

Cassie Oaks Plantation (Cassie Rd)
PUD Written Description / Justification
February 28, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: **LDR**
- B. Current Zoning District: **RLD-90**
- C. Current acreage: **4.36 acres**
- D. Requested Zoning District: **PUD**
- E. RE #: **parcel 1 -008727 0020 & parcel 2 - 008727 0040**
- F. City Development Number:
- G. Project Architect/Planner: **N/A**
- H. Project Engineer:
Alpha Southeast.
6722 Arlington Expressway
Jacksonville, FL 32211

- I. Project Developer:
Theograce Holdings LLC.
3545 St Johns Bluff Rd S, STE 225
Jacksonville, FL 32224

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 4.36± acres of property from Residential Low Density 90 (RLD 90) to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit “A” to this application (the “Site Plan”).

The proposed PUD rezoning permits the Property to be developed as an affordable residential community consisting of up to twenty-four (24) single-family detached homes.

The proposed PUD differs from the usual application of the Zoning Code for Rural Residential by reducing the minimum width from 90 feet to 40 feet and 50 feet, reducing the minimum area from 9,000 square feet to 4,000 square feet and 5,000 square feet, increasing the maximum lot coverage from 45 percent to 50 percent, maintaining the front setback at 20’ feet and reducing the side setback from 5 feet to 3 feet on 40 feet lots and keeping 5 feet on 50 ft lots.

The subject properties (the “Property”) are currently owned by TheoGrace Holdings LLC are more particularly described in the legal description attached as Exhibit 1. The current land use designation of the Property is LDR.

Parcel 1 is currently not occupied and has a non-habitable double wide trailer located on the property along with a couple deteriorated shed style lean-tos along with various trees and overgrowth. No wetlands were located on the property. Parcel 2 has a single-family home and detached garage. The elevations on the parcels are relatively flat. The proposed residential product will consist of one and two story homes on lots with attached garages. The proposed development of the Property will be both aesthetically and environmentally appealing. An open area will be located at the rear right corner of the property for the residents use.

The project will be developed in a single phase and will commence in the latter part of 2024

A combination of buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the adjacent and surrounding homes and areas.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses.

1. Twenty-four (24) one and two story single family units.
2. Essential services including roads, water, sewer, telephone, stormwater management facilities, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
4. 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.

C. Minimum Lot and Building Requirements.

1. **Minimum building setback and yard requirements.** The building setbacks for all uses and structures are as follows:

- a. Front: Twenty (20) feet.
- b. Side – Three (3) feet for 40 ft lots; five (5) feet for 50ft wide lots.
- c. Rear – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

2. **Minimum Lot Requirements.** Forty (40) feet wide by one hundred fifteen (115) feet deep and fifty (50) feet wide by one hundred ten (110) feet deep. However, cul-de-sacs, curve and corner lots will require a minimum of twenty-five (25) feet setback. So long as

a cul-de-sac, curve or corner lot is fifty (50) feet in width at some point (not necessarily at the BRL), 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, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. **Maximum parcel coverage by all buildings.** Fifty (50) 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 site will be from Cassie Road only. As indicated on the Site Plan, the Property will have one primary access point. The design of the access points 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 road will be dedicated to the City.

F. **Pedestrian Circulation.** The site will be developed with an internal sidewalk system. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department. External sidewalks will be provided consistent with the Comprehensive Plan.

H. **Signage.** 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. PUD shall also permit an HOA information board that is approximately 20 square feet and 6 feet high.

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 two car garages, and sufficient driveway space to park one car without protruding into the internal sidewalk. Modifications to parking requirements within the PUD may be permitted by an administrative modification.

J. **Landscaping/Fencing/Screening.** Buffering will be consistent with the requirements of Section 656.1222 of the Zoning Code.

K. **Architectural Design.** Throughout the PUD, any dumpsters, compactors, propane tanks, and similar appurtenances shall be kept behind or within substantially opaque enclosures composed of the same material and painted the same color as the nearby structure within the Property, such that the dumpster, compactors propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

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, and may include underground detention vaults.

N. **Utilities.** Electric power, water and sewer services will be available to the site by JEA.

O. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

P. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, administrative deviation, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, administrative deviations, 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 PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision.

IV. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the LDR land use category, which permits residential development at a density of up to 7 units per acre. At 4.36 ± acres, the proposed density of 5.5 DU/AC is consistent with the LDR land use category. The proposed development is consistent with the following policies of the 2045 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.12, 1.1.17, 1.4.5, 3.1.5, 3.1.6 and 3.1.7.

B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence Management System. An application for concurrence will be submitted concurrently to the Concurrence Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2045 Comprehensive Plan.

D. Internal Compatibility/Vehicular Access. The Site Plan attached as Exhibit 4 addresses access and circulation within the site. The Property will have one primary access point from Cassie Road. The location and final design of the access point are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal road will be dedicated to the City.

E. External Compatibility/Intensity of Development. The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded to the north, east and south by single family lots in the RLD-60 Zoning District. To the west by single family lots in the LDR Land Use category and the RLD-90 Zoning District. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts.

F. Recreation/Open Space. Pursuant to Section 656.420 no active recreation space is required.

G. Impact on Wetlands. Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. Listed Species Regulations. The PUD is less than 50 acres and no listed species survey is required.

I. Off-Street Parking & Loading Requirements. The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. Sidewalks, Trails, and Bikeways. External sidewalks will be provided as required by the Comprehensive Plan. Internal sidewalks will be provided as shown on the Revised Site Plan. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.