

**PUD WRITTEN DESCRIPTION  
YELLOW WATER RESIDENTIAL PUD  
January 23, 2026**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 111.51 acres of property to permit single-family development on a large assemblage of parcels located along Yellow Water Road as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the AGR and RR land use categories, the Rural Development Area, and is zoned AGR.

The Property is an assemblage of undeveloped and single-family lots. A large scale land use amendment requesting LDR land use and for the Property to be located in the Suburban Development Area was approved by the City and transmitted to the State for review by Ordinance 2025-307. This PUD is filed in conjunction with the land use amendment to permit single-family development with a maximum density consistent with the requested land use category and development area.

The proposed subdivisions reflect a mix of forty and fifty foot lots consistent with development approved along the eastern side of Yellow Water Road. Each subdivision is laid out in a way that protects environmentally sensitive areas and includes recreation area long the Yellow Water Road frontage so that development is clustered interior to the site with enhanced buffers along the perimeters.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	AGR	AGR	Single-family
East	AGR	PUD (2022-0786)	Undeveloped / Single-family
South	AGR	AGR	Single-family
West	RR	AGR	Undeveloped

B. Project name: Yellow Water Residential PUD.

C. Project engineer: Kimley-Horn and Associates, Inc.

D. Project developer: Patridge Hill Capital.

- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: AGR and RR.
- G. Current zoning district: AGR.
- H. Requested land use designation: LDR.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 002272 0030, 002272 0100, 002272 0070, 002272 0045, 002272 0040, 002272 0010, 002275 0020, 002275 0515, and 002275 0510.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 111.51 acres.
- B. Maximum amount of residential units: Five hundred fifty (550) units.

## **III. STATEMENTS**

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

This PUD limits the overall amount of single-family development to five (5) units per acre, provides increased five (5) foot side setbacks, and requires enhanced landscape buffers along portions of the proposed subdivisions. It further allows for the continuation of existing livestock, agriculture and silviculture uses on the properties until such time as they are developed pursuant to this PUD.

- B. Explanation of proposed deviations or waivers.

This PUD does not seek a reduction of any Zoning Code requirement applicable to the RLD-40 Zoning District. Instead, this PUD imposes additional restrictions, including capping the total number of lots that can be developed, requiring expanded side setbacks for individual lots, and twenty-five (25) foot landscape buffers along certain perimeter boundaries to ensure compatibility and provide privacy to the existing single-family dwellings in the area. Because this is an area in transition, for clarity, the PUD expressly authorizes the continued operation of livestock, agriculture and silviculture uses.

- C. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

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

#### **IV. USES AND RESTRICTIONS**

##### **A. Permitted Uses:**

1. Silviculture, livestock operation and other agricultural uses until physical project development is initiated on a particular development parcel. Specifically, this PUD shall not affect an owner's ability to qualify for greenbelt/agricultural classification with the Property Appraiser. Initiation of physical project development occurs on a portion of the Property when construction of horizontal infrastructure to develop roads, water and sewer, or drainage improvements begin upon such portion to facilitate development at the densities or intensities permitted in this PUD.
2. Single-family dwellings, specifically including mobile homes/manufactured homes and modular homes, and model units meeting minimum lot requirements.
3. Foster care homes.
4. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
5. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
8. Golf courses meeting the performance standards and development criteria set forth in Part 4.
9. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
10. Country clubs meeting the performance standards and development criteria set forth in Part 4.
11. Home occupation meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.

C. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Borrow pits subject to the regulations contained in Part 9.
4. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
6. Day care centers meeting the performance standards and development criteria set forth in Part 4.
7. Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.
8. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

**V. DESIGN GUIDELINES**

A. Lot requirements – Forty (40) foot lots:

1. Minimum lot width: Forty (40) feet.
2. Minimum lot area: Four thousand (4,000) square feet.
3. Maximum lot coverage by all buildings: Fifty percent (50%). Maximum impervious surface ratio shall be seventy percent (70%).
4. Minimum yard requirements:
  - a. Front – Twenty (20) feet.
  - b. Side – Five (5) feet.

- c. Rear – Ten (10) feet.
  5. Maximum height of structures: Thirty-five (35) feet.
- B. Lot requirements – Fifty (50) foot lots:
  1. Minimum lot width: Fifty (50) feet.
  2. Minimum lot area: Five thousand (4,000) square feet.
  3. Maximum lot coverage by all buildings: Fifty percent (50%). Maximum impervious surface ratio shall be seventy percent (70%).
  4. Minimum yard requirements:
    - a. Front – Twenty (20) feet.
    - b. Side – Five (5) feet.
    - c. Rear – Ten (10) feet.
  5. Maximum height of structures: Thirty-five (35) feet.
- C. Ingress, Egress and Circulation:
  1. *Parking Requirements.* Pursuant to Part 6 of the Zoning Code.
  2. *Vehicular Access.* Vehicular access to the Property shall be by way of Yellow Water Road, as conceptually shown on the Site Plan.
  3. *Pedestrian Access.* As required by City regulations.
- D. Signs: Signs for this development shall be consistent with the requirements for the RLD-40 zoning district as set forth in Part 13 of the Zoning Code. Consistent with those requirements, subdivision identification signage may be provided at each entrance of a subdivision. Each sign shall be no greater than twenty-four (24) square feet and may be externally illuminated. Real estate, construction, and marketing signs may be temporarily provided on the Property and shall not exceed twenty-four (24) square feet per sign.
- E. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, except that the following landscape buffers shall be provided along the perimeter of each subdivision:
  1. Yellow Water North: Twenty-five (25) foot buffer on all sides.

2. Yellow Water Central:
    - a. Front: Twenty-five (25) feet.
    - b. Side (northern most boundary): Twenty-five (25) Feet.
    - c. All other sides: Ten (10) feet.
    - d. Rear: Ten (10) feet.
  3. Yellow Water South:
    - a. Front: Twenty-five (25) feet.
    - b. Side (north): Ten (10) feet.
    - c. Side (south): Twenty-five (25) feet.
    - d. Rear: Ten (10) feet.
- F. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan. It is the intent of the applicant to locate recreation areas along the Yellow Water Road frontage of each subdivision as conceptually depicted on the Site Plan as a means of enhancing compatibility with the area.
- G. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. Modifications: The Site Plan is conceptual in nature and subject to change. Changes to the location and configuration of stormwater facilities and other infrastructure, open space, wetlands, and compensatory storage are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

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

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

*Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
  - a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts
  - c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development

- h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
    - a. Creation of complementary uses;
    - b. Enhancement of transportation connections;
    - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
    - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
  6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
  7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
  8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

- c. Subdivision (non-residential and residential) where:
  - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
  - ii. Each lot is a minimum of ½ acre unsubmerged property.
  - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
- 9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- 10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

*Housing Element*

- 1. Goal 1 - The City shall develop stable, sustainable and definable neighborhoods which offer safe, sound, sanitary and energy efficient housing that is affordable to all its present and future residents.
- 2. Objective 1.1 - The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. The City needs to add an estimated 92,282 units between 2020 and 2045 in order to keep pace with population growth and/or fluctuations in market forces and migration patterns.
- 3. Policy 1.1.1 - The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
- 4. Policy 1.1.3 - The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.
- 5. Objective 1.3 - The City shall ensure that Land Development Regulations allow for the provision of sites for low and moderate income housing, manufactured homes, elderly housing, and group homes, in an amount equal to the needs indicated in Objective 1.2, utilizing both new locations and in-fill sites.

6. Policy 1.3.1 - The City shall assist the private sector and other public and nonprofit agencies with site location, preparation of required construction and improvement plans, and providing or improving needed infrastructure in areas determined to be desirable as sites for affordable housing for low income families, elderly housing, farm workers, manufactured home parks or subdivisions, group homes, and foster care facilities.
  7. Policy 1.3.3 - The City's Planning and Development Department shall continue to review and update the Land Development Regulations in order to support development of low and moderate-income housing. Updated regulations should provide cost saving opportunities without sacrificing safety or quality of life in order to encourage the development of sites for affordable housing, including sites for manufactured housing, mobile home parks, and manufactured home subdivisions to enhance their flexibility and desirability for affordable housing, and determine where cost savings could be obtained without sacrificing safety in order to encourage the development of sites for affordable housing.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.** This PUD permits single-family development at a maximum density of five (5) units per acre as measured over the entire Property. The maximum density permitted under the requested LDR land use category is seven (7) units per acre.
- D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Yellow Water Road. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. Just to the east of the existing Suburban Area line is the Saddle Brook Landings community, which has one hundred ninety-five (195) townhomes in 31.11 acres, amounting to a density of 6.2 units per acre. Many areas in the surrounding area are developing or are zoned for larger development, including the parcel in between the Property and the Saddle Brook Landings community (the “Bridle Creek PUD”). The Bridle Creek PUD was originally approved in 2006-1156 and was recently revised under 2022-786. The 2022 ordinance incorporated commercial and townhome development on property along Normandy Boulevard.

The Bridle Creek PUD permits one thousand one hundred thirty-two (1,132) single-family residential units, ninety (90) townhomes, and commercial retail development on approximately five hundred eighty-seven (587) acres. The permitted single-family lots

are as small as forty (40) feet wide. The Bridle Creek PUD was originally entitled in 2006, substantially before the emerging population boom that Jacksonville is currently experiencing. The updated development plan incorporating both townhome and commercial development is evidence of the expanding residential demand in the area and the consistency of the proposed single-family development in this PUD.

- F. **Usable open spaces, plazas, recreation areas.** Open space will be provided in compliance with the 2045 Comprehensive Plan. The applicant's intent is to locate recreation area along the Yellow Water Road frontage of each subdivision as conceptually depicted on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Subdivisions have been laid out to protect environmentally sensitive areas as reflected on the wetlands survey. Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** A wildlife survey was filed and submitted for State review at transmittal of the companion large scale land use amendment.
- I. **Off-Street parking including loading and unloading areas.** Parking shall be provided pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.