

## Seaton Creek Reserve PUD

### Written Description

June 8, 2021

#### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 019573-1015; 019572-0310
- B. Current Land Use Designation: LDR, AGR-II and AGR-III
- C. Proposed Land Use Designation: LDR and CSV
- D. Current Zoning District: AGR, PUD
- E. Proposed Zoning District: PUD

#### II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Pecan Enterprises, LLC (the “Applicant”) proposes to rezone approximately 212.84 acres of property located in the northwest quadrant of the intersection of Pecan Park Road and I-95, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with single family residential uses with a common scheme of development, as a subsequent phase of a residential community being developed to the south of the Property (the “Phase I Development”). Furthermore, as shown on the Site Plan, access to the proposed development will be at Arnold Road/Pecan Park Road, and the spine road through the Property may be used to connect to future development to the east of the Property; provided, however, in no event shall traffic from the proposed development or Phase I Development be permitted to access Butch Baine Drive. The PUD shall be developed in accordance with this PUD Written Description and the site plan, which is attached to this ordinance as **Exhibit “4”** (the “Site Plan”).

The Phase I Development is being developed in accordance with the Planned Unit Development zoning district approved by Ordinance 2007-386-E, as modified by MM-2020-13 (collectively, the “Phase I PUD”). The Phase I PUD permits development of up to 300 single family dwelling units with a minimum lot width of 50 feet, on approximately 134 acres.

The proposed development of the Property with single family residential uses, including up to 500 single family detached residential units, is consistent with the Phase I Development and compatible with the surrounding area. The proposed development on the Property will be accessed from Arnold Road/Pecan Park Road through the Phase I Development, as shown on the Site Plan and on the most recent site plan approved for the Phase I PUD. Immediately to the south of the Property is a subdivision known as Lexington Park, which is developed with approximately 457 single family residential units on a mixture of 50, 60 and 70 foot wide lots. Other developments in the immediate vicinity of the Property contain a mixture of 50 and 60 foot wide lots.

The Property is bounded to the north and west by the Seaton Creek Preserve. The Property also is located in close proximity to the Jacksonville International Airport (JIA) and surrounding job centers. Given its location, residential development of the Property would be well positioned to use nearby recreation areas and would provide single family housing opportunities to employees of JIA and surrounding job centers.

The Property lies within the Agriculture (II) (AGR-II), Agriculture (III) (AGR-III) and Low Density Residential (LDR) land use categories on the Future Land Use Map (FLUM) and within the Rural and Suburban Development Areas of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the AGR-II and AGR-III portions of the Property as Low Density Residential (LDR), together with extending the Suburban Development Area to include such portions of the Property. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	PUD	Single family residential
East	LDR, AGR-III, AGR-II	AGR, PUD	Creek, Single family residential
North	AGR-II, MU	AGR, PUD	Seaton Creek Preserve
West	MU	PUD	Seaton Creek Preserve

**III. DESCRIPTION OF PERMITTED USES**

**A. Maximum Densities/Intensities**

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the portion of the Property within the LDR land use category shall be 2.82 units per acre (500 units/177.54 acres).

**B. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the 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.

The following uses, as described in Sections III.C and D below shall be permitted uses in the parcels as follows:

In the portion of the property within the LDR land use category, single family residential uses, as described in Section III.C below. In the portion of the property within the CSV land use category, roadways/access drives, and passive open space uses, including recreational paths and recreational structures, as described in Section III.D below.

**C. Permitted Uses**

**1. Single Family Residential**

- a. *Permitted uses and structures.*
  - i. Single family detached dwellings.
  - ii. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
  - iii. Mail center.
  - iv. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - v. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - vi. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
- b. *Permissible uses by exception:* Those uses permitted by exception in the RLD-50 zoning district.
- c. *Maximum gross density:* The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre. However, the maximum gross density of the PUD shall not exceed 2.82 dwelling units per acre (500 d.u./177.54 acres of LDR).
- d. *Lot requirements:* The lot requirements are set forth below.
  - i. *Minimum lot requirement (width and area):*
    - (1) Width—Fifty (50) feet.
    - (2) Area—5,000 square feet.
  - ii. *Maximum lot coverage—Fifty (50) percent.*
  - iii. *Minimum yard requirements.* Subject to the provisions of Section

656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

- (1) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
  - (2) Side— Five (5) feet.
  - (3) Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
  - (4) Side Street—Ten (10) feet from building face to back of right-of-way.
- e. *Maximum height of structure*—Thirty-five (35) feet.
- f. *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

**2. Conservation**

- a. *Permitted uses and structures.*
- i. Passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
  - ii. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
  - iii. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
  - iv. Roadways/access drives.
  - v. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- b. *Minimum lot requirement (width and area).* None.
- c. *Maximum lot coverage by all buildings.* None.

- d. *Minimum yard requirements.* None.
- e. *Maximum height of structure.* None.

**3. Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

**4. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

**5. Height Limitations**

Building height shall be measured as set forth in Part 16 of the Zoning Code.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**1. Recreation**

Active recreation on the Residential Parcel will be provided pursuant to Policies 2.2.3 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 5 acres of active recreation (1 acre per 100 lots) is required, assuming a maximum of 500 single family homes are development on the Property. As shown on the Site plan, approximately 5 acres park/active recreation space will be provided throughout the Property, assuming 500 residential homes are developed, which is in addition to approximately 35.3 acres of the Property designated as conservation.

**2. Access**

Access will be provided from Arnold Road/Pecan Park Road through the Phase I Development, as shown on the Site Plan. The location and design of the access point and internal driveways/roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal driveways/roads shall be subject to the review and approval of Development Services and the Planning and Development Department. As shown on the Site Plan, the spine road through the Property may, at the election of Pecan Enterprises, LLC, or its assignee, be used to connect to future development to the east of the Property; provided, however, in no event shall traffic from the proposed development on the Property or Phase I Development be permitted to access Butch Baine Drive.

**3. Signage**

Signage will be provided in accordance with Part 13 of the City's Zoning Code (Sign Regulations).

**4. Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

**5. Landscaping/Buffer**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations). Furthermore, the conservation lands along the southern and eastern boundaries of the Property will provide a natural buffer from surrounding residential uses.

**6. Modifications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

**7. Parking**

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021).

**8. Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**9. Impervious Surface**

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RLD-50 (65%).

**10. Utilities**

Electric power, water and sewer will be provided by JEA.

**11. Firewise**

The following notice shall be included in the Declaration of Covenants and Restrictions affecting the Property:

At Seaton Creek Preserve, the Florida Forest Service uses the forest management tools of prescribed burning and timber harvesting for resource enhancement and

to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas

## **12. Airport**

Given the proximity to JIA, the following requirements shall be included in the Declaration of Covenants and Restrictions affecting the Property:

1. Keep all trash contained in a proper place;
2. Eliminate the use of any fruit or berry producing vegetation in landscaping;
3. Eliminate the use of water features (fountains, ponds, etc.) for aesthetic value;
4. Do not feed the wildlife (e.g. bird seed, cat food, etc.);
5. Report significant wildlife observations to the Jacksonville Airport Authority.

## **13. PUD Conceptual Site Plan**

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, 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.

## **V. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on May 24, 2021.

## **VI. JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a single family community with a common scheme of development, as a subsequent phase to the Phase I Development. Furthermore, this type of development is needed to provide adequate choices for residents and employees in this area.

**VII. PUD/DIFFERENCE FROM 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 this Written Description and the Site Plan; it provides for site-specific access requirements; it provides specific lot requirements; and it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
<p><b>Permitted Uses:</b></p>	<p><u>RLD-50</u></p> <p>(1) Single-family dwellings.            (2) Townhomes (RLD-TNH only)            (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 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 occupations meeting the performance standards and development criteria set forth in Part 4.            (12) Detached Accessory Dwelling Unit (RLD-TND only).</p> <p><u>Conservation</u></p> <p>(1) Regional, state or national forests, parks, sanctuaries and preserves.            (2) Special management areas.            (3) Public and private wildlife management areas.            (4) Valuable environmental resources, such as sensitive vegetation, high-value habitat,</p>	<p>Single Family Residential:</p> <ol style="list-style-type: none"> <li>1. Single family detached dwellings.</li> <li>2. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.</li> <li>3. Mail center.</li> <li>4. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>5. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>6. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.</li> </ol> <p>Conservation</p> <ol style="list-style-type: none"> <li>i. Passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.</li> <li>ii. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</li> <li>iii. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.</li> <li>iv. Roadways/access drives.</li> <li>v. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> </ol>	<p>To allow for development of single family residential and conservation uses on the Property.</p>

	wetlands, high aquifer recharge potential, and unique coastal areas. (5) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.		
<b>Lot Requirements</b>	<p>For RLD 50:</p> <p>Width – 50 feet, Area – 5,000 square feet, Max. Lot Coverage – 50%</p> <p>Minimum Yard Requirements:</p> <p style="padding-left: 40px;">Front—20 feet. Side—5 feet. Rear—10 feet.</p> <p><u>656.407:</u></p> <p>No dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than 35 feet or 80 percent of the minimum lot width, whichever is less.</p>	<p><u>Residential Parcel:</u></p> <p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.</p> <p>Side— Five (5) feet.</p> <p>Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet from building face to back of right-of-way.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p>	To account for unique site characteristics.
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

**VIII. Names of Development Team**

Developer: Pecan Enterprises, LLC

Planner/Engineer: Prosser

Architects: N/A

**IX. Land Use Table**

A Land Use Table is attached hereto as Exhibit “F.”

**X. PUD REVIEW CRITERIA**

**1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.5, 1.1.9, 1.1.10, 1.1.12, 1.1.20, 3.1.1, 3.1.15, and 3.1.11.

**2. Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

**3. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**4. Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

**5. External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

**6. Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**7. Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

**8. Impact on Wetlands:**

Any development or residential units impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**9. Listed Species Regulations:**

A listed species survey is attached hereto as Exhibit I.

**10. Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off street parking.

**11. Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.