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Yellow Bluff & Starratt Road

Historical Timeline

August 8, 2019- First Community Meeting

October 14, 2019- Citizen Information Meeting

November 1, 2019- Staff Report issued by COJ

November 6, 2019- Community Walk at Hidden Creek (and The Cape)

November 7, 2019- Planning Commission Meeting

November 12, 2019- City Council Introduction

November 19, 2019- Land Use & Zoning (deferred)

December 3, 2019- Land Use & Zoning Meeting

December 10, 2019- City Council Hearing (Approving Transmittal to the State)

January 28, 2020- State Agencies Responded

March 10, 2020- City Council Introduction of PUD

June 18, 2020- Planning Commission Meeting for PUD

July 30, 2020- Live Stream Public Meeting with In-Person attendees at Crown Plaza

August 15, 2020- Community Meeting at Sheffield Park

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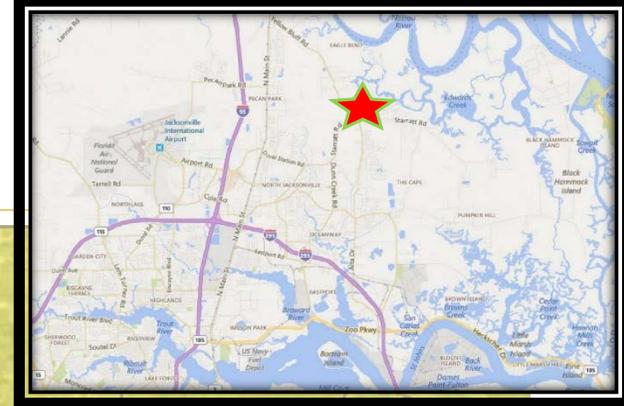
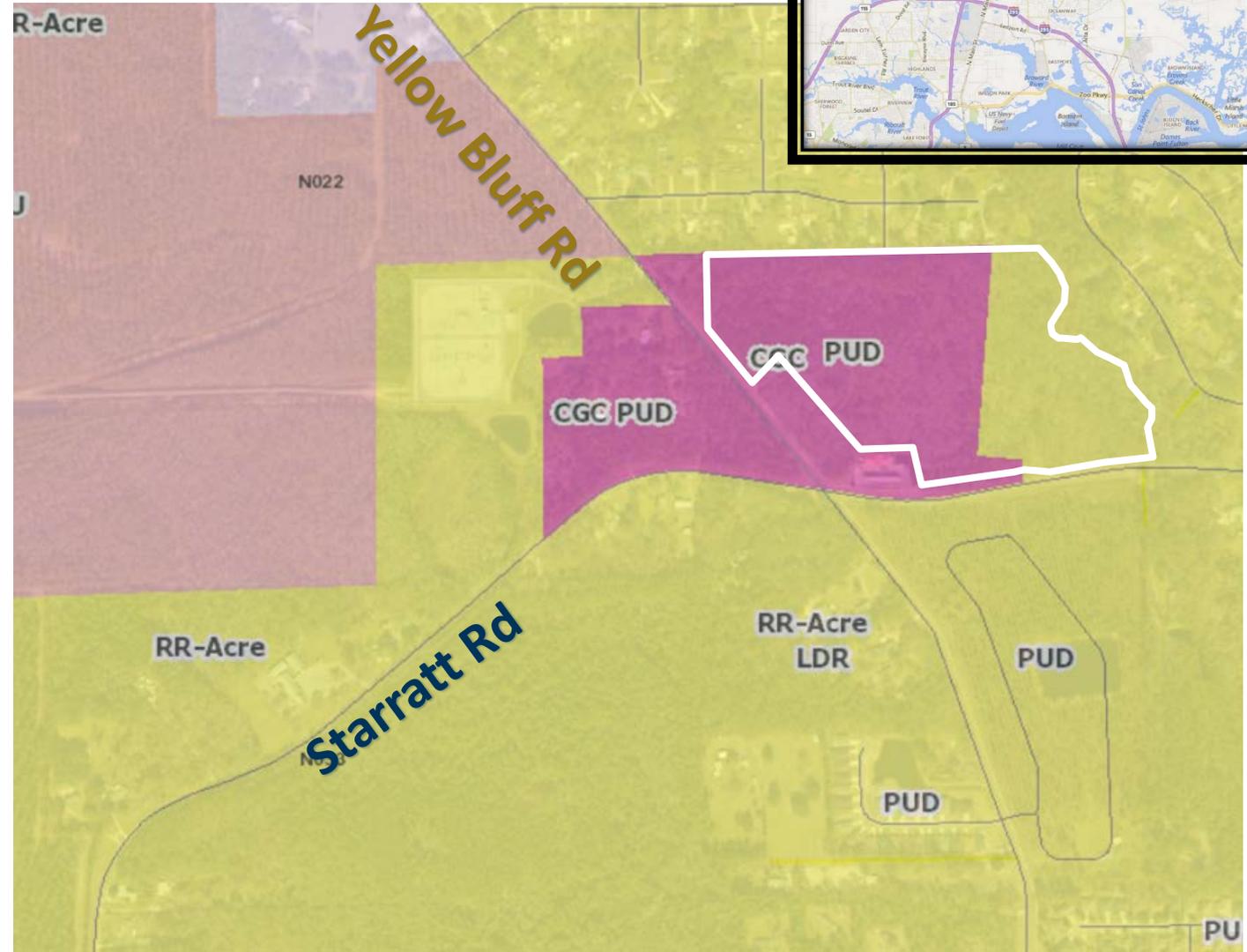
Current Commercial Zoning

Restricted Uses- ORDINANCE 90-685-433

“There shall be no pool halls, arcades, or laundromats allowable”

Permitted Uses- CGC-1

- Day Care Center
- Indoor facilities operated by a licensed pari-mutuel permit holder
- Adult Congregated Living Facility
- Retail Beer or Wine Sales
- Retail Plant Nurseries
- Veterinarian
- Animal Boarding
- Personal Property Storage
- Retail Outlets
- Gas Stations
- Dancing Entertainment (non-alcoholic)
- Car Detailing Services



HIDDEN CREEK

**LAND USE- CGC
ZONING- PUD
19.4 Acres**

**LAND USE- LDR
ZONING- RLD-90
10.5 Acres**

**THE
CAPE**

**CASCADE POINT
(by PULTE HOMES)**

Current Property Status

Combined CGC & RLD-90 Zoning per Current Zoning



As Shown:
Retail Zoning as currently Approved along with Existing Residential Zoning



Site Data Table

Total Site Area	30.24 Acres
Recreation/Open/Park Space	3.63 Acres
Landscape/Natural Buffers	3.61 Acres
Ponds	3.93 Acres
Wetlands	5.18 Acres
TOTAL	16.35 Acres (54%)

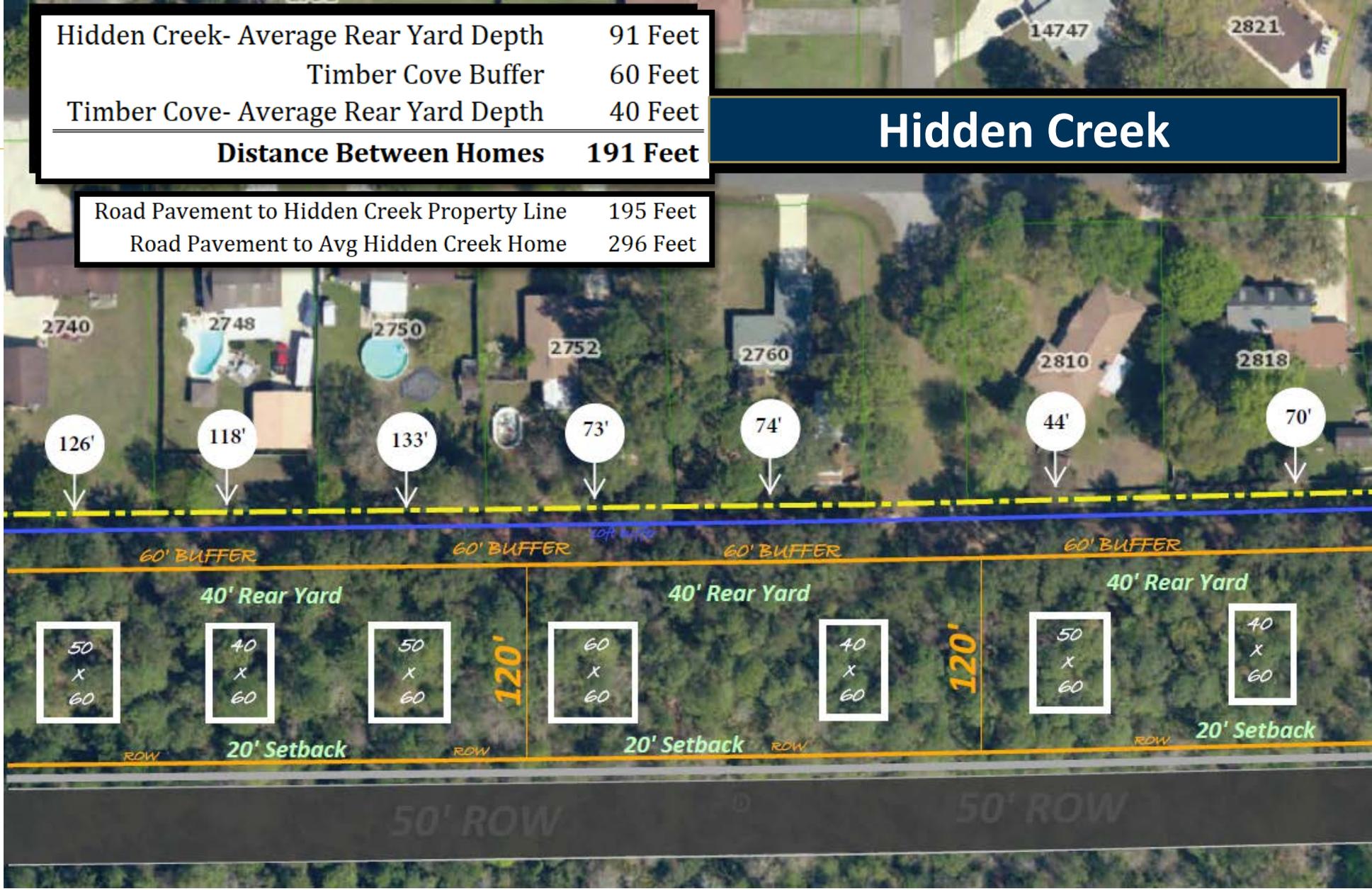
Perimeter Buffers

Following public commentary from the August 8th Public Meeting, the site plan has been shifted to the south to increase the northern Buffer at Hidden Creek from 35ft to a total distance of 60ft.

Hidden Creek- Average Rear Yard Depth	91 Feet
Timber Cove Buffer	60 Feet
Timber Cove- Average Rear Yard Depth	40 Feet
Distance Between Homes	191 Feet

Hidden Creek

Road Pavement to Hidden Creek Property Line	195 Feet
Road Pavement to Avg Hidden Creek Home	296 Feet



Comparison

Attributes of Residential PUD vs Commercial Zoning

Incorporates Adjacent Uncomplimentary Zoning	- Rather than having RLD-90 against CGC Zoning
Reduces Intensity of Use for Adjoining Neighbors	- Potential Noise, Lighting, Hours of Operation
Reduces vehicular access to Starratt Road	- Eliminates both access to the commercial and Vickers Subdivision
Independent Drainage with Direct outfall connection	- Property is contiguous to natural drainage
Reduction of Impervious Surface overall	- Residential runoff is less compared with paved parking surfaces
Residential Roadway buffers more opaque than commercial	- Commercial use will require a more open view corridor
Reduction in Traffic versus current zoning	- Commercial use has more traffic than residential use
Median Property Values estimated higher than existing homes	- New home values generally have a +15% premium over existing
Existing properties maintain substantial buffering	- Existing Wetlands to the east and Wooded easement to the north (along with keeping of isolated wetland buffer up front)

Transportation

Per COJ Staff Report

Commercial Development

298,059sf = 15,124 Gross Trips

(Less 36.76% Pass-By)

9,564 Trips per Day

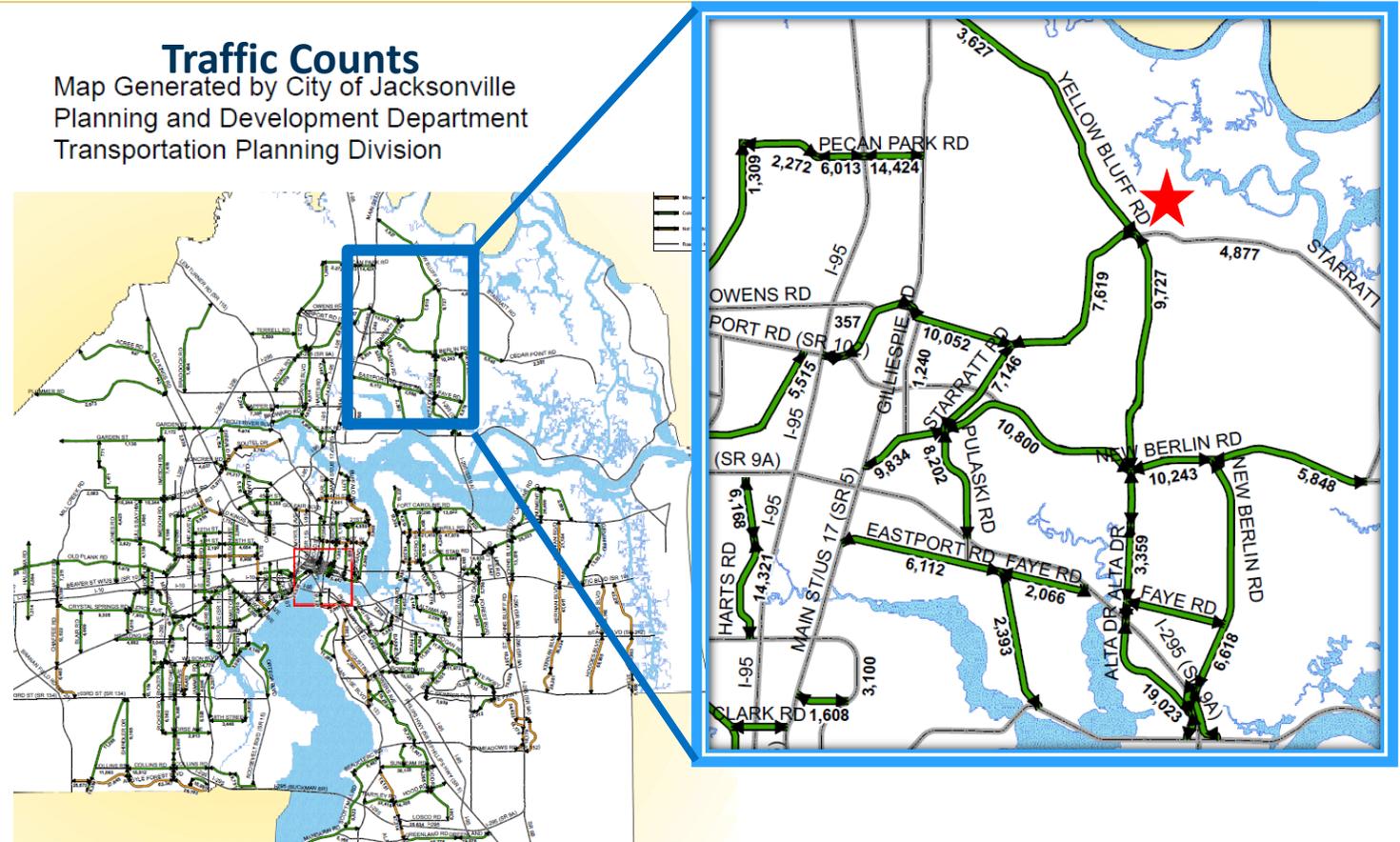
Residential Development

Using Site Plan Density of 72 Homes

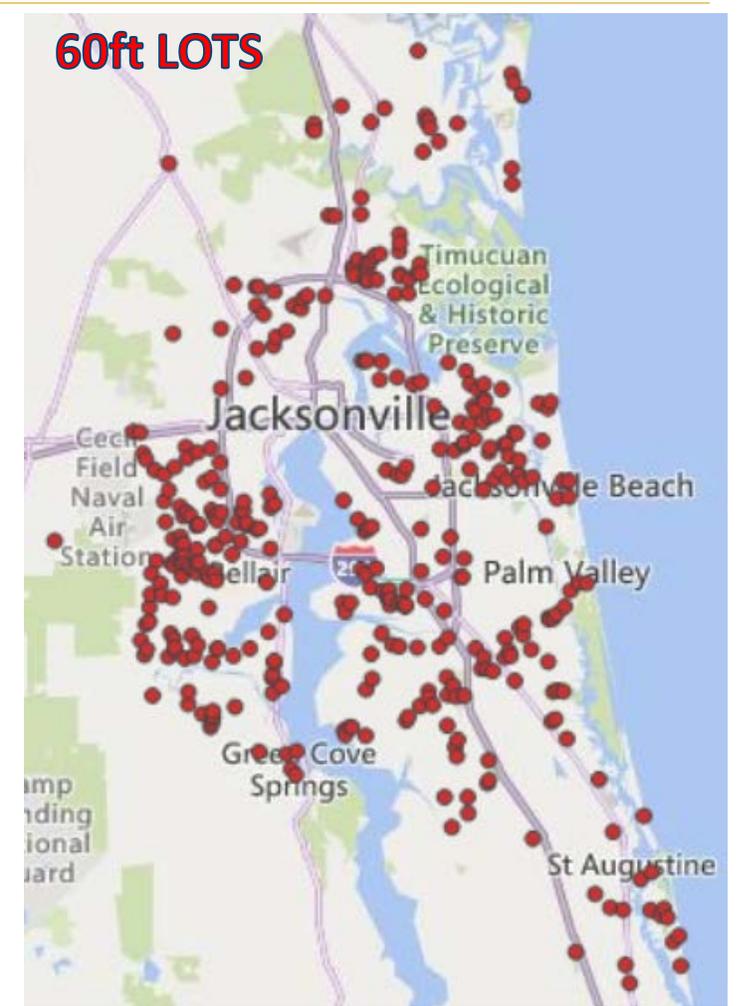
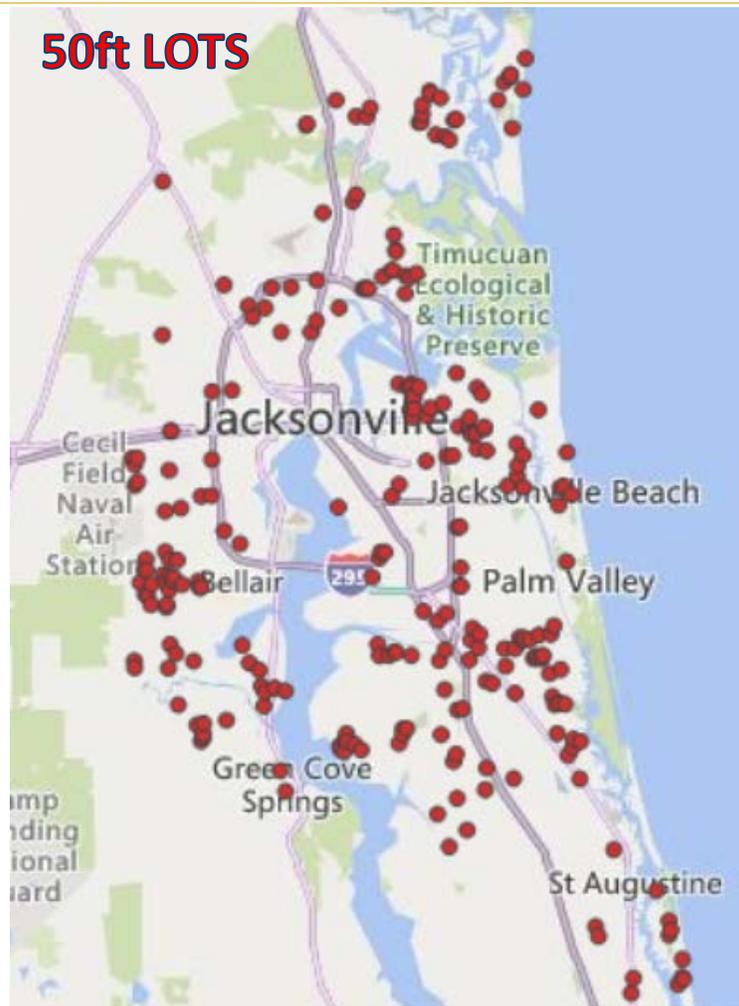
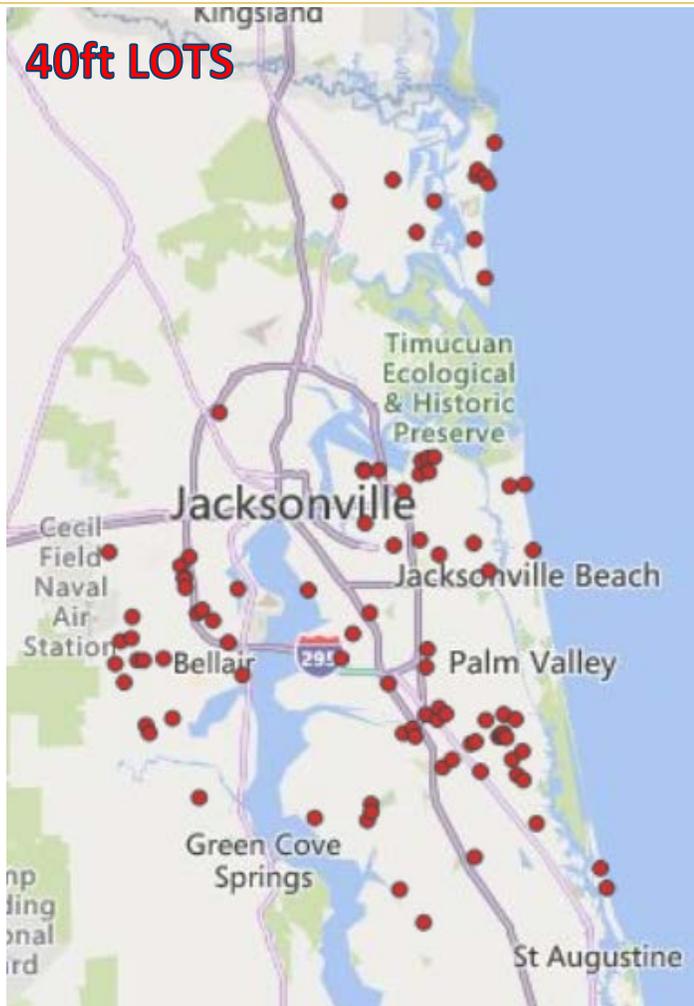
680 Trips per Day

Traffic Counts

Map Generated by City of Jacksonville
Planning and Development Department
Transportation Planning Division



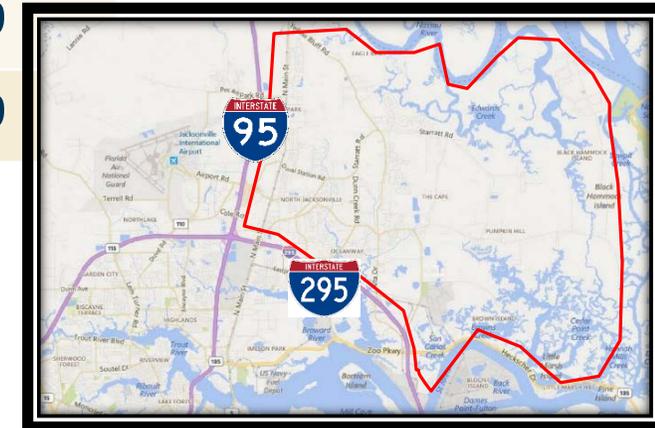
Lot Size Overview- Jacksonville



Communities of 50ft Lots – East of 1-95, North of I-295

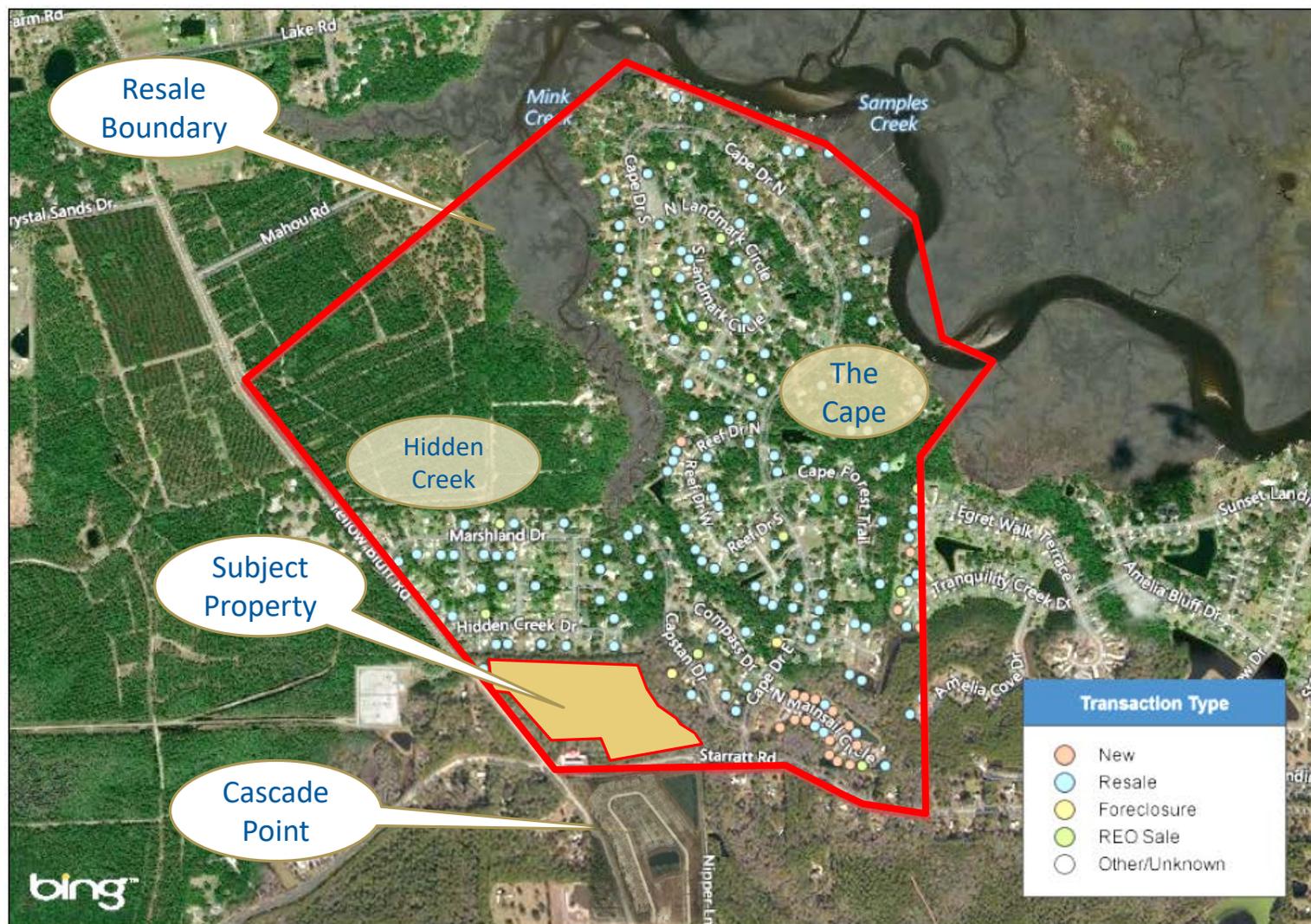
Community	Built Out Year
Autumn Point	2008
Hayden Lakes	2010
Victoria Lakes	2014
Rouen Cove	2015
Kingsmill	2016
Victoria Lakes Reserve	2016
Yellow Bluff Landing	2017

Community	Built Out Year
Howards Run	2018
Cherry Lakes	2018
Yellow Bluff Estates	2018
Chandler Crossing	2018
Alta Lakes	2018
Cedar Brook	2019
Hillcrest Bluff	2019



Area Resale Homes

Area Resales	
Total Transactions	197
Average Year Built	1993
Number of Stories	1.2
Bedrooms	3.5
Bathrooms	2.4
Average Square Footage	2,136
Average Sales Price	\$245,209
Cascade Point (Pulte) Homes	
Number of Stories	1.5
Bedrooms	3.5
Average Square Footage	2,346
Average Sales Price	\$278,152



A Range of Homes Fit on 50ft Lots

ALL HOMES IN
CASCADE POINT FIT
ON 50FT LOTS

Rosemont

Series:

14592 Spring Light Circle, Jacksonville, Florida 32226
(904) 720-4268



Cascade Point by Pulte (on Yellow Bluff)

Rosemont Model Exterior LC1A  

\$262,840

Starting from

Sep 2020

Anticipated Completion Date:

2	2	1,605	3	02801
Bedrooms	Bathrooms	Sq. Ft.	Car Garage	Lot #

Aspire

Series:

14599 Spring Light Circle, Jacksonville, Florida 32226
(904) 720-4268



Cascade Point by Pulte (on Yellow Bluff)

Aspire Exterior  

\$297,260

Starting from

Sep 2020

Anticipated Completion Date:

4	2	2,269	2	07501
Bedrooms	Bathrooms	Sq. Ft.	Car Garage	Lot #

Adjacent Communities- Along Yellowbluff



Cascade Point by Pulte Homes

2019 & 2020 SALES DATA AS RECORDED BY COJ

All Sales Transactions as shown are for homes on 60ft Lots that would ALSO fit on 50ft Lots

Average as Shown
\$270,913

\$345,200

\$244,400

\$224,100

\$324,600

\$294,800

\$270,300

\$261,700

\$258,200

\$248,800

\$263,900

\$268,100

\$280,000

\$268,600

\$267,700

\$254,400

\$259,800



How would the Ad Valorem Tax Collected Compare for the same 5,000 ft of Neighborhood Roads

	Appraisal		Ad Valorem		Total
	Per Home	Millage	Per Home	Lots	Ad Valorem
50' Lot	\$268,000	17.865	\$4,787.90	100	\$478,790.04
60' Lot (\$16K premium)	\$284,000	17.865	\$5,073.75	83	\$421,120.85
Difference	\$16,000		\$285.84	-17	-\$57,669.19

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Yellow Bluff & Starratt Road

END