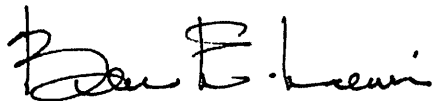


Planning Commission Vote:	5-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-0698 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 21, 2021

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 **2021-0698** to Planned Unit Development.

Location: 6833 Townsend Road
Between I-295 and Blanding Boulevard

Real Estate Numbers: 015847 0000; 015848 0000; 015848 0100; 015849
0000; 015849 0010; 015856 0000

Current Zoning Districts: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Thomas Ingram, Esq.
Sodl and Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202

Owner: George Miller
6947 Townsend Road
Jacksonville, FL 32244

Keith Alderman
6823 Townsend Road
Jacksonville, FL 32244

Carolyn McGovern
6833 Townsend Road
Jacksonville, FL 32244

James McGovern
6833 Townsend Road
Jacksonville, FL 32244

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Planned Unit Development 2021-0698 seeks to rezone approximately 75± acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought in order to allow for a maximum of 136 single-family dwelling lots. The proposed development will contain 40 foot wide lots with a minimum 4,000 square feet of Land Area. The proposed PUD differs from the Zoning Code by omitting allowed uses such as: churches, golf courses and country clubs and all uses allowed by exception in RLD zoning districts.

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. This zoning request is for a change from Residential Rural-Acre (RR-Acre) to a Planned Unit Development (PUD) to allow for the development of 136 single-family residential units.

This 73.21 Acre site is located north of Townsend Road between I-295 and Jammes Road. The PUD allows for the development of up to 136 single family homes.

The proposed project site is in the Low Density Residential (LDR) land use category in the suburban development area. LDR within the suburban development area is intended to provide for low-density residential development.

Principle uses in the LDR land use category in the urban development area include single-family and multi-family dwellings; commercial retail sales and service establishments when incorporated into mixed-use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area: and other uses associated

with and developed as an integral component of TND. The density is consistent with the land use category.

Density in the LDR land use category in the suburban development area is limited to 7 units per acre when full urban services are available to the site and there shall be no minimum density.

The LDR urban area development characteristics suggest new LDR subdivisions to meet a standard of connectivity as defined in the future land use element. In order to do so, the element suggests that cul-de-sacs should be avoided. New residential subdivisions in LDR should be connected in order to reduce the number of Vehicles Miles Traveled.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The JEA Availability letter, dated 8/11/21, shows connection points for both water and sewer under special conditions. The Water Special Conditions requires a private fire protection analysis. The sewer special conditions require connection to the JEA owned sewer system and the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main.

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.

The subject property is located along Townsend Road and if approved the proposed residential development would allow for the construction of 136 new single family dwellings. The proposed residential development will protect and preserve the character of the surrounding neighborhoods.

(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, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR)

(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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application to the Concurrency & Mobility Management System Office for review, assessment, and approval.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for a residential development. 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. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Consistent with section 656.420, the proposed project will provide at least 1 acre of usable uplands for every 100 lots as indicated in the Written Description and Land Use Table to be dedicated as common area and set aside for active recreation.

The use of existing and proposed landscaping: Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (August 1, 2021). No uncomplimentary uses exist around the perimeter of the site.

The treatment of pedestrian ways: To comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks. Internal sidewalks will be provided as shown in the Site Plan.

This development is subject to mobility fee review.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 136 single-family dwelling units—with lot sizes: 40 feet in width; 4,000 square feet in size.

(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 surrounded by primarily timberland and undeveloped land. To the southeast is the single family mobile home subdivision. To the west and northwest are two single family neighborhoods.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR, AGR-IV	RR-Acre, AGR, PUD	Single Family, Office, Pasture, Warehouse, Timberland
South	LDR, MDR	PUD, RMD-MH, RLD-60	Single-Family Dwellings, Timberland
East	MDR	RMD-MH	Single-Family Dwellings
West	LDR	RR-Acre	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 136 lots 40 feet in width; 4,000 square feet in size. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 25 foot wide townhomes to 100 foot acre size RR-Acre and AGR lots.

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. The JEA Availability letter, dated 8/11/21, shows connection points for both water and sewer under special conditions. The Water Special Conditions requires a private fire protection analysis. The sewer special conditions require connection to the JEA owned sewer system and the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main.

School Capacity:

The application has been submitted to and reviewed by the Duval County Public School District. The analysis from the District regarding the proposed project is available in the submitted review document.

(7) Usable open spaces plazas, recreation areas.

The proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site. The Department reviewed aerials, soils and elevations to determine quality and functional value of the wetlands. It is important to note that the PUD site plan shows a conservation easement over the majority of the wetlands on site with the development in the part of the property outside of the conservation easement. Based on the information noted below, the development may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

(9) Listed species regulations

The project is greater than the 50-acre threshold. A listed wildlife species and habitat assessment conducted by Carter Environmental Services. was provided with the application. Listed wildlife species were not observed utilizing the subject property during the site assessment.

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

A minimum of two spaces of off-street parking will be provided per dwelling unit.

(11) Sidewalks, trails, and bikeways

The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 11, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



Source: Planning and Development Department

Date: October 11, 2021

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0698** be **APPROVED with the following exhibits:**

1. The original legal description dated August 10, 2021
2. The original written description dated September 8, 2021
3. The original site plan dated August 9, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0698** be **APPROVED**



Aerial View

Source: JaxGIS

Date: October 8, 2021



View of the Subject Site

Source: Planning and Development Department

Date: October 11, 2021



View of the Subject Site

Source: Planning and Development Department

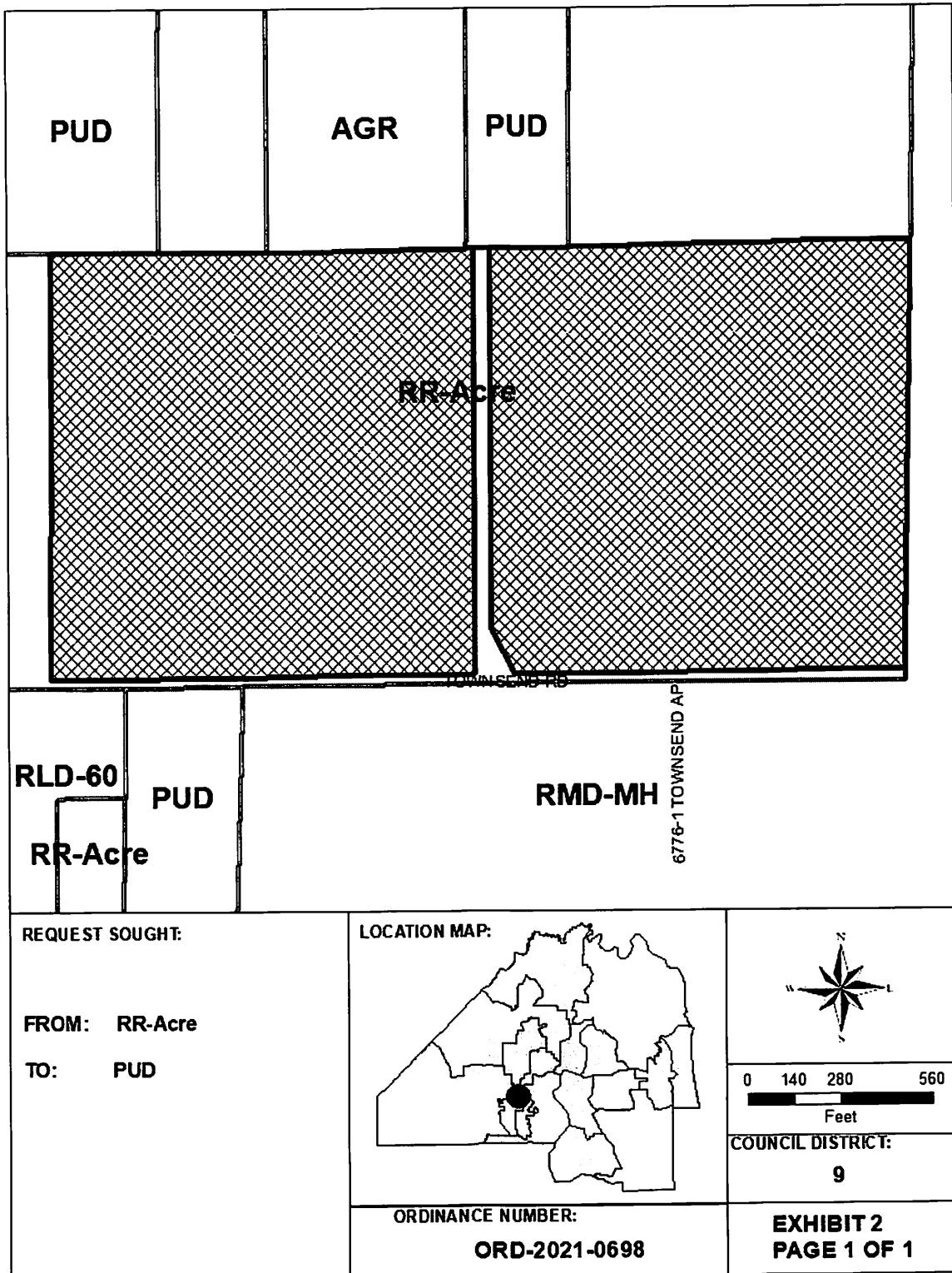
Date: October 11, 2021



View of the Subject Site

Source: Planning and Development Department

Date: October 11, 2021



Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0698 **Staff Sign-Off/Date** CMC / 09/09/2021
Filing Date 09/24/2021 **Number of Signs to Post** 12
Hearing Dates:
1st City Council 10/26/2021 **Planning Commission** 10/21/2021
Land Use & Zoning 11/02/2021 **2nd City Council** N/A
Neighborhood Association ARGYLE AREA CIVIC COUNCIL
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3721 **Application Status** FILED COMPLETE
Date Started 08/09/2021 **Date Submitted** 08/09/2021

General Information On Applicant

Last Name INGRAM **First Name** THOMAS **Middle Name** O
Company Name
 SODL AND INGRAM PLLC
Mailing Address
 233 E BAY STREET, SUITE 1113
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9046129179 **Fax** **Email** THOMAS.INGRAM@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MILLER **First Name** GEORGE **Middle Name**
Company/Trust Name
Mailing Address
 6947 TOWNSEND ROAD
City JACKSONVILLE **State** FL **Zip Code** 32244
Phone **Fax** **Email**

Last Name ALDERMAN **First Name** KEITH **Middle Name**
Company/Trust Name
Mailing Address
 6923 TOWNSEND RD
City JACKSONVILLE **State** FL **Zip Code** 32244
Phone **Fax** **Email**

Last Name MCGOVERN **First Name** CAROLYN **Middle Name**
Company/Trust Name
Mailing Address
 6833 TOWNSEND ROAD
City JACKSONVILLE **State** FL **Zip Code** 32244
Phone **Fax** **Email**

Last Name **First Name** **Middle Name**

MCGOVERN JAMES
Company/Trust Name

Mailing Address
 6833 TOWNSEND ROAD

City JACKSONVILLE **State** FL **Zip Code** 32244

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 015847 0000	9	4	RR-ACRE	PUD
Map 015848 0000	9	4	RR-ACRE	PUD
Map 015848 0100	9	4	RR-ACRE	PUD
Map 015849 0000	9	4	RR-ACRE	PUD
Map 015849 0010	9	4	RR-ACRE	PUD
Map 015856 0000	9	4	RR-ACRE	PUD

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

Existing Land Use Category
 LDR

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

Total Land Area (Nearest 1/100th of an Acre) 75.00
Development Number

Proposed PUD Name MAPLETON

Justification For Rezoning Application
 PLEASE SEE WRITTEN DESCRIPTION.

Location Of Property

General Location
 NORTH OF TOWNSEND ROAD, BETWEEN I-295 AND JAMMES ROAD

House #	Street Name, Type and Direction	Zip Code
6947	TOWNSEND RD	32244

Between Streets
 I-295 and JAMMES 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 Newman 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**
75.00 Acres @ \$10.00 /acre: \$750.00
- 3) Plus Notification Costs Per Addressee**
50 Notifications @ \$7.00 /each: \$350.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,369.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description
Mapleton PUD
August 10, 2021

PARCEL A:

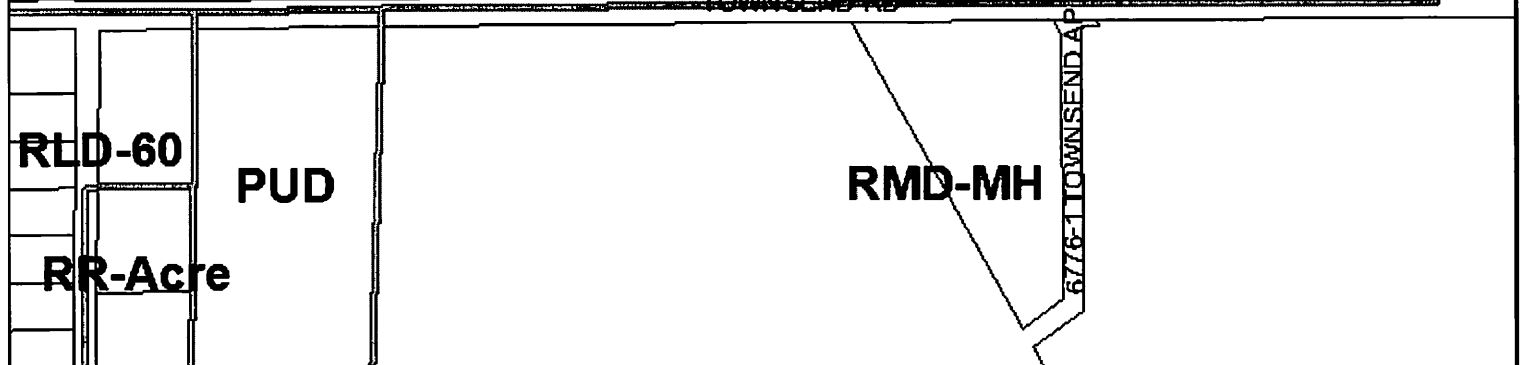
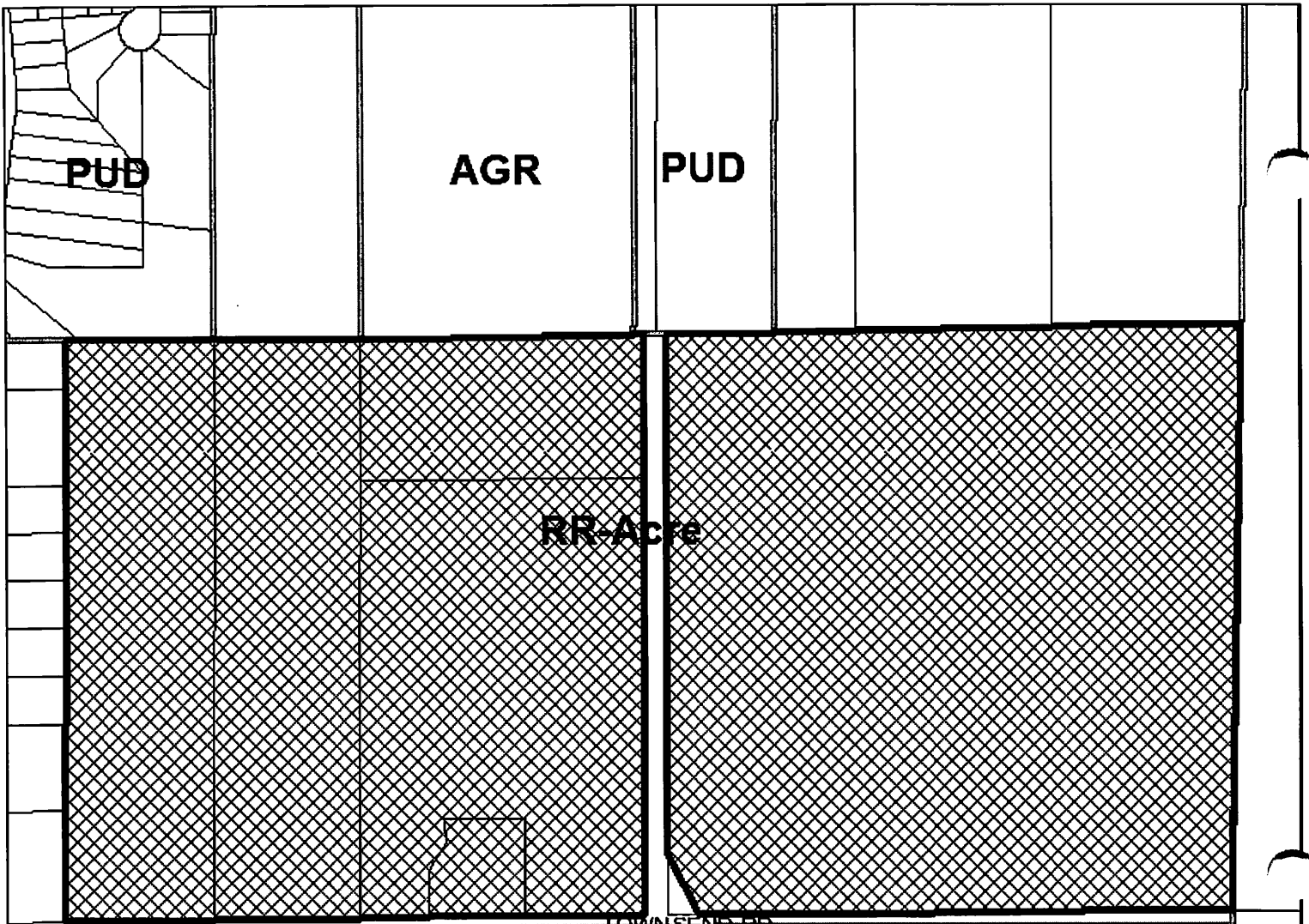
A PORTION OF TRACTS 13, 14, 15, AND 16, BLOCK 3, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS AS RECORDED ON THE PLAT THEREOF IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT 13 AND THE NORTH RIGHT OF WAY LINE OF TOWNSEND ROAD (A 66' RIGHT OF WAY AS NOW ESTABLISHED); THENCE N89°30'44"E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1305.44 FEET TO A POINT ON THE WEST LINE OF AN UN-NAMED 30 FOOT RIGHT OF WAY AS SHOWN ON SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE N00°42'27"W, ALONG LAST SAID WEST LINE, A DISTANCE OF 1281.96 FEET TO THE NORTH LINE OF SAID TRACT 15; THENCE S89°33'38"W, ALONG LAST SAID NORTH LINE OF SAID TRACT 15, THE NORTH LINE OF SAID TRACT 14 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 980.52 FEET TO THE SOUTHEAST CORNER OF PARKVIEW RIDGE UNIT TWO REPLAT AS RECORDED IN PLAT BOOK 55, PAGES 31 THROUGH 31C OF SAID PUBLIC RECORDS; THENCE S89°54'02"W, ALONG THE SOUTH LINE OF SAID PARKVIEW RIDGE UNIT TWO REPLAT, A DISTANCE OF 310.02 FEET TO SAID WEST LINE OF SAID TRACT 13; THENCE S00°02'33"E, ALONG SAID WEST LINE, A DISTANCE OF 1284.92 FEET TO SAID NORTH RIGHT OF WAY LINE OF TOWNSEND ROAD AND THE POINT OF BEGINNING.

PARCEL B:

TRACTS 9, 10, 11 AND 12, BLOCK 4, SECTION 24, TOWNSHIP 3 SOUTH, RANGE 25 EAST, OF JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION OF TRACTS 9 AND 10, BLOCK 4 CONVEYED TO THE CITY OF JACKSONVILLE IN DEEDS OF DEDICATION RECORDED IN OFFICIAL RECORDS BOOK 4841, PAGE 1039, OFFICIAL RECORDS BOOK 4985, PAGE 1155, AND OFFICIAL RECORDS BOOK 5077, PAGE 455, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ANY ADDITIONAL ROAD RIGHT-OF-WAY FOR TOWNSEND ROAD.

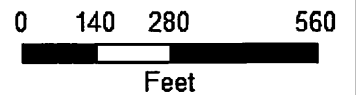
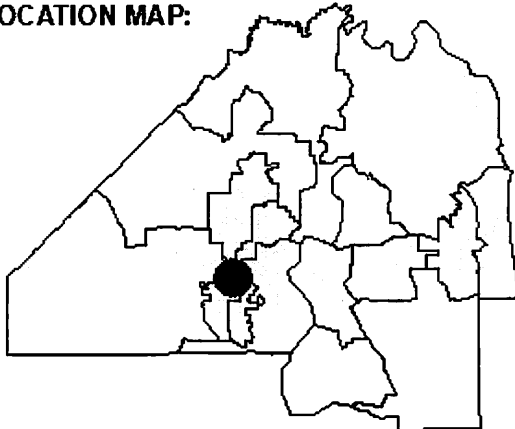


REQUEST SOUGHT:

FROM: RR-Acre

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2021-3721

**EXHIBIT 2
PAGE 1 OF 1**

Mapleton PUD
Written Description
September 8, 2021

I. **PROJECT DESCRIPTION.** The Mapleton PUD is an approximately 73.21-acre project located north of Townsend Road, between I-295 and Jammes Road. This application would allow for development of a single-family subdivision with a maximum of 136 single family lots. The designated Land Use under the Comprehensive Plan for the area proposed for development is Low Density Residential, which allows up to seven (7) units per acre. The property is in the Suburban Development Area. The current zoning is RR-Acre. It is located in Council District 9 (Garrett Dennis). Access would be provided via Townsend Road. Approximately 47.98 acres of this site would be passive open space.

Surrounding land uses:

	Land Use	Zoning	Use
North	LDR, AGR-IV	PUD (2000-905-E), RR-Acre, AGR, PUD (2009-793-E)	Parkview Ridge single family subdivision, dog agility training center, Windemere equestrian center, landscaping company
East	MDR	RMD-H	mobile home park
South	MDR	RMD-H	mobile home park
West	LDR	RR-Acre	Single family and mobile homes on <1 ac lots

II. **USES AND RESTRICTIONS.**

A. Permitted uses and structures.

1. Single family detached dwelling units.
2. Foster care homes.
3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
4. Community residential homes of six or fewer residents 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. 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.
 7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
 8. Mail center.
 9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 10. Excavations, lakes, and ponds, dug as part of the development's stormwater retention system.
 11. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.
 12. Agricultural and silvicultural uses prior to development of the property as a single family subdivision.
- B. Density. The maximum gross density of the PUD shall not exceed 2 units per gross acre.
- C. Permitted accessory uses and structures. Accessory uses and "accessory uses and structures in a residential district" are allowed in accordance with section 656.403, Jacksonville Zoning Code (August 1, 2021).
- D. Permissible uses by exception. None.
- E. Limitations on permitted or permissible uses by exception. N/A
- F. Lot requirements.
1. Minimum lot requirement (width and area).
 - a) Width – Forty (40) feet.
 - b) Area – 4,000 square feet.
 2. Maximum lot coverage by buildings and structures at ground level: 50%
 3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - a) Front – Twenty (20) feet from the face of a front-facing garage; fifteen (15) feet from any other building face (such as a porch).
 - b) Side – Five (5) feet.

c) Rear – Ten (10) feet to the lot line or the top of bank of a pond, where the lot line extends into the pond.

d) Side street – Ten (10) feet.

4. Building height. The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (August 1, 2021).

G. Impervious surface ratios. The maximum impervious surface ratio for lots is 65%.

H. Recreation. An approximately 1.36 acre park is proposed as part of this development, as generally shown on the Site Plan.

I. Differences from usual application of Zoning Code. (Comparing to RLD-40 zoning):

Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-40, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification. Agricultural uses are specifically allowed to continue.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. Parking Requirements. A minimum of two spaces of off-street parking will be provided per dwelling unit.

2. Vehicular Access. Vehicular access shall be provided via a single access point on East Street.

3. Pedestrian Access. The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code (October 26, 2020), which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign under section 656.1312.

C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (August 1, 2021). No uncomplimentary uses exist around the perimeter of the site.

- D. Open space. At least 10 percent of the total site will be passive open space, which may consist of, in part, stormwater pond area.
- E. Utilities. Utilities will be provided by JEA.
- F. Wetlands. All wetlands impacts will be mitigated in accordance with state and federal regulations.
- G. Architectural standards. The Architectural and Aesthetic Regulations for Single-Family Dwellings in Part 4 apply to residential buildings in this development.
- H. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
- I. Schedule. Horizontal construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.
- J. Continued operation and maintenance. Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owner's association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.
- K. Conformance to Zoning Overlay. Not applicable.

IV. **DEVELOPMENT PLAN APPROVAL**. With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. **JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION**. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. **EXISTING SITE CHARACTERISTICS**. The existing site is an assemblage of multiple parcels, some of which contain single family homes and agricultural uses. The easterly 37 acres are vacant and contain wetlands and upland areas.

VII. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives, and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the designated Low Density Residential future land use of the property. It will allow for a single-family subdivision in an area with all necessary public infrastructure in place. It would provide for appropriate infill in an area which is predominately developed with single family homes.

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.

Analysis: The proposed zoning allows for appropriate infill residential development in a suburban area.

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses and consistent with the designated future land use of the property.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, 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.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. The residential uses proposed in this PUD are in an area designated for low density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Townsend Road.

E. External compatibility/intensity of development. The proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

F. Recreation/open space. An approximately 1.36 acre park is proposed as part of this development. This exceeds the requirement for active recreation under section 656.420.

G. Impact on wetlands. All wetlands impacts associated with the development of the property will be fully mitigated under state and federal regulations.

H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street parking & loading. See the parking requirements proposed above.

J. Sidewalks, trails & bikeways. The project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

VIII. DEVELOPMENT TEAM

A. Developer
KB Home
Paul Michael, Vice President, Land Acquisition
10475 Fortune Parkway, Suite 100
Jacksonville, FL 32256
(904) 596-6824
phmichael@kbhome.com

B. Agent/Attorney:
Thomas O. Ingram, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

IX. Landowners, Tax Parcel Identification and Addresses:

015847 0000, George E. Miller, 6947 Townsend Road, Jacksonville FL 32244, 9.63 ac

015848 0000, Kenneth I. Alderman et al, 6923 Townsend Road, Jacksonville FL 32244, 9.54 ac

015848 0100, Carolyn P. McGovern et al, 0 Morse Ave, 32244, 4.52 ac (this is the parcel to N of 015849 0000)

015849 0000, James J. McGovern, 0 Townsend Road, Jacksonville, FL 32244, 13.03 ac (this parcel is N of 015849 0010)

015849 0010, James J. McGovern, 6833 Townsend Road, Jacksonville, FL 32244, 1 ac

015856 0000, Carolyn P. McGovern et al, 015846 0000, 32244, 37.27 ac

**EXHIBIT F
LAND USE TABLE
Mapleton PUD
September 8, 2021**

Total Gross Acreage	73.21 Acres	100%
Amount of each different use by acreage		
Single family	18.87 Acres	25%

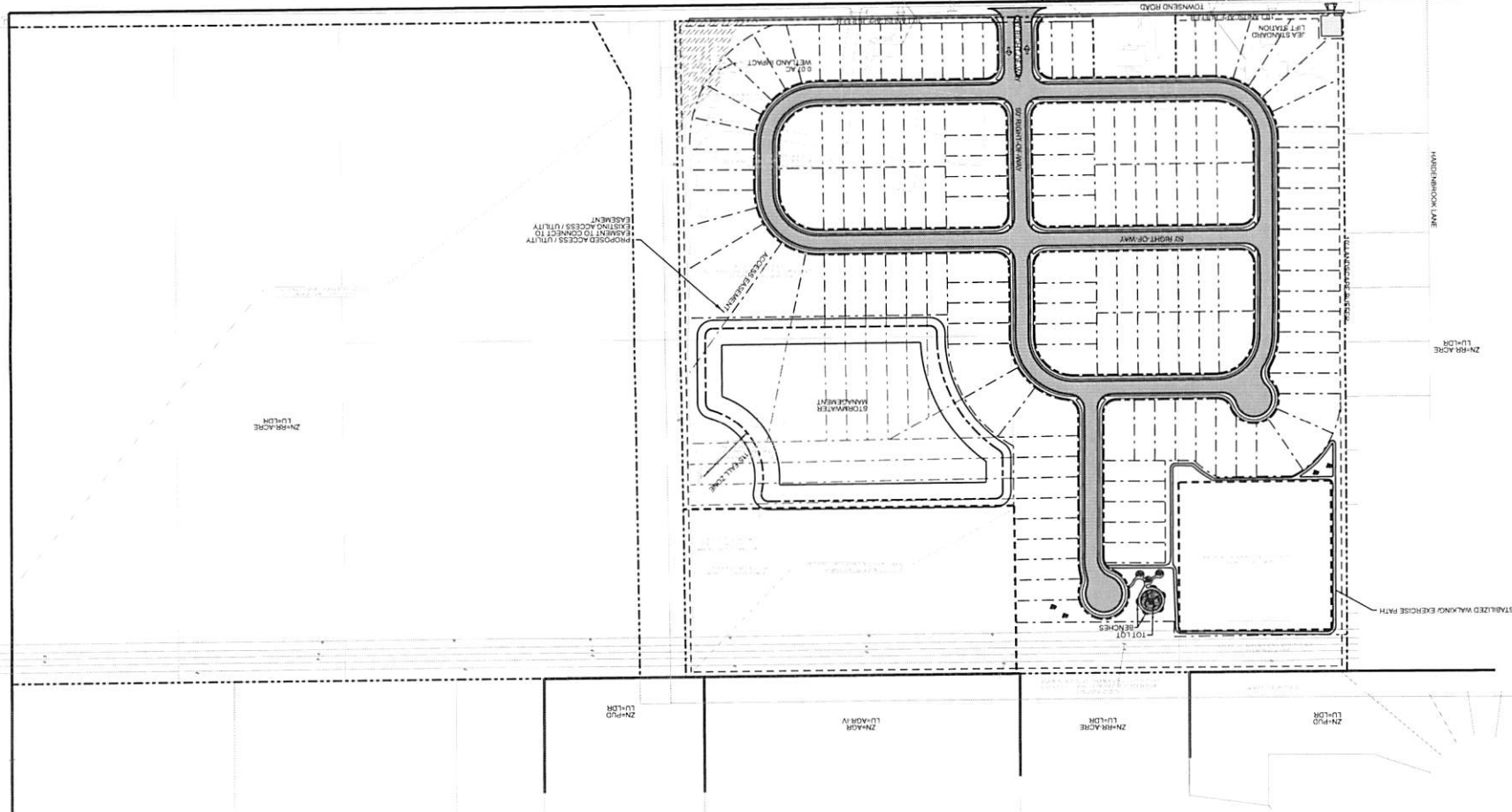
Total number and type of dwelling units:

Single Family (detached) 136 D.U.

Other land use	0 Acres	0%
Active recreation and/or open space	1.36 Acres	2%
Passive open space, wetlands, pond	47.98 Acres	66%
Public and private right-of-way	5.0 Acres	7%
Maximum lot coverage of buildings and structures at ground level:		50%
Maximum impervious surface ratio as required by section 654.129:		65%

August 9, 2021

Land Use	73.21 Ac.	100%
Single family Acreage	18.87 Ac.	25%
Total number and type of dwelling units	136 DU	
Other Land use	0 Ac.	0%
Active Recreation and/or open space	1.36 Ac.	2%
Passive open space, wetlands, pond	47.98 Ac.	66%
Public and private rights-of-way	5.0 Ac.	7%
Max lot coverage of buildings and structures at ground level:		50%
Max impervious surface ratio as required by section 654.129:		65%



Taylor E. White, Inc. One Stage I Building System 3500 Highway 170, Suite 100 Houston, TX 77058 (713) 344-1111 Fax: (713) 344-1111 www.taylorwhite.com													
Mapleton PUD													
Site Plan													
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