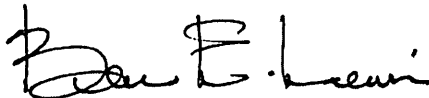


Planning Commission Report
Page 2

David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	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

Exhibit "D"

Wright Parcel PUD Written Description ~~June 22~~, July 5, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** Current Land Use Designation: LI
- B.** Proposed Land Use Designation: LDR
- C.** Current Zoning District: PUD
- D.** Requested Zoning District: PUD
- E.** RE #: 019589-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 497.5± acres of property from Planned Unit Development (PUD) to PUD. The Property is located northwest of the Jacksonville International Airport, where Arnold Road/Gold Star Family Parkway turns north (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to 1,000 single family detached homes. The Property is currently undeveloped.

The current PUD for the Property was approved by Ordinance 2009-155-E (the "Current PUD"), which permitted over three million square feet of light industrial and supporting uses. This PUD application is a companion to a pending large scale future land use map amendment application (L-5604-21A) seeking to change the future land use of the Property from LI to LDR. The transmittal of the application to the state reviewing agencies was approved by Ordinance 2021-731-E.

III. PUD DEVELOPMENT CRITERIA

- A.** Description of Uses.
 - 1. Single family detached dwelling units with integrated parking facilities and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
 - 2. Temporary construction trailers and offices, and sales/leasing offices.

3. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
4. Amenity/recreation centers, which may include pools, lagoons, cabanas/clubhouses, health/exercise facilities, and similar uses, and which may be open to the public on a restricted or unrestricted basis.
5. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
6. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in the City of Jacksonville Zoning Code.
7. Bona fide commercial agricultural uses may continue until build-out.
8. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required buffer. Permitted accessory uses and structures include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.

C. Minimum Lot and Building Requirements.

1. *Minimum building setbacks and yard requirements.* The building setbacks for all uses and structures are as follows:
 - a. Front – Fifteen (15) feet to façade, ten (10) feet to porch, twenty (20) feet to garage face.
 - b. Side – Five (5) feet (combined 10 feet).
 - c. Rear – Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

Note: Encroachments by subdivision buffers, landscaping, sidewalks, parking, temporary signage, utility structures, fences up to six (6) feet in height, street/park furniture, HVAC units, pools and pool enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum Lot Requirements.* Forty (40) feet wide; four thousand square feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. So long as a cul-de-sac lot is forty (40) feet in width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.
3. *Maximum Height of Structures.* Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
4. *Impervious surface ratio.* Seventy (70) percent.
5. *Maximum lot coverage.* Fifty-five (55) percent.

D. Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

E. Access. Access to the Property initially will be from Gold Star Family Parkway. As shown on the Site Plan, the main access road may continue to the southwest to adjacent parcels. The design of the access point and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.

F. Pedestrian Circulation. The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

G. Recreational/Open Space. A minimum of 1 acre of internal active recreation area per 100 dwelling units will be provided.

H. Signage. At such time as the Property has an approved access connection to Gold Star Family Parkway, the PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at the entrance.

Directional Signs that indicate ways to and from the property entrances and common areas of the development, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such

Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as “informational sidewalk kiosks,” 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

- I. Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City’s off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- J. Landscaping/Fencing/Screening.** The development will comply with Part 12 of the Zoning Code unless otherwise approved by the Planning and Development Department; provided, however, that the required perimeter landscaping and subdivision buffer may be placed within the required building setbacks and yard requirements.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

- N. **Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- R. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.
- S. **Silviculture.** Bona fide commercial agricultural activities may continue until buildout.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** Upon the adoption of the companion large scale future land use map amendment, the Property will be within the LDR land use category and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 497.5± acres, the proposed density of up to one thousand (1,000) units is consistent with the LDR land use category. The proposed development is consistent with the following policies of the Future Land Use Element of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.

- D. Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the Property will be from Gold Star Family Parkway, and may connect with adjacent parcels to the southwest. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.
- E. External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to the development approved to the southwest by Ord. 2010-390-E, the Braddock Family Parcel Multi-Use project. Most of the surrounding properties are programmed for single family residential development.
- F. Recreation/Open Space.** A minimum of 1 acre of internal active recreation area per 100 units will be provided.
- G. Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements. As depicted on the Site Plan, a large proportion of the Property will remain undeveloped due to existing wetlands. Any wetland impacts from the proposed residential development will be less than those that would be caused by the industrial development permitted under the Current PUD.
- H. Listed Species Regulations.** This review was provided with the pending land use amendment application/Ordinance 2021-731-E.
- I. Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.
- J. Sidewalks, Trails, and Bikeways.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: ETM. Developer: Eisenhower Property Group.
- B. Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD

Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City.
- E. Operation and Maintenance of Common Areas:** The common areas will be owned and maintained by an HOA funded by mandatory dues.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0387 TO
PLANNED UNIT DEVELOPMENT

JUNE 23, 2022

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 2022-0387 to Planned Unit Development.

Location: 4742 Parete Road South, between Parete Road and Arnold Road

Real Estate Numbers: 019589 0000

Current Zoning District: Planned Unit Development (PUD 2009-0155-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: 6 – North

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owners: William G. Wright Life Estate
15873 Sisters Lake Road
Jacksonville, FL 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0387 seeks to rezone approximately 497.50± acres of land from PUD to PUD. The rezoning to a new PUD is being sought in order to develop the subject property with 1,000 single family homes. There is a companion Land Use Amendment

(2022-0386/L-5604-21A) to amend the land use category from Light Industrial to Low Density Residential.

Staff notes that PUD Ordinance 2009-0155-E was originally approved to permit light industrial uses including manufacturing, distribution, wholesaling, and freight and trucking terminals, amongst other uses. Since its enactment, the property has remained undeveloped. The proposed PUD is seeking to change the permitted uses from industrial to single family residential. Nonetheless, 2009-155-E was enacted on March 10, 2009 with the following conditions:

- (a) Development shall proceed in accordance with the Development Services Division Memorandum dated February 3, 2009, and the Transportation Planning Section memorandum dated February 5, 2009, or as otherwise approved by the Planning and Development Department.
- (b) An exterior lighting design plan, including a photometrics plan and pole and fixture schedules, shall be submitted to the Planning and Development Department for review and approval at the time of verification of substantial compliance of the PUD.
- (c) Development is limited to 3,180,000 square feet of light industrial and supporting uses, and less than 320 acres of industrial uses.

The Planning and Development has reviewed the conditions of the enacted ordinance and forwards the following comments:

All three (3) conditions are not being recommended by Staff for this report as the intent of this proposed rezoning is to change the permitted uses from industrial to residential.

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. Zoning application Ordinance 2022-0387 has a companion land use application, Ordinance 2022-0386/ L-5604-21A, which is changing the land use and requesting a boundary extension from Light Industrial (LI) in the Rural Development Area to Low Density Residential (LDR) in the Suburban Development Area on the subject 497.52 acre site. The site is currently undeveloped

land and is located east of Parete Road South, a public roadway.

According to the Category Description in the FLUE, the Low Density Residential (LDR) land use category in the Rural and Suburban Areas primarily permits low density residential development in the form of single-family and multi-family dwellings at up to 7 dwelling units per acre when full urban services are available. If the development does not have connection to potable water and waste water, the maximum gross density shall be 2 units per acre with a minimum lot size of half an acre. If either one of centralized potable water or wastewater services are not available, the maximum gross density shall be 4 units per acre with a minimum lot size of ¼ of an acre. Plan amendment requests for new LDR designations are discouraged in the Rural Area because they would potentially encourage urban sprawl.

(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.

The subject property is located in the Suburban Development Area and according to the submitted JEA Availability Letter, 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 projected growth within the general vicinity 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.

The proposed rezoning to a PUD would allow for residential infill on traditionally vacant and rural parcels along Gold Star Family Parkway. The PUD will also allow for a greater variety of residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element

Policy 2.2.2

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

As demonstrated on the attached site plan, the proposed development will provide open space/park space.

Policy 2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

In accordance with the policy mentioned herein, the submitted written description states that a minimum of 10 acres of active recreation area will be provided.

(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, if the companion Land Use Amendment, 2022-0386/ L-5604-21A, is approved, the subject property will be within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). Furthermore, 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 residential community consisting of up to 1,000 single family homes. 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 use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code.

The variety and design of dwelling types: The entire development will contain a maximum of 1,000 single-family that are at least 40 feet wide and 5,000 square feet.

(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 between Parete Road and Gold Star Family Parkway. Much of the surrounding area is vacant with the exception of the properties located west of the subject site, which are rural residential. The subject site will preserve the residential character of the area.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LI/AGR-II	PUD 2009-0153-E/AGR	Undeveloped Land
South	PBF	PBF-3	Jacksonville International Airport
East	LI	PUD 2009-0153-E	Undeveloped Land
West	RR/MU	RR-Acre/AGR	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. Additionally, in a memo provided by JEA, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal.

School Capacity: Based on the Development Standards for impact assessment, the 497.50± acre proposed PUD rezoning has a development potential of 1,000 single-family dwellings. 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 2022-0387
 Development Potential: 1,000 Residential Dwellings**

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 2 & 7
Elementary	1	10,520	53%	125	58%	8,314	3,373
Middle	1	7,527	88%	51	86%	807	791
High	1	8,087	80%	74	72%	1,116	1,778
Total New Students				250			

Total Student Generation Yield: 0.250

Elementary: 0.125

Middle: 0.051

High: 0.074

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 (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES #269	1	125	667	703	105%	100%
Highland MS #244	1	51	1071	697	65%	75%
First Coast HS #265	1	74	2212	2194	99%	101%

250

- Does not include ESE & room exclusions
- Analysis based on a **maximum 1,000 dwelling units** – PUD 2022-0387

The amount and size of open spaces, plazas, common areas and recreation areas: The written description indicates that a minimum of 10 acres of internal active recreation area will be provided.

Comments from the Parks and Recreation Department include the following: There are concerns about the future need for new regional parks in growth areas such as this which is ripe for development following the recent extension of Gold Star Family Parkway. In particular, athletic fields are already in high demand throughout the City and the nearest public athletic fields to this PUD site are 6 miles away (as the crow flies) and 10 miles to the nearest regional park. The site plan in the application did not show where the 10 acres of active recreation are planned nor did the application describe the type of amenities envisioned for the property. The department encourages that we work with the developer to provide athletic fields as part of their future plans.

The existence and treatment of any environment hazards to the proposed PUD property or surrounding lands: Approximately 247.35 acres are located within category III wetlands. The wetlands are isolated and spread out within the site. Larger concentrations of these wetlands are found on the border of the site. The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways. Uses permitted are subject to the limitations of CCME Policy 4.1.6.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Access to the property will initially be from Gold Star Family Parkway and may continue to the southwest to adjacent parcels. Upon completion, the internal roads will be built to city standards for public roads and will be dedicated to the City. The Traffic Engineer has reviewed the application and has issued comments. **Staff supports the Engineer's findings and forwards the following:**

- A traffic study shall be provided at Civil Site Plan Review. If the development will be submitted in multiple phases, a traffic study may be required for each phase. Prior to the commencement of any traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, the Chief of the Transportation Division, and the traffic reviewer from Development Services.
- The proposed street typical cross section for the main access road shall match that found in City Standard Details for City of Jacksonville, Plate P-126, or as otherwise approved by the Transportation Planning Division. Left turn lanes or a three lane section may be

required on the entrance road, to be determined by the traffic study.

- There shall be no direct residential access to the main access road.
- The proposed street typical cross section for all local residential streets shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- A Revocable Permit and Indemnification Agreement shall be required for any identification signs, directional signs, informational signs, kiosks, etc. in the proposed city right of way. Such signs or structures shall not block horizontal sight distance as defined by City of Jacksonville Code of Ordinances Section 804.617 (a) and (b).
- A Revocable Permit and Indemnification Agreement shall be required for any landscaping in the proposed city right of way. Landscaping in the City right of way shall not block horizontal sight distance as defined by City of Jacksonville Code of Ordinances Section 804.617 (a) and (b).
- A Revocable Permit and Indemnification Agreement shall be required if the traffic control signage will be on decorative posts.

The application was also forwarded to the Transportation Planning Division. The following comments were issued:

- Deviation from sidewalk requirements is denied as found in Part F “Pedestrian Circulation” of the Written Description. Entrance streets shall provide sidewalks on both side of Section 654.133 of the Code of Subdivision Regulations indicates “The subdivision entrance street or streets in a platted subdivision which provide a connection to a collector street, major arterial or otherwise serve as the entrance or exist point(s) to the subdivision, shall provide a six-foot sidewalk on both sides of the subdivision entrance street (s), and shall connect to external sidewalks, if the same exist. If external sidewalks adjacent to the subdivision do not exist, connecting six feet sidewalks shall be installed subject to staff review”. If sidewalks on both side of the internal

(7) Usable open spaces plazas, recreation areas.

The project will be developed with 10 acres of active recreation space, which meets the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policies 2.2.2 and 2.2.3 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 confirmed the presence of wetlands on site. The PUD site plan appears to set aside many of the wetland areas as identified in the environmental assessment for conservation. Additionally, the PUD written description acknowledges that any development on site that may impact wetlands will be permitted pursuant to local, state and federal permitting requirements.

For more information regarding wetlands, please see the attached memo from Community

Planning Division.

(9) Listed species regulations

The applicant provided an Environmental Assessment Report of the Braddock and Wright Parcel which includes the subject site. This report was conducted by Bio-Tech Consulting Inc. in order to identify the presence of or potential disturbance of any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) and the Florida Fish and Wildlife Conservation Commission (FWC). According to the report, none of the species identified in the FWC's Official Lists – Florida's Endangered Species, Threatened Species and Species of Special Concern (May 2017), were present on the site. Two species, which are regulated under State and Federal laws, were noted to have the potential to occupy the site. Those species include Bald Eagle and Wood Stork. An on-site evaluation for "listed" species was conducted and concluded no further action should be required pertaining to Bald Eagle nests. However, mitigation for Wood Stork habitat may be required if ditches or wetlands are impacted. The complete report is on file with the Planning and Development Department.

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

Parking will be provided in accordance with the City's off-street parking and loading requirements as set forth in part 6 of the City of Jacksonville Zoning Code.

(11) Sidewalks, trails, and bikeways

According to the submitted written description, the property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the property.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **June 15, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were not** posted. Staff reached out to the applicant to post the signs and provide photos.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2022-0387 be **APPROVED with the following exhibits:**

1. **The original legal description dated May 3, 2021.**
2. **The original written description dated March 23, 2022.**
3. **The original site plan dated March 25, 2022.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0387 be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 06/16/2022

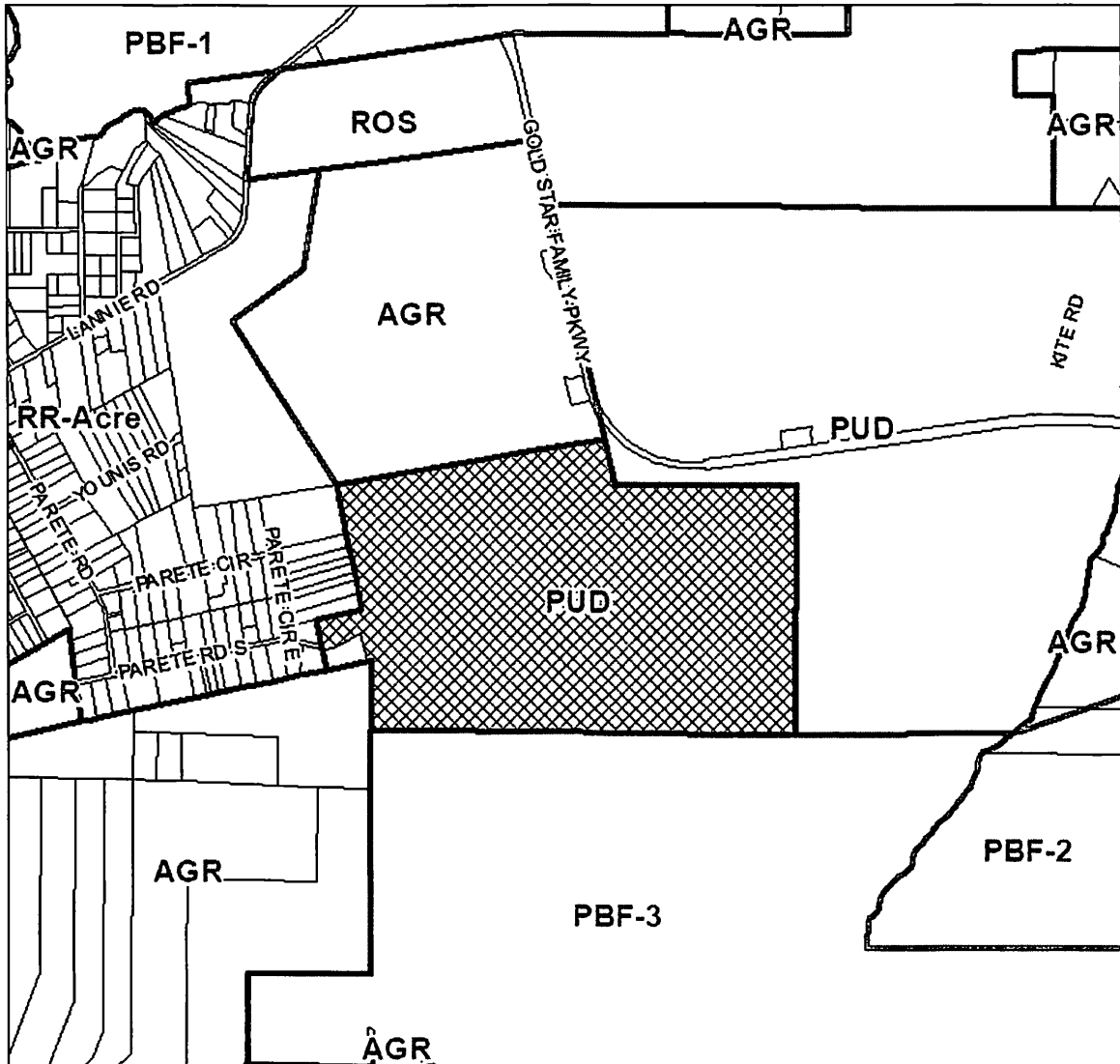
Aerial view of the subject site and parcel, facing north.

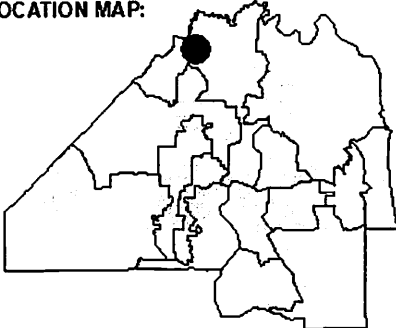
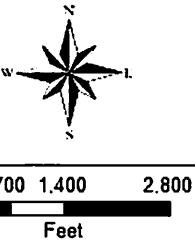
Figure B:



Source: Planning & Development Dept, 06/15/2022

View of the subject property from Gold Star Family Parkway.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 700 1,400 2,800 Feet</p> <p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2022-0387</p>	<p>TRACKING NUMBER T-2022-4173</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

Lenny Curry, Mayor

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

TRANSPORTATION REVIEW

DATE: June 15, 2022

TO: Kaysie Cox, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0387

Background Information:

The subject site is approximately 497.52 acres and will be accessible from Gold Star Family Parkway, an unclassified facility, and is located to the west of Pecan Park Road, a collector facility. Pecan Park Road is located to the east of the subject site and is currently operating at 5.37% of capacity. This segment of Pecan Park Road has a maximum daily capacity of 16,727 vehicles per day (vpd) and average daily traffic of 898 vpd.

This PUD is a companion to pending large-scale land use application L-5604-21A (2022-0386). Per the written description, the applicant indicates a maximum of 1,000 single-family attached units (ITE Code 210), which could produce 9,430 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in the supplemental memorandum provided and dated 06/15/2022.



ONE CITY. ONE
JACKSONVILLE.

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

MEMORANDUM

DATE: June 15, 2022

TO: Kaysie Cox, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0387

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- A traffic study shall be provided at Civil Site Plan Review. If the development will be submitted in multiple phases, a traffic study may be required for each phase. Prior to the commencement of any traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).
- The proposed street typical cross section for the main access road shall match that found in City Standard Details for City of Jacksonville, Plate P-126, or as otherwise approved by the Transportation Planning Division. Left turn lanes or a three-lane section may be required on the entrance road, to be determined by the traffic study.
- There shall be no direct residential access to the main access road.
- The proposed street typical cross section for all local residential streets shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- A Revocable Permit and Indemnification Agreement shall be required for any identification signs, directional signs, informational signs, kiosks, etc. in the proposed city right of way. Such signs or structures shall not block horizontal sight distance as defined by City of Jacksonville Code of Ordinances Section 804.617 (a) and (b).
- A Revocable Permit and Indemnification Agreement shall be required for any landscaping in the proposed city right of way. Landscaping in the City right of way shall not block horizontal sight distance as defined by City of Jacksonville Code of Ordinances Section 804.617 (a) and (b).
- A Revocable Permit and Indemnification Agreement shall be required if the traffic control signage will be on decorative posts.
- Deviation from sidewalk requirements is denied as found in Part F "Pedestrian Circulation" of the Written Description. Entrance streets shall provide sidewalks on both side of Section 654.133 of the Code of Subdivision Regulations indicates "The subdivision entrance street or streets in a platted subdivision which provide a connection to a collector street, major arterial or otherwise serve as the entrance or exist point(s) to the subdivision, shall provide a six-foot sidewalk on both sides of the subdivision entrance street (s), and shall connect to external sidewalks, if the same exist. If external sidewalks adjacent to the subdivision do not exist, connecting six feet sidewalks shall be installed subject to staff review". If sidewalks on both side of the internal

road are not feasible or desired, provide sidewalk on one side and a shared-use path on the other side to accommodate both bicyclists and pedestrians.



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0387 **Staff Sign-Off/Date** KPC / 04/21/2022
Filing Date 05/11/2022 **Number of Signs to Post** 16
Hearing Dates:
1st City Council 06/28/2022 **Planning Commission** 06/23/2022
Land Use & Zoning 07/19/2022 **2nd City Council** 07/26/2022
Neighborhood Association THE EDEN GROUP INC.
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4173 **Application Status** PENDING
Date Started 03/21/2022 **Date Submitted** 03/30/2022

General Information On Applicant

Last Name DUGGAN **First Name** WYMAN **Middle Name** R
Company Name
ROGERS TOWERS, P.A.
Mailing Address
1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043983911 **Fax** 9043960663 **Email** WDUGGAN@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
WILLIAM G. WRIGHT LIFE ESTATE
Mailing Address
15873 SISTERS LAKE ROAD
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2009-155-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 019589 0000	7	6	PUD	PUD

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

Existing Land Use Category

LI

Land Use Category Proposed?**If Yes, State Land Use Application #**

5604

Total Land Area (Nearest 1/100th of an Acre) 497.52**Development Number****Proposed PUD Name** WRIGHT PARCEL PUD**Justification For Rezoning Application**

TO PERMIT SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT IN A MASTER PLANNED COMMUNITY.

Location Of Property**General Location**

NORTHWEST JACKSONVILLE

House #	Street Name, Type and Direction	Zip Code
4742	PARETE RD S	32218

Between Streets

PARETE ROAD and ARNOLD ROAD

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 | |
| 497.52 Acres @ \$10.00 /acre: | \$4,980.00 |
| 3) Plus Notification Costs Per Addressee | |
| 16 Notifications @ \$7.00 /each: | \$112.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$7,361.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

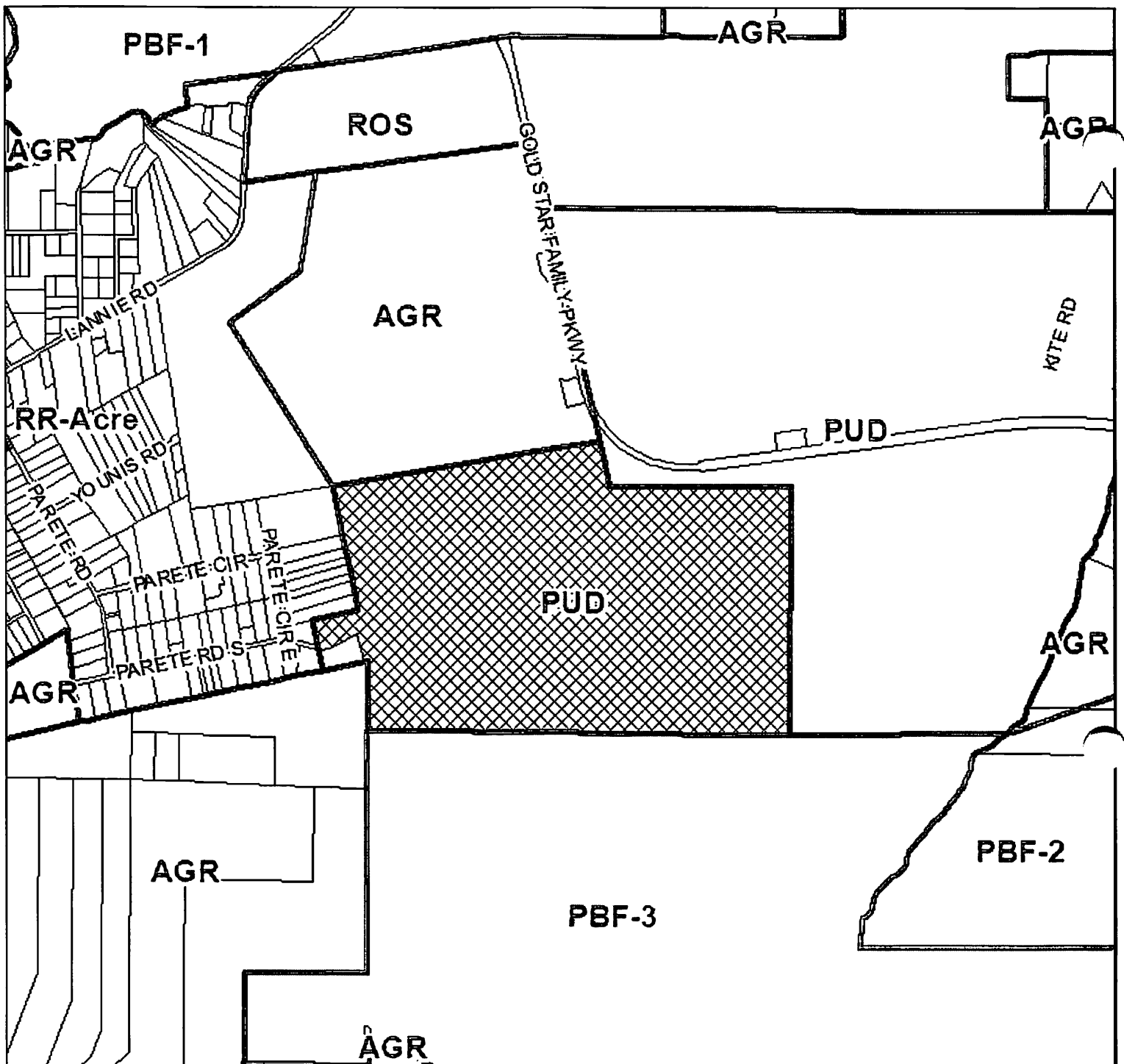
SURVEYOR'S DESCRIPTION:

WRIGHT PARCEL

A portion of Section 39 of the Charles Seton Grant, a portion of Section 40 of the Seton or Gibson Grant, and a portion of Section 41 of the William Gibson Grant, Township 1 North, Range 26 East, Duval County, Florida, being all of Lot 12, as depicted on Subdivision of Part of the David O. Ogilvie Estate, recorded in Plat Book 6, page 70, together with all of the 193.5 Acre Walter S. Ogilvie Estate Tract, and a portion of Lot 10, both as depicted on Subdivision of Part of the William A. Ogilvie Estate, recorded in Plat Book 9, page 10, all of the current Public Records of said county, also being a portion of Parcel 3, as described and recorded in Official Records Book 18378, page 899, of said current Public Records, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Lot 3, said Subdivision of Part of the David O. Ogilvie Estate, said corner lying on the Southerly line of said Lot 12; thence North $89^{\circ}05'59''$ West, along said Southerly line, 5785.98 feet to the Southwesterly corner thereof; thence North $01^{\circ}19'13''$ East, along the Westerly line of said Lot 12, a distance of 981.44 feet to the Southeasterly corner of said Lot 10; thence South $77^{\circ}30'15''$ West, departing said Westerly line and along the Southerly line of said Lot 10, a distance of 80.24 feet; thence North $13^{\circ}54'25''$ West, departing said Southerly line, 383.94 feet; thence South $60^{\circ}05'11''$ West, 304.89 feet to a point on a non-tangent curve concave Northerly having a radius of 650.00 feet; thence Westerly along the arc of said curve, through a central angle of $24^{\circ}16'21''$, an arc length of 275.36 feet to point on said curve lying on the Westerly line of said Parcel 3, said arc being subtended by a chord bearing and distance of South $73^{\circ}37'50''$ West, 273.31 feet; thence North $13^{\circ}38'55''$ West, along said Westerly line (said line also being the Easterly right of way line of Parete Road South, a 60 foot right of way as described and recorded in Official Records Volume 4015, page 781, and the Easterly line of those lands described and recorded in Official Records Book 18914, page 1143, both of said current Public Records), a distance of 429.36 feet to the Northeasterly corner of said Official Records Book 18914, page 1143, said corner lying on the Southerly line of those lands described and recorded in Official Records Book 17970, page 1311, of said current Public Records; thence North $77^{\circ}08'10''$ East, along said Southerly line, 661.77 feet to the Southeasterly corner thereof, said corner lying on the Easterly line of said Lot 10; thence North $12^{\circ}32'37''$ West, along said Easterly line, 1710.64 feet to the Northeasterly corner thereof, said corner lying on the Northerly line of said 193.5 Acre Walter S. Ogilvie Estate Tract; thence North $80^{\circ}39'57''$ East, along said Northerly line, 3698.19 feet to the Northeasterly corner thereof, said corner lying on the Westerly line of Lot 15, said Subdivision of Part of the David O. Ogilvie Estate; thence South $12^{\circ}10'27''$ East, along said Westerly line, 576.00 feet to the Southwesterly corner of said Lot 15; thence North $89^{\circ}27'59''$ East, along the Southerly lines of Lot 15 and Lot 4, said Subdivision of Part of the David O. Ogilvie Estate, 2504.29 feet to the Northwesterly corner of said Lot 3; thence South $00^{\circ}12'22''$ East, departing said Southerly line of Lot 4 and along the Westerly line of said Lot 3, a distance of 3492.83 feet to the Point of Beginning.

Containing 497.52 acres, more or less.

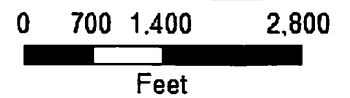
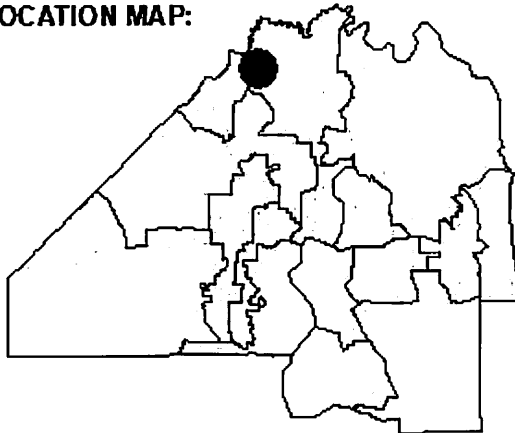


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2022-4173

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit "D"

**Wright Parcel PUD
Written Description
March 23, 2022**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: LI
- B. Proposed Land Use Designation: LDR
- C. Current Zoning District: PUD
- D. Requested Zoning District: PUD
- E. RE #: 019589-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 497.5± acres of property from Planned Unit Development (PUD) to PUD. The Property is located northwest of the Jacksonville International Airport, where Arnold Road/Gold Star Family Parkway turns north (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to 1,000 single family detached homes. The Property is currently undeveloped.

The current PUD for the Property was approved by Ordinance 2009-155-E (the "Current PUD"), which permitted over three million square feet of light industrial and supporting uses. This PUD application is a companion to a pending large scale future land use map amendment application (L-5604-21A) seeking to change the future land use of the Property from LI to LDR. The transmittal of the application to the state reviewing agencies was approved by Ordinance 2021-731-E.

III. PUD DEVELOPMENT CRITERIA

- A. Description of Uses.
 - 1. Single family detached dwelling units with integrated parking facilities and related amenities including but not limited to walking path(s), jogging trails, pool(s), cabana/clubhouse, health/exercise facility, business/conference center, sales/leasing office, recreation areas, and similar uses.
 - 2. Temporary construction trailers and offices, and sales/leasing offices.

3. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, conservation areas, and similar uses.
4. Amenity/recreation centers, which may include pools, lagoons, cabanas/clubhouses, health/exercise facilities, and similar uses, and which may be open to the public on a restricted or unrestricted basis.
5. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
6. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in the City of Jacksonville Zoning Code.
7. Bona fide commercial agricultural uses may continue until build-out.
8. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required buffer. Permitted accessory uses and structures include fences, berms, dog parks, dog washes, trash enclosures, entry gates, walking paths and jogging trails.

C. Minimum Lot and Building Requirements.

1. *Minimum building setbacks and yard requirements.* The building setbacks for all uses and structures are as follows:
 - a. Front – Twenty (20) feet.
 - b. Side – Five (5) feet (combined 10 feet).
 - c. Rear – Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

Note: Encroachments by subdivision buffers, landscaping, sidewalks, parking, temporary signage, utility structures, fences up to six (6) feet in height, street/park furniture, HVAC units, pools and pool enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum Lot Requirements.* Forty (40) feet wide; five thousand square feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. So long as a cul-de-sac lot is forty (40) feet in width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.
3. *Maximum Height of Structures.* Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, mechanical equipment or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.
4. *Impervious surface ratio.* Seventy (70) percent.
5. *Maximum lot coverage.* Fifty-five (55) percent.

D. Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

E. Access. Access to the Property initially will be from Gold Star Family Parkway. As shown on the Site Plan, the main access road may continue to the southwest to adjacent parcels. The design of the access point and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.

F. Pedestrian Circulation. The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

G. Recreational/Open Space. A minimum of 10 acres of internal active recreation area will be provided.

H. Signage. At such time as the Property has an approved access connection to Gold Star Family Parkway, the PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at the entrance.

Directional Signs that indicate ways to and from the property entrances and common areas of the development, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such

Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as “informational sidewalk kiosks,” 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

- I. Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City’s off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- J. Landscaping/Fencing/Screening.** The development will comply with Part 12 of the Zoning Code unless otherwise approved by the Planning and Development Department; provided, however, that the required perimeter landscaping and subdivision buffer may be placed within the required building setbacks and yard requirements.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

- N. **Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- R. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.
- S. **Silviculture.** Bona fide commercial agricultural activities may continue until buildout.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** Upon the adoption of the companion large scale future land use map amendment, the Property will be within the LDR land use category and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 497.5± acres, the proposed density of up to one thousand (1,000) units is consistent with the LDR land use category. The proposed development is consistent with the following policies of the Future Land Use Element of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.

- D. Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the Property will be from Gold Star Family Parkway, and may connect with adjacent parcels to the southwest. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.
- E. External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to the development approved to the southwest by Ord. 2010-390-E, the Braddock Family Parcel Multi-Use project. Most of the surrounding properties are programmed for single family residential development.
- F. Recreation/Open Space.** A minimum of 10 acres of internal active recreation area will be provided.
- G. Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements. As depicted on the Site Plan, a large proportion of the Property will remain undeveloped due to existing wetlands. Any wetland impacts from the proposed residential development will be less than those that would be caused by the industrial development permitted under the Current PUD.
- H. Listed Species Regulations.** This review was provided with the pending land use amendment application/Ordinance 2021-731-E.
- I. Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.
- J. Sidewalks, Trails, and Bikeways.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: ETM. Developer: Eisenhower Property Group.
- B. Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD

Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

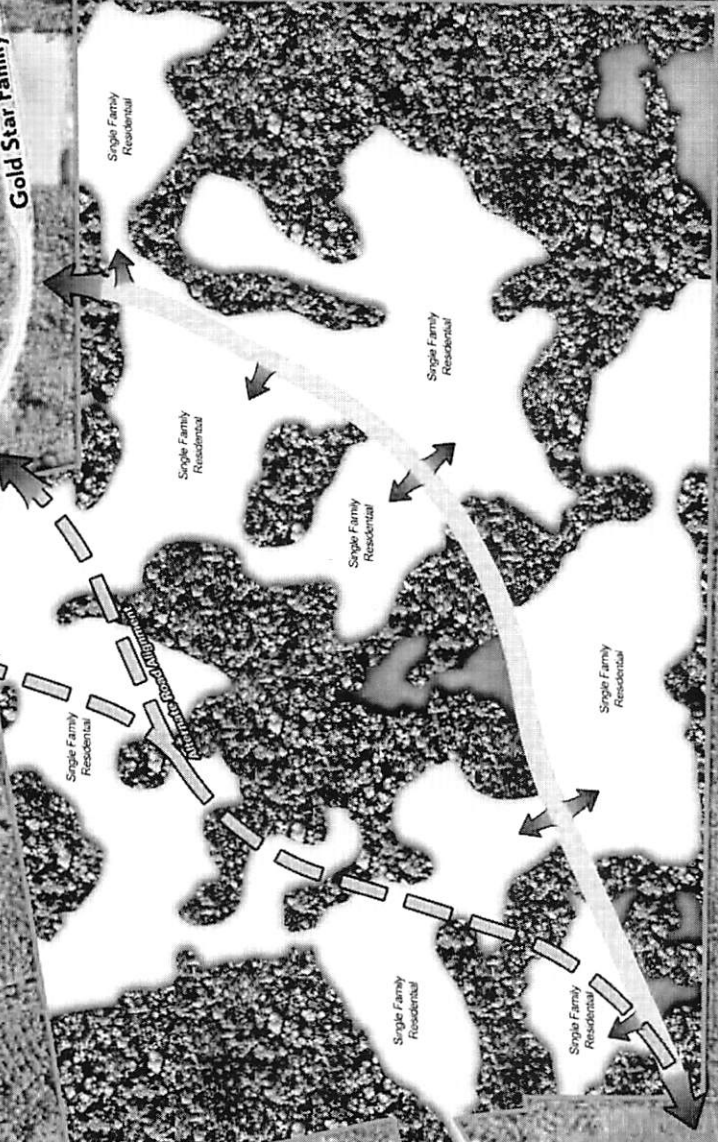
- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City.
- E. Operation and Maintenance of Common Areas:** The common areas will be owned and maintained by an HOA funded by mandatory dues.

WRIGHT PROPERTY
Master PUD Site Plan
March 25, 2022

LEGEND

- Single Family Residential
 - Open Space/Parks/Uplands
 - Open Space/Wetlands
- Note: The location, configuration and acreage of development parcels, wetland configuration, roads, etc. are conceptual in nature and subject to change. The actual boundaries of the wetland area may be subject to future consultation with the appropriate regulatory agencies.

Gold Star Family Parkway



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303.733.1100
www.etm.com

EXHIBIT F LAND USE TABLE

Wright Parcel PUD

Total gross acreage	497.5 Acres	100%
Single Family Residential	234.7 acres	47%
Open Space/Wetlands	228.8 acres	46%
Open Space/Uplands/Parks	14.1 acres	3%
Total number and type of dwelling units by each type	1000 d.u.	
Single Family Detached	1000 d.u.	
Total amount of active recreation	10 Acres	
Total amount of passive open space	242.9 Acres	
Amount of public and private rights-of-way	19.9 Acres	4%
Maximum coverage of non-residential buildings and structures	0 Sq. Ft.	0%
Impervious surface ratios as required by Section 654.129 ¹		70%

¹ The acreages and development amounts of the various land uses listed above are conceptual in nature and subject to further refinement upon submission of a Verification of Substantial Compliance with the PUD, so long as the acreages and densities are consistent with the Low Density Residential (LDR) Future Land Use Category.



Availability Letter

Nick Horrell

4/11/2022

ENGLAND-THIMS & MILLER, INC.
14775 OLD ST AUGUSTINE ROAD
Jacksonville, Florida 32258

Project Name: Wright Property

Availability #: 2022-1283

Attn: Nick Horrell

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

 Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2022-1283

Request Received On: 3/25/2022

Availability Response: 4/11/2022

Prepared by: Susan West

Expiration Date: 04/10/2024

Project Information

Name: Wright Property

Address: 4742 PARETE RD S, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 250000

Parcel Number: 019589 0000

Location:

Description: 1,000 Single Family Detached Homes

Potable Water Connection

Water Treatment Grid:

Connection Point #1: Existing 16 inch water main at the intersection of Pecan Park Rd and Arnold Rd

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection

Water Special Conditions: analysis is required. Master water plan and calculations required for overall development parcel for plan approval. Water main extension may require upsizing with JEA cost participation. Project should be designed to accommodate a future water main connection to the south.

Sewer Connection

Sewer Grid:

Connection Point #1: Existing 12 inch force main approx 9300 feet east of property along Arnold Rd

Connection Point #2:

Connection point flow limited. Downstream improvements required for full project buildout.

Project phasing and buildout projection required. Master wastewater plan and calculations required for overall development parcel for plan approval. Design should utilize master pump

stations to minimize the number of connections to the existing JEA force main network. Project Sewer Special Conditions: should be designed to accommodate a future force main connection to the south. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal. Force main extension may require upsizing with JEA cost participation.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: 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.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Subsequent steps you need to take to get service: **Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.**