

WRITTEN DESCRIPTION

THE TRAILS PLANNED COMMUNITY PUD

April 9, 2021

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses:

Applicant seeks to rezone more than three thousand (3,000) acres of property from PUD and PUD-SC to PUD located north and south of Normandy Boulevard between Maxville Middleburg Road and Soloman Road north of the Duval County line (the "Property"). The Property currently has a range of use designations including RR, AGR-II, AGR-III and AGR-IV and zoning including PUD-SC (The Trails Rural Village, Ordinance 2004-318), PUD (Trails Annex Rural Village, Ordinance 2006-774), and PUD (Diamond Timber PUD, Ordinance 2007-363). Land use amendments to CSV, RR and CGC and this PUD rezoning are requested to unify the Property under a common use and zoning scheme to permit development of a single family community with a range of residential densities and lot sizes, integrated commercial and recreational areas designed to serve the community, and to preserve land for conservation and wetland mitigation.

The community development project will be constructed in multiple phases over a period expected to be ten (10) to fifteen (15) years from the date of approval. Actual buildout pace will be determined by market forces, regional housing demand and availability of municipal infrastructure such as water, sewer and roadway capacity. A typical phase is anticipated to be from 100 to 400 residential units (lots), but individual neighborhoods (subdivisions) could vary above or below that range.

Wetlands and floodplains are present on the property, which make the clustering of development, and a mix of variable lot sizes and diverse housing forms appropriate as conceptually depicted on the attached site plan (the "Site Plan"). Lot sizes will range from rural-estates as to first-buyer homes for young families. Conservation, open space and recreation areas will be provided throughout the project to create a variety of passive and active recreation opportunities for residents. As shown on the Site Plan, development plans for the area have been tailored to minimize impacts on wetland areas as most recently estimated.

A combination of natural buffers, ornamental landscaping and architectural controls will be provided through deed restrictions by the master developer and individual neighborhood developers to create a visually-integrated community and to blend the proposed development into the surrounding areas and neighborhoods.

The surrounding area that is developed consists of a mix of low density residential, commercial, and a large industrial use. The primary land use categories are LI, RR,

AGR-II, AGR-III and AGR-IV. The surrounding zoning districts are RR-Acre, IL and AGR. A few uses have been established such as Hal's Nursery & Pest Control, the Keeler Property, and Eagle LNG Plant exist along Normandy Boulevard as well as some single family residences and the Winchester Ridge and LGI subdivisions. There are also extensive park and conservation lands in the immediately surrounding area. Maxville Regional Park (created under cooperative agreement with the Applicant in 2005) with 300 acres of recreation space is to the west, the Jennings State Forest spanning 25,300 acres is to the south, Taye Brown Regional Park including the Equestrian Center and Cecil Aquatic Center is to the east.

- B. Project name: The Trails Planned Community PUD
- C. Project planner: Black Dog Planning, Inc.
- D. Project engineer: Dunn & Associates, Inc.
- E. Project developer: Timber Forest Trail Investments, LLC.
- F. Project agent: Driver, McAfee, Hawthorne and Diebenow, PLLC.
- G. Current land use designation: RR, AGR-II, AGR-III and AGR-IV.
- H. Current zoning district: PUD-SC and PUD.
- I. Requested land use designation: RR and CGC.
- J. Requested zoning district: PUD.
- K. Real estate numbers: See attached list.

II. QUANTITATIVE DATA

- A. Total acreage: 3,270 \pm acres.
- B. Total number of dwelling units: 6,540 dwelling units. At the time of this filing, a total of 610 dwelling units have been allocated to the Winchester Ridge and Treeline Trails subdivisions, namely 278 units for Winchester Ridge Phase 1A, 90 units for Winchester Ridge Phase 2 Unit 1, 93 units for Winchester Ridge Phase 2 Unit 2 and 149 units for Treeline Trails as reflected in the March 10, 2021 platted parcel inventory provided to the Planning and Development Department. Any future platted lots not included in the counts listed above shall be deducted from the remaining 5,930 dwelling units to be developed.
- C. Total amount of non-residential acreage: 22.9 \pm acres.

III. STATEMENTS

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

The proposed PUD allows for a variety of lot sizes throughout the project and establishes criteria for each. Certain uses specific to the established development pattern in the area are permitted such as keeping of horses and domestic and other livestock, and boat and recreational vehicle storage. Commercial areas along Normandy Boulevard have been established for which uses consistent with the CCG-1 zoning district have been adopted and modified to remove certain uses such as dancing and entertainment establishments. Uses such as silviculture, controlled burning, and burrow pits are permitted throughout the Property.

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

Areas and functions described herein which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner, a homeowners association, or community development district.

IV. USES AND RESTRICTIONS

A. Residential permitted uses:

1. Single family dwellings.
2. Attached single family (townhouse) only if located at future internal, nodal activity centers or in such locations as approved by the Planning and Development Department, and not to exceed twenty percent (20%) of total residential density.
3. Amenities/recreation facilities including, but not limited to, public and/or private parks, playgrounds, recreational fields or structures, equestrian facilities, swimming pools, community centers, residential amenity centers, and similar uses.
4. Off-street boat and recreational vehicle parking areas for resident use only.
5. Churches, including a rectory or similar use.
6. Schools meeting the performance standards and development criteria set forth in Part 4.
7. Animals, other than household pets, for personal use only, specifically including but not limited to horses, meeting the performance standards and development criteria set forth in Part 4. In addition, keeping of domestic and other livestock, but not beef cattle, buffalo or bison, shall be permitted on lots of at least one and one half (1.5) acre in size.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4. In addition, equine barn or boarding facilities are permitted on lots of at least one and one half (1.5) acre in size and shall be allowed to charge a fee for such boarding and to conduct routine equine services, including equine veterinary services, for a fee.

9. Essential services including roads, water, sewer, gas, electric, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small private satellite dishes, and similar use, meeting the performance standards and development criteria set forth in Part 4.

B. Commercial permitted uses:

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Restaurants, including full service of beer, wine and liquor, with the outside sale and service and drive-through service.
5. Hotels and motels.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
7. Art galleries, museums, community centers, dance, art or music studios, and similar uses.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
13. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
16. Personal property storage establishments meeting the performance development criteria set forth in Part 4.

17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
 18. Churches, including a rectory or similar use.
 19. Outside retail sales of holiday seasonal items, subject to the performance standards and development criteria set forth in Part 4.
 20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
 21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
 22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
 23. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
 24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
 25. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 26. Medical, dental and chiropractic offices and clinics.
- C. Commercial permissible uses by exception:
1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
 2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
 3. Crematories.
 4. Service garages for minor or major repairs provided all work is to be conducted indoors.
 5. Auto laundry or manual car wash.
 6. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
 7. Retail sales of new or used automobiles.
 8. Blood donor stations, plasma centers and similar uses.

9. Private clubs.
10. Billiard parlors.
11. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
12. Schools meeting the performance standards and development criteria set forth in Part 4.
13. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
14. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

D. Permitted uses throughout the Property:

1. Conservation and wetland mitigation.
2. Silviculture.
3. Controlled open burning for silvicultural or agricultural purposes.
4. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.
5. Excavations, lakes and borrow pits subject to the regulations contained in Part 9.
6. Outdoor storage of heavy equipment as required to facilitate the above uses, as well as general site maintenance.

E. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.

F. Limitation on uses:

1. Notwithstanding anything contained herein to the contrary, the minimum lot size for parcels bordering Solomon Road shall be one (1) acre.
2. There shall be no connectivity permitting through traffic to access Solomon Road from the remainder of the development.
3. There shall be no individual lot access permitted along Forest Trail Road.

V. DESIGN GUIDELINES

A. Residential lot requirements:

1. Single Family Lots – 90 feet and greater
 - a. Minimum lot area: 9,900 square feet
 - b. Minimum lot width: 90 feet

- c. Maximum lot coverage: 45 percent
2. Single Family Lots – 80 to 89 feet
 - a. Minimum lot area: 8,800 square feet
 - b. Minimum lot width: 80 feet
 - c. Maximum lot coverage: 45 percent
3. Single Family Lots – 70 to 79 feet
 - d. Minimum lot area: 7,200 square feet
 - e. Minimum lot width: 70 feet
 - f. Maximum lot coverage: 45 percent
4. Single Family Lots – 60 to 69 feet
 - a. Minimum lot area: 6,000 square feet
 - b. Minimum lot width: 60 feet
 - c. Maximum lot coverage: 50 percent
5. Single Family Lots – 50 to 59 feet
 - a. Minimum lot area: 5,000 square feet
 - b. Minimum lot width: 50 feet
 - c. Maximum lot coverage: 50 percent
6. Single Family Lots – 40 to 49 feet
 - a. Minimum lot area: 4,000 square feet
 - b. Minimum lot width: 40 feet
 - c. Minimum lot coverage: 50 percent
7. Attached Single Family/Townhome Lots
 - a. Minimum lot area: 1,500 square feet
 - b. Minimum lot width: 15 feet
 - c. Maximum lot coverage: 70 percent
8. Minimum front yard: 20 feet
9. Minimum side yard: 5 feet for single family, and 0 feet for single family attached except that 10 feet shall be provided for end units.
10. Minimum rear yard: 10 feet

11. Maximum height of structures: 35 feet
12. Maximum lot coverage: 70%
13. Front Yards: Each lot is intended to have one front yard. For double frontage/corner lots, the location of the front yard will be determined upon submission for a building permit or plat and will generally include the portion of the lot which includes the residential driveway.
14. Encroachments: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, landscaping and other similar improvements shall be permitted within the minimum building setbacks.

B. Commercial lot requirements:

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None.
3. Maximum lot coverage: None.
4. Minimum front yard: None.
5. Minimum side yard: None.
6. Minimum rear yard: 10 feet.
7. Maximum height of structures: 60 feet.

C. Ingress, egress and circulation:

1. Parking requirements: The parking requirements for this development shall be as provided in the prevailing ITE parking standards at such time as a permit is required.
2. Vehicular access: Vehicular access to the Property shall be by way of Normandy Boulevard substantially as shown in the Site Plan. The final location of interior roads and access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access within the Property shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
4. Coordination with Florida Department of Transportation: The applicant has submitted a Traffic/Corridor Study to the Florida Department of Transportation (FDOT) and the Transportation Planning Division identifying intersection improvements, future signalization and traffic forecasts to Normandy Boulevard. Upon submittal of an application to the City for Substantial Verification of the PUD, the applicant will provide the City with confirmation from FDOT that they have been notified of the intent to proceed with the development subject to this agreement.

A traffic operational analysis (Special Purpose Corridor Study) of the adjacent roadway network shall be conducted by a licensed professional traffic engineer, to determine the impact to the external trips as a result of the land use change.

D. Residential Use Signs:

1. Residential subdivisions shall be permitted one double-faced or two single-faced, monument signs not to exceed twenty-four (24) square feet in area per sign face and twenty (20) feet in height at each primary entrance.
2. Directional signs shall be permitted throughout the Property. Vehicle oriented directional signs shall be a maximum of twenty (20) square feet per sign face. Pedestrian oriented signs shall be a maximum of sixteen (16) square feet per side.
3. Temporary construction signs and the like not to exceed twenty-four (24) square.
4. External illumination is permitted.

E. Commercial/Institutional Use Signs:

1. Commercial signage shall be subject to the regulations applicable to the CCG-1 zoning district except as modified and supplemented below herein.
2. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
3. Wall signs are permitted.
4. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
5. In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.
6. External and internal illumination is permitted.

7. Changing message devices are permitted.
 - a. The entire portion of the sign that can change shall be static and unchanging for at least eight seconds.
 - b. The time to completely change the entire portion of the sign that can change is a maximum of one second.
 - c. The change shall occur simultaneously for the entire portion of the sign that can change; and
 - d. There shall be a default design that will ensure no flashing, intermittent message or any other apparent movement that is displayed should a malfunction occur.
- F. Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that a minimum forty (40) foot on average landscaped and/or screened buffer shall be provided for residential development along Normandy Boulevard.
- G. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan. Private and semi-private amenities/recreation facilities including, but not limited to, parks, playgrounds, recreational fields or structures, equestrian facilities, swimming pools, community centers, residential amenity centers, and similar uses shall count toward recreation space requirements. Representative park areas are depicted on the conceptual site plan; however, the final size and location for such spaces are subject to change.
- H. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- I. Stormwater: Developers will coordinate with the City of Jacksonville Public Works department at the time of permitting to meet or exceed City and State requirements for stormwater management. All storm runoff in the development must ultimately be disposed of in a manner which will not cause damage to upstream or downstream property owners. Developers shall respect the rights of adjacent property owners with regard to overloading the stream or creating an excessive rise in water level in the receiving body of water.
- J. Wetlands: Wetland preservation, mitigation, and restoration will be allowable, as permitted by the applicable regulatory agencies. Class II (Riverine/Estuarine) wetlands as defined by the City of Jacksonville 2030 Comprehensive Plan will be preserved. From time to time governmental agencies may require work within wetlands for stormwater management purposes, emergency preparedness, and the like. Such work, with appropriate permits from cognizant agencies shall be permissible under this PUD.

- K. Conservation Land: The portion of the Property north of Normandy Boulevard is being converted to CSV land use by companion application and set aside for wetland mitigation.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and

design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

5. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning.
6. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
7. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
8. Objective 3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.