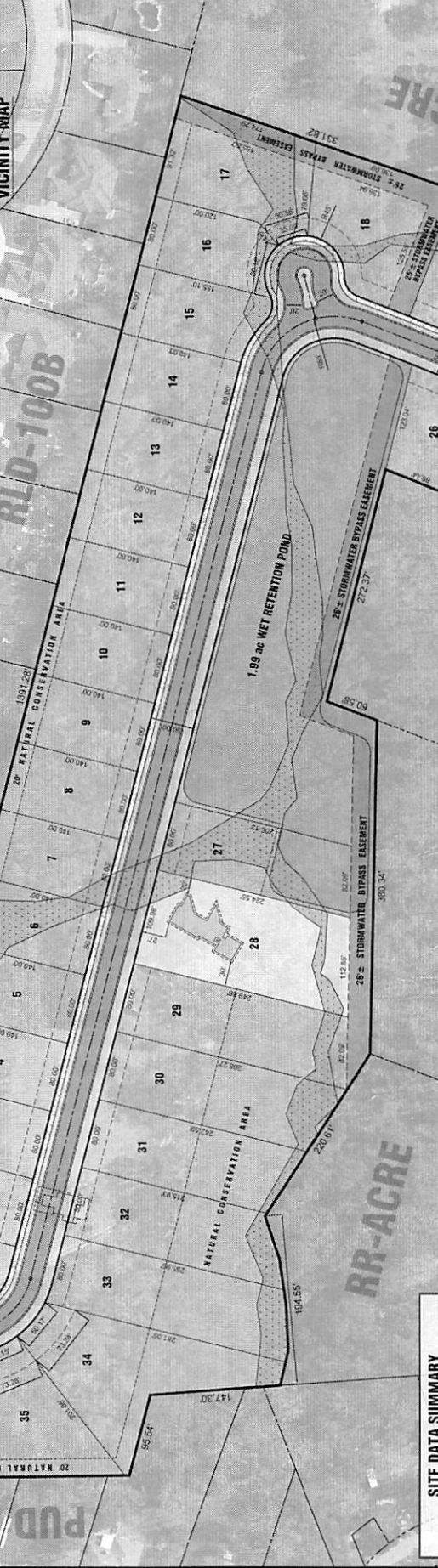
OWNER
Danhour Group, LLC
5985 Richard Street, Suite 2
Jacksonville, Florida 32216
904.234.1047

DEVELOPER
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5985 Richard Street, Suite 2
Jacksonville, Florida 32216
attn: Michael Danhour

CIVIL ENGINEER
Almond Engineering, P.A.
6277 Dupont Station Court, East, Suite 1
Florida 32217
904.308.0185
attn: Eric J. Almond, P.E.
ealmond@almondengineering.com

LANDSCAPE ARCHITECT
A & K Land Planning
425 Tortoise Trace
Jacksonville, Florida 32259
904.475.9892

SURVEYOR
GEO TECH
ENVIRONMENTAL
and Group Inc
401 Bay Street
Green Cove Springs, Florida 32043
904.626.6708
attn: Jon Napier



LOT TABLE

Lot	Avg. Width	Avg. Depth	Areal (sf)
1	50'	170'	14,871
2	111'	143'	11,200
3	80'	143'	11,200
4	80'	140'	11,200
5	80'	140'	11,200
6	80'	140'	11,200
7	80'	140'	11,200
8	80'	140'	11,200
9	80'	140'	11,200
10	80'	140'	11,200
11	80'	140'	11,200
12	80'	140'	11,200
13	80'	140'	11,200
14	80'	140'	11,200
15	80'	140'	11,200
16	80'	140'	11,200
17	80'	140'	11,200
18	80'	140'	11,200
19	80'	140'	11,200
20	80'	140'	11,200
21	80'	140'	11,200
22	80'	140'	11,200
23	80'	140'	11,200
24	80'	140'	11,200
25	80'	140'	11,200
26	80'	140'	11,200
27	80'	140'	11,200
28	80'	140'	11,200
29	80'	140'	11,200
30	80'	140'	11,200
31	80'	140'	11,200
32	80'	140'	11,200
33	80'	140'	11,200
34	80'	140'	11,200
35	80'	140'	11,200
36	80'	140'	11,200
37	80'	140'	11,200

LOT TABLE

Lot	Avg. Width	Avg. Depth	Areal (sf)
1	50'	170'	14,871
2	111'	143'	11,200
3	80'	143'	11,200
4	80'	140'	11,200
5	80'	140'	11,200
6	80'	140'	11,200
7	80'	140'	11,200
8	80'	140'	11,200
9	80'	140'	11,200
10	80'	140'	11,200
11	80'	140'	11,200
12	80'	140'	11,200
13	80'	140'	11,200
14	80'	140'	11,200
15	80'	140'	11,200
16	80'	140'	11,200
17	80'	140'	11,200
18	80'	140'	11,200
19	80'	140'	11,200
20	80'	140'	11,200
21	80'	140'	11,200
22	80'	140'	11,200
23	80'	140'	11,200
24	80'	140'	11,200
25	80'	140'	11,200
26	80'	140'	11,200
27	80'	140'	11,200
28	80'	140'	11,200
29	80'	140'	11,200
30	80'	140'	11,200
31	80'	140'	11,200
32	80'	140'	11,200
33	80'	140'	11,200
34	80'	140'	11,200
35	80'	140'	11,200
36	80'	140'	11,200
37	80'	140'	11,200

GENERAL PROJECT INFORMATION

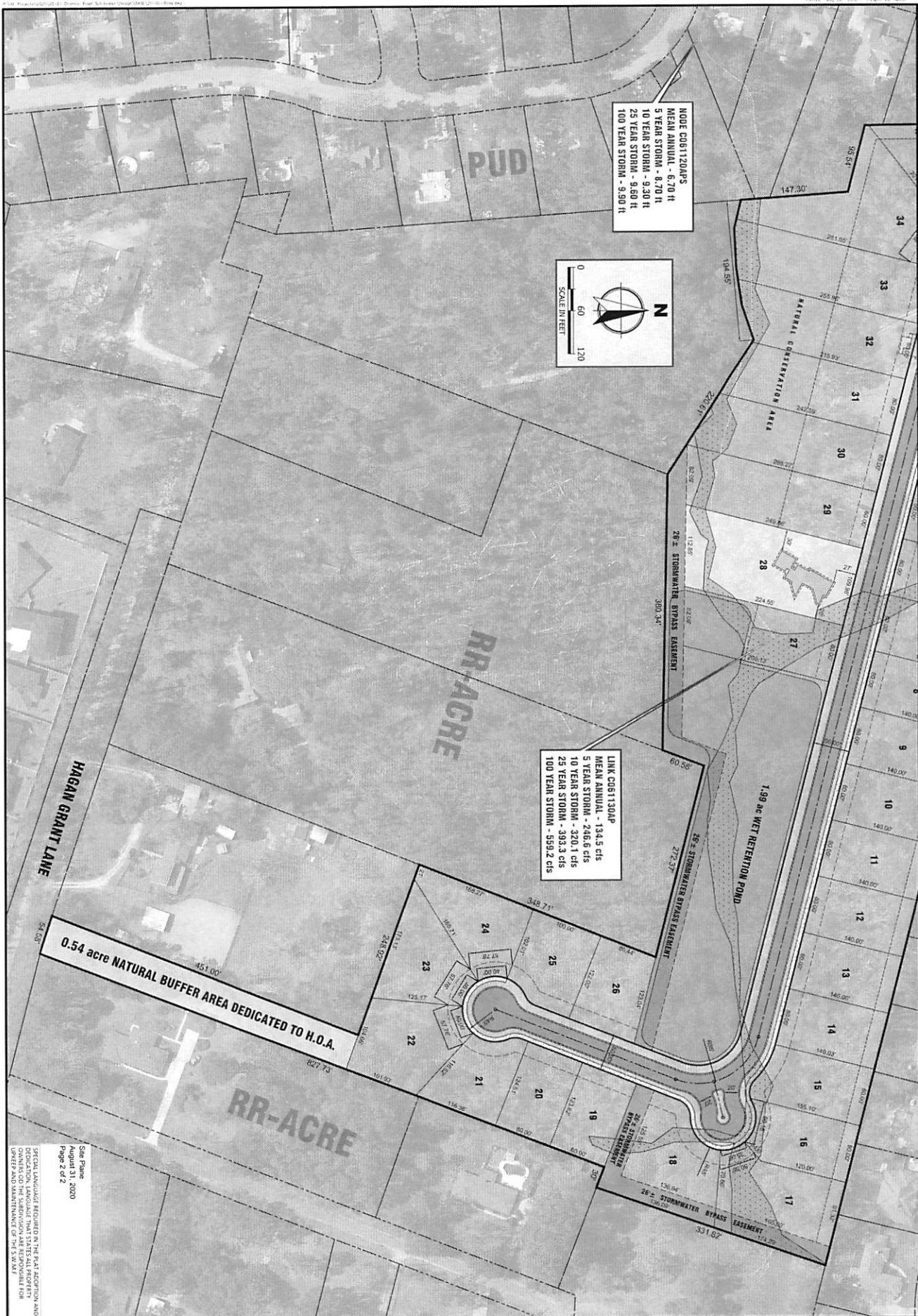
Geocall	in progress
City Development Number	in progress
Concurrency Application Number	in progress
Property Appraiser Number (RE #)	159096-0000
Exst / Proposed Zoning	RR-ACRE / PUD
PUD Ordinance Number	2020-0307
FIRM - Community - Parcel	12031-0663J
Flood Zones (Show in Plans)	X
Base Flood Elevation	N/A
Vertical Datum Used for Project	NAVD 88
JEA Availability Number	2020-0625
SRV/WD Permit Number	in progress
Subdivision	N/A
City or Private Inspection	Private
Public or Private Roads	Public
Subdivision ("911" Disk Provider)	in progress
Non-Subdivision	N/A
North American Industry Classification System (NAICS)	210
Impervious Area (Sq. Ft.)	209,000sf

SITE DATA SUMMARY

Total Site Area	16,794 ac
Wetland Area	1,319 ac
Required Buffer Area	4,233 sf x 106,625 sf
Upland Area	15,72 ac
Total Lot Count	38 (23 per acre)
RR-ACRE / PUD	
LUR / LUR	
Exst / Proposed Land Use	South, 27-East
Map Panel	7617
Planning District	3
Council District	6
Census Tract	016603
COI Zoning Requirements	80
Minimum Lot Width	9,600 sf
Minimum Lot Area	50%
Max Lot Coverage	
Minimum Yard Requirements	20'
Front Setback	5'
Side Setback	5'
Max Structure Height	35'
Parking Requirements for Residential Use	35
Parking requirement (net with garage and/or driveway)	37 lots x 2 spaces per dwelling = 74 spaces required

Site Plan
August 31, 2020
Page 1 of 2

SPECIAL LANGUAGE REQUIRED IN THE PLAT ACCEPTION AND DECLARATION LANGUAGE THAT STATES ALL PROPERTY OWNERS OF THE SUBDIVISION ARE RESPONSIBLE FOR UP-TO-DATE MAINTENANCE OF THE S&M.



See Plans
 August 31, 2020
 Page 2 of 2

SPECIAL LANGUAGE REQUIRED IN THE PLAT ADDITION AND
 COMMENTS ON THE SUBDIVISION ARE RESPONSIBLE FOR
 PREPARED AND MAINTENANCE OF THE SWAMP

ALMOND
 ENGINEERING
 CONSULTING CIVIL ENGINEERS
 6277 DUNNET STATION COURT E, SUITE 1
 JACKSONVILLE, FL 32217
 (904) 506-0162 PHONE

MELCON FARMS
 3320 O'CONNOR ROAD
 JACKSONVILLE, FLORIDA 32223

SITE PLAN

PLAT NO.	25-01
REVISION	TLS
DATE	8/28/2020
DESIGNED BY	EJA
CHECKED BY	
DATE	07/27/2020

Date	Revision
ERIC J ALMOND P.E. FL# 58246	

July 29, 2020

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Subject: AE Project # 20-01
Application/Ord. No. 2020-0307

Ladies and Gentlemen:

Almond Engineering has investigated the existing drainage patterns and discharge points from Cormorant Landing. The subject property receives stormwater runoff from Cormorant Landing between Lots 5 & 6, and along the easterly property line as shown on the attached sketch dated 7-27-2020 with "proposed storm conveyance."

While this may not reflect the final design, we will provide the appropriate systems necessary to comply with permit conditions of St. Johns River Water Management District, Army Corps of Engineers, and the City of Jacksonville.

Sincerely,
Almond Engineering, P.A.



William J. Byers, P.E.
Vice President

Cc: Michael Danhour
Fred Atwill
Jonathon Napier

EXHIBIT F

PUD Name

Melcon Farms PUD

Land Use Table

Total gross acreage	17.04 Acres	100 %
Amount of each different land use by acreage		
Single family	15.04 Acres	88 %
Total number of dwelling units	38 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	1 Acres	00002 %
Public and private right-of-way	1.57 Acres	00002 %
Maximum coverage of buildings and structures	142500 Sq. Ft.	18.9 %



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-0625
 Request Received On: 2/8/2020
 Availability Response: 2/14/2020
 Prepared by: Christopher Watson

Project Information

Name: Marcon Farms PUD
 Type: Single Family
 Requested Flow: 12,950 gpd
 Location: 3320 O'Connor Road, Jacksonville, Florida
 Parcel ID No.: 159096-0000
 Description: A proposed 37 single family detached dwelling unit residential subdivision

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 8" water main within the Oconnor Rd. ROW, adjacent to this property.
 Connection Point #2: NA

Special Conditions: POC location to be field verified by developer during project design. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. JEA must approve construction and accept the lines prior to meter issuance. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

Sewer Connection

Sewer Treatment Plant: MANDARIN
 Connection Point #1: Existing 10" gravity sewer main within the Oconnor Rd. ROW, adjacent to this property.
 Connection Point #2: NA

Special Conditions: Connection may require upgrades to pumps for downstream lift station MEA-12237. POC location to be field verified by developer during project design. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Each lot will require sewer main construction in right-of-way and individual laterals. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/. Connection to the JEA-owned sewer system for your project may require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: SOUTH GRID
 Connection Point #1: Project is located within JEA's reclaim service territory.

Connection Point #2: NA

Reclaimed water will be available in the near future for your development. In the interim, a temporary connection to the potable water system will be required.

Special Conditions:

Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.