



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.

Planning Department conditions:

1. The development shall be subject to the Transportation Planning Division memorandum dated November 16, 2022 or as otherwise approved by the Planning and Development Department.
2. The following shall be recorded on the Plat and the HOA Covenants:

The Pumpkin Hill Creek State Preserve (PHCPSP) is owned by the Trustees of the Internal Improvement Trust Fund (i.e., State of Florida) and the St. Johns River Water Management District (SJRWMD) and is managed by the Florida Department of Environmental Protection. Part of the management of these publicly owned forest sites may include using the forest management tool of prescribed burning 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. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. 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.

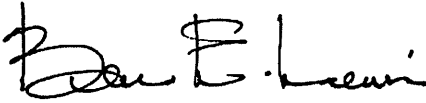
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were several speakers in opposition. The application has previously been denied and there has been no change to the area; Cedar Point is the only exit from Black Hammond Island; the parcel is in the middle of the preserve; there will be an increase in students. The discussion among the Commissioners felt the development was appropriate. Although some Commissioners felt that the Waterways Committee should hear the application before Planning Commission so the Commissioners could know what experts say about the impact to wetlands.

Planning Commission Vote:	5-2
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Nay
Jason Porter, Secretary	Aye
Marshall Adkison	Nay
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
David Hacker	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2022-821 TO**

**PLANNED UNIT DEVELOPMENT**

**DECEMBER 8, 2022**

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 2022-821 to Planned Unit Development.

***Location:*** North side of Cedar Point Road between Nungezer Road and Sheffield Road

***Real Estate Number(s):*** 159855-0500

***Current Zoning District(s):*** Agriculture (AGR)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Agriculture iii (AGR iii), Agriculture iv (AGR iv)

***Proposed Land Use Category:*** Rural Residential (RR)

***Planning District:*** North, District 6

***Applicant/Agent:*** Paul M. Harden, Esq.  
1431 Riverplace Boulevard, Suite 901  
Jacksonville Florida 32207

***Owner:*** Jeffrey and Catherine Andring  
6131 Cedar Point Road  
Jacksonville Florida 32226

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-821 seeks to rezone approximately 48.82 acres of land from Agriculture (AGR) to PUD. The rezoning to PUD is being sought for a total of 95 single family lots. Parcel A (41 acres) will be developed with 88 lots, minimum lot area and width is 6,000 square feet and 60 feet, respectively. Parcel B will be developed for 7 lots. The parcel is surrounded by the Cedar Point Sawpit Road Overlay and was specifically omitted from the Overlay when it was adopted.

**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.

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Agriculture iii (AGR iii) and Agriculture iv (AGR iv) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5752-22C (Ordinance 2022-820) that seeks to amend the portion of the site that is within the Agriculture iii (AGR iii) and Agriculture iv (AGR iv) land use category to Rural Residential (RR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5752-22C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

**Future Land Use Element:**

**Policy 1.1.12** 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.

**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.

**Objective 3.1** 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.

***(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 plan of 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 categories as identified in the Future Land Use Map series (FLUMs): Agriculture iii (AGR iii) and Agriculture iv (AGR iv). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5752-22C (Ordinance 2022-820) that seeks to amend the portion of land that is within the Agriculture iii (AGR iii) and Agriculture iv (AGR iv) land use category to Rural Residential (RR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(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.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for a single family subdivision. 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 proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The development standards in the written description indicate the streetscape will be similar to the existing single family subdivisions on Cedar Point Road.
- The use and variety of building setback lines, separations, and buffering: The PUD is proposing setbacks, heights and lot coverage that match the RLD zoning districts in the Zoning Code. This will ensure compatibility with other subdivisions.
- The variety and design of dwelling types: Single family dwellings are the only permitted use in the PUD

***(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 area is surrounded on two sides by land owned by the St. Johns River Water Management District and part of the Pumpkin Hill Creek State Preserve (PHCPSP). The PHCPSP is owned by the Trustees of the Internal Improvement Trust Fund (i.e., State of Florida) and the St. Johns River Water Management District (SJRWMD) and is managed by the Florida Department of Environmental Protection. PHCPSP is actively managed with natural resource land management practices, including, but not limited to, prescribed fire, timber stand improvement, herbicide application for nuisance plant management and fuel reduction techniques which employ heavy equipment. These activities can change the appearance of the landscape, but all actions are taken using best management practices and based upon scientifically proven methods. Nearly all natural communities in Florida are susceptible to wildfire and the onus is on the individual property owner or subdivision to take steps to mitigate their risk of property damage due to a wildfire that may originate on an adjacent property. **Staff is recommending a condition notifying future residents of the natural land use management practices that may occur.**
- 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	AGR-iii	AGR	Single family dwelling, SJRWMD
South	AGR-iii	AGR	SJRWMD, undeveloped
East	AGR-iii	AGR	Undeveloped, lake
West	AGR-ii	AGR	SJRWMD, undeveloped

***(6) Intensity of Development***

The proposed development is consistent with the Agriculture iii (AGR iii) and Agriculture iv (AGR iv) functional land use categories. The PUD is appropriate at this location because it will offer alternate lot sizes for the area.

- The availability and location of utility services and public facilities and services: According to the JEA Service Letter, a water main and sewer main are available 400 feet to the west on Cedar Point Road.

The Duval County School District indicates the proposed development will generate 11 students for New Berlin ES; 4 students for Oceanway MS and 7 students for First Coast HS. All schools are close to capacity.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Below are comments from the City's traffic Engineer:

A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).

The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

Parcel "B" cannot be found on the site plan. It is assumed that the 7.78 acre parcel labelled as "(Seller Retained)" is parcel B. Cedar Point Road is classified as a collector road. The entire site B shall be limited to two accesses on Cedar Point Road per City of Jacksonville Code of Ordinances Section 654.115(c) and 2030 Comprehensive Plan Traffic Element 2.3.3. One access is shown, Parcel B shall only have one access to Cedar Point Road.

Parcel "B" cannot be found on the site plan. It is assumed that the 7.78 acre parcel labelled as "(Seller Retained)" is parcel B. Parcel B shall have sidewalks per City of Jacksonville Code of Ordinances Section 654.133.

***(7) Usable open spaces plazas, recreation areas.***

As the PUD is proposing a maximum of 76 lots, pursuant to Section 656.420 (b) shall pay a recreation and open space fee as found in [www.coj.net/fees](http://www.coj.net/fees), per lot, or provide at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District identifies approximately 14.5 acres of Category II and III



wetlands on the site. Both categories have a high functional value for water filtration attenuation and flood water capacity and has a direct impact on the City's waterways.

Due to the presence of Category II wetlands, the companion land use amendment is scheduled for review by the Waterways Commission on December 14, 2022. The Waterways Commission reviewed the previous land use amendment at the same site (2020-002) on February 12, 2020, and recommended denial.

*(9) Listed species regulations*

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on December 8, 2022, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-821 be **APPROVED with the following exhibits:**

1. The original legal description dated July 6, 2022
2. The original written description dated September 16, 2022
3. The original plan dated September 16, 2022

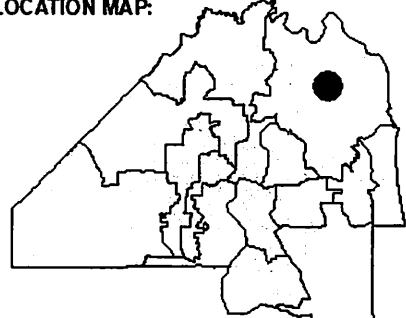
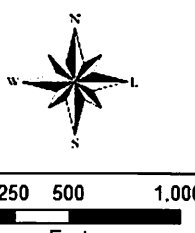
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-821 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The development shall be subject to the Transportation Planning Division memorandum dated November 16, 2022 or as otherwise approved by the Planning and Development Department.
2. The following shall be recorded on the Plat and the HOA Covenants:  
The Pumpkin Hill Creek State Preserve (PHCPSP) is owned by the Trustees of the Internal Improvement Trust Fund (i.e., State of Florida) and the St. Johns River Water Management District (SJRWMD) and is managed by the Florida Department of Environmental Protection. Part of the management of these publicly owned forest sites may include using the forest management tool of prescribed burning 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. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. 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.



Aerial view of subject property



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: AGR</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p>  <p>A location map showing the site's location within a larger geographic area. A black dot indicates the site's location in the northern part of the map.</p>	 <p>A north arrow pointing upwards and a scale bar showing 0, 250, 500, and 1,000 feet.</p>
	<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4444</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>2</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0821 **Staff Sign-Off/Date** BEL / 10/11/2022  
**Filing Date** 11/09/2022 **Number of Signs to Post** 6  
**Hearing Dates:**  
**1st City Council** 12/13/2022 **Planning Commission** 12/08/2022  
**Land Use & Zoning** 01/04/2022 **2nd City Council** 01/10/2023  
**Neighborhood Association** M&M DAIRY, INC., NPS TIMUCUAN ECOLOGICAL & HISTORIC PRESERVE  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 4444 **Application Status** PENDING  
**Date Started** 08/03/2022 **Date Submitted** 08/03/2022

## General Information On Applicant

**Last Name** HARDEN **First Name** PAUL **Middle Name** M.  
**Company Name**  
LAW OFFICE OF PAUL M. HARDEN  
**Mailing Address**  
1431 RIVERPLACE BLVD, SUITE 901  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043965731 **Fax** **Email** PAUL@HARDENLAWOFFICE.COM

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

**Last Name** ANDRING **First Name** JEFFREY **Middle Name**  
**Company/Trust Name**  
**Mailing Address**  
6131 CEDAR POINT RD  
**City** JACKSONVILLE **State** FL **Zip Code** 32226  
**Phone** **Fax** **Email**

---

**Last Name** ANDRING **First Name** CATHERINE **Middle Name**  
**Company/Trust Name**  
**Mailing Address**  
6131 CEDAR POINT RD  
**City** JACKSONVILLE **State** FL **Zip Code** 32226

<b>Phone</b>	<b>Fax</b>	<b>Email</b>
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**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 159855 0500	2	6	AGR	PUD

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

**Existing Land Use Category**

**Land Use Category Proposed?**  
**If Yes, State Land Use Application #**  
 5752

**Total Land Area (Nearest 1/100th of an Acre)** 48.82

**Development Number**

**Proposed PUD Name** TERRAPIN CREEK SUBDIVISION

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**  
 ON THE NORTH SIDE OF CEDAR POINT RD AT THE TERMINUS OF SHEFFIELD RD

House #	Street Name, Type and Direction	Zip Code
6131	CEDAR POINT RD	32226

**Between Streets**  
 NUNGEZER RD and PUMPKIN HILL RD

**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 Newnan 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

- |  |                   |
|--|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>48.82 Acres @ \$10.00 /acre:</b>                                    | <b>\$490.00</b>   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>7 Notifications @ \$7.00 /each:</b>                                 | <b>\$49.00</b>    |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$2,808.00</b> |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# Legal Description

July 6, 2022

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A PORTION OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 32 WITH THE NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD (A 60' RIGHT OF WAY), THENCE S77°38'49"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 444 FEET, MORE OR LESS TO THE CENTERLINE OF AN UN-NAMED CREEK AND THE POINT OF BEGINNING; THENCE S77°38'49"W, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 890 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST 12 OF SAID SOUTHEAST 14; THENCE N01°25'02"W, ALONG SAID WEST LINE, A DISTANCE OF 1440.47 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9494, PAGE 267 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE S89°16'17"E, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 658.72 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE N01°19'04"W, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 657.06 FEET TO THE NORTH LINE OF SAID SOUTHEAST 14; THENCE S89°34'21"E, ALONG LAST SAID NORTH LINE, A DISTANCE OF 660.52 FEET TO SAID EAST LINE OF SECTION 32; THENCE S01°06'30"E, ALONG SAID EAST LINE OF SECTION 32, A DISTANCE OF 711 FEET, MORE OR LESS TO THE CENTERLINE OF SAID UN-NAMED CREEK; THENCE SOUTHWESTERLY, DEPARTING SAID EAST LINE OF SECTION 32 AND ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 1422 FEET, MORE OR LESS TO SAID NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD AND THE POINT OF BEGINNING.

BEING CUT OUT OF THE FOLLOWING PROPERTY:

PARCEL 1:

THAT PORTION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA LYING NORTHERLY OF THE EXISTING RIGHT OF WAY OF CEDAR POINT ROAD,

LESS:

THE WESTERLY 630 FEET OF THE NORTHERLY 350 FEET OF THAT PORTION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

PARCEL 2:

THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 1 NORTH RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.



PARCEL 3:

THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 32,  
TOWNSHIP 1 NORTH RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.

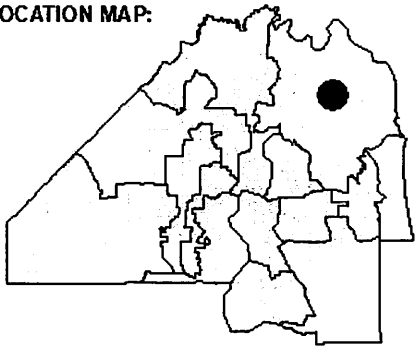
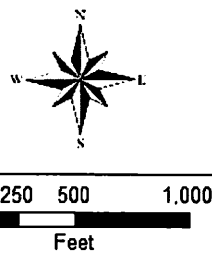
LESS:

THE WESTERLY 630 FEET OF THE NORTHERLY 350 FEET OF THAT PORTION OF THE  
SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28  
EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA

PARCEL 4:

THE WESTERLY 630 FEET OF THE NORTHERLY 350 FEET OF THAT PORTION OF THE  
SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28  
EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA.  
AND BEING BOUNDING BY BOOK 9494, PAGE 267; BOOK 7929, PAGE 445; AND CEDAR  
POINT ROAD



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: AGR</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p><b>2</b></p>
<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4444</b></p>		<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

**WRITTEN DESCRIPTION**

**Terrapin Creek Subdivision PUD  
RE #: 159855-0500  
September 16, 2022**

**I. PROJECT DESCRIPTION**

Applicant proposes to rezone approximately 48.82 acres of property from AGR to PUD. The parcel is located on the north side of Cedar Point Road at the terminus of Sheffield Road.

The subject property is currently owned by Catherine and Jeffrey Andring, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of AGR-III & AGR-IV/AGR. The property is currently single-family. The property is currently the subject of a companion FLUM amendment application from AGR-III and AGR-IV to RR. Surrounding uses include: AGR-IV/AGR (single family) and AGR-III/AGR (vacant/conservation land) to the north; AGR-III/AGR to the east (vacant timber); AGR-III/AGR to the south across Cedar Point Road (vacant/conservation land); and AGR-II/AGR to the west (vacant/conservation land).

The project will be developed into two parcels. Parcel "A" will be approximately 41.04 acres. Parcel "A" shall be developed as a mix of RLD-70 and RLD-60 lots, as shown on the site plan. Parcel "A" will be limited to 88 units. Parcel "B" will be approximately 7.78 acres. Parcel "B" shall be developed as rural lots and not as a subdivision. The lots will not be divided or phased jointly per RR guidelines. Parcel B shall be limited to 7 total units

**Project Name: Terrapin Creek Subdivision**  
**Project Architect/Planner: Connelly & Wicker, Inc.**  
**Project Engineer: Connelly & Wicker, Inc.**  
**Project Developer: Pulte Homes Company, LLC**

**II. QUANTITATIVE DATA – PARCEL "A"**

**Total Acreage: 41.04 acres**  
**Total number of dwelling units: not to exceed 88**  
**Total amount of non-residential floor area: N/A**  
**Total amount of open space: 3.45 acres**  
**Total amount of public/private rights of way: TBD**

**Total amount of land coverage of all buildings and structures: 60%**

**Phase schedule of construction (include initiation dates and completion dates):**

**Completion within 5 years**

### **III. USES AND RESTRICTIONS – PARCEL “A”**

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

*Permitted uses and structures:*

1. Single family dwellings.
2. Silviculture.
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

#### **B. Permissible Uses by Exception:**

N/A

#### **C. Limitations on Permitted or Permissible Uses by Exception**

N/A

#### **D. Permitted Accessory Uses and Structures:**

See §656.403.

### **IV. DESIGN GUIDELINES AND CRITERIA – PARCEL “A”**

Generally, the site shall be developed in accordance with the current RLD-60 and RLD-70 standards and outline except where standard and criteria differ from the following which shall apply.

#### **A. Lot Requirements for Single-family:**

- (1) *Minimum lot area:* 6,000 sq. ft.
- (2) *Minimum lot width:* 60 ft.
- (3) *Maximum lot coverage:* 60 percent
- (4) *Minimum front yard:* 20 feet

- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

**B. Ingress, Egress and Circulation:**

(1) *Parking Requirements.*

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Cedar Point Road as generally shown on the conceptual site plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided in accordance with the 2030 Comprehensive Plan. No pedestrian access to Parcel B shall be provided or required.

**C. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**D. Recreation and Open Space:**

Parcel A shall be developed with 0.65 acres of recreation area.

**E. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**F. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**G. Signage**

One double faced monument sign or two single faced monument signs not to exceed 24 square feet in area and 15 feet in height. Signs may be externally illuminated.

**V. QUANTITATIVE DATA – PARCEL “B”**

**Total Acreage: 7.78 acres**

**Total number of dwelling units: not to exceed 7**

**Total amount of non-residential floor area: N/A**

**Total amount of open space: N/A**

**Total amount of public/private rights of way: TBD**

**Total amount of land coverage of all buildings and structures: TBD**

**Phase schedule of construction (include initiation dates and completion dates):**

**Completion within 3 years**

**VI. USES AND RESTRICTIONS – PARCEL “B”**

**A. Permitted Uses:**

*Permitted uses and structures:*

1. Single family dwellings.
2. Silviculture.
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

**B. Permissible Uses by Exception:**

N/A

**C. Limitations on Permitted or Permissible Uses by Exception**

N/A

**D. Permitted Accessory Uses and Structures:**

See §656.403.

## **VII. DESIGN GUIDELINES AND CRITERIA – PARCEL “B”**

Generally, the site shall be developed in accordance with the current RR standards and outline except where standard and criteria differ from the following which shall apply.

### **A. Lot Requirements for Single-family:**

(1) *Minimum lot area:* 43,560 sq. ft.

(2) *Minimum lot width:* 100 ft.

(3) *Maximum lot coverage:* 25 percent

(4) *Minimum front yard:* 20 feet

(5) *Minimum side yard:* 10 feet

(6) *Minimum rear yard:* 10 feet

(7) *Maximum height of structures:* 35 feet

### **B. Ingress, Egress and Circulation:**

#### **(1) Parking Requirements.**

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

#### **(2) Vehicular Access.**

a. Vehicular access to the Property shall be by way of Cedar Point Road as generally shown on the conceptual site plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

#### **(3) Pedestrian Access.**

a. No pedestrian access shall be required in Parcel B, as it will be developed as rural lots.

### **C. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**D. Recreation and Open Space:**

Parcel "B" is less than 25 lots, therefore shall be developed in accordance with §656.420(c).

**E. Utilities**

Rural lots may be developed using well and septic.

**F. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**G. Signage**

One double faced monument sign or two single faced monument signs not to exceed 24 square feet in area and 15 feet in height. Signs may be externally illuminated.

**VIII. STATEMENTS**

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

The PUD limits the number of units which are possible under a conventional zoning.

**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.**

All lands will be operated and maintained by a fee title owner.

**IX. DEVELOPMENT PLAN APPROVAL**

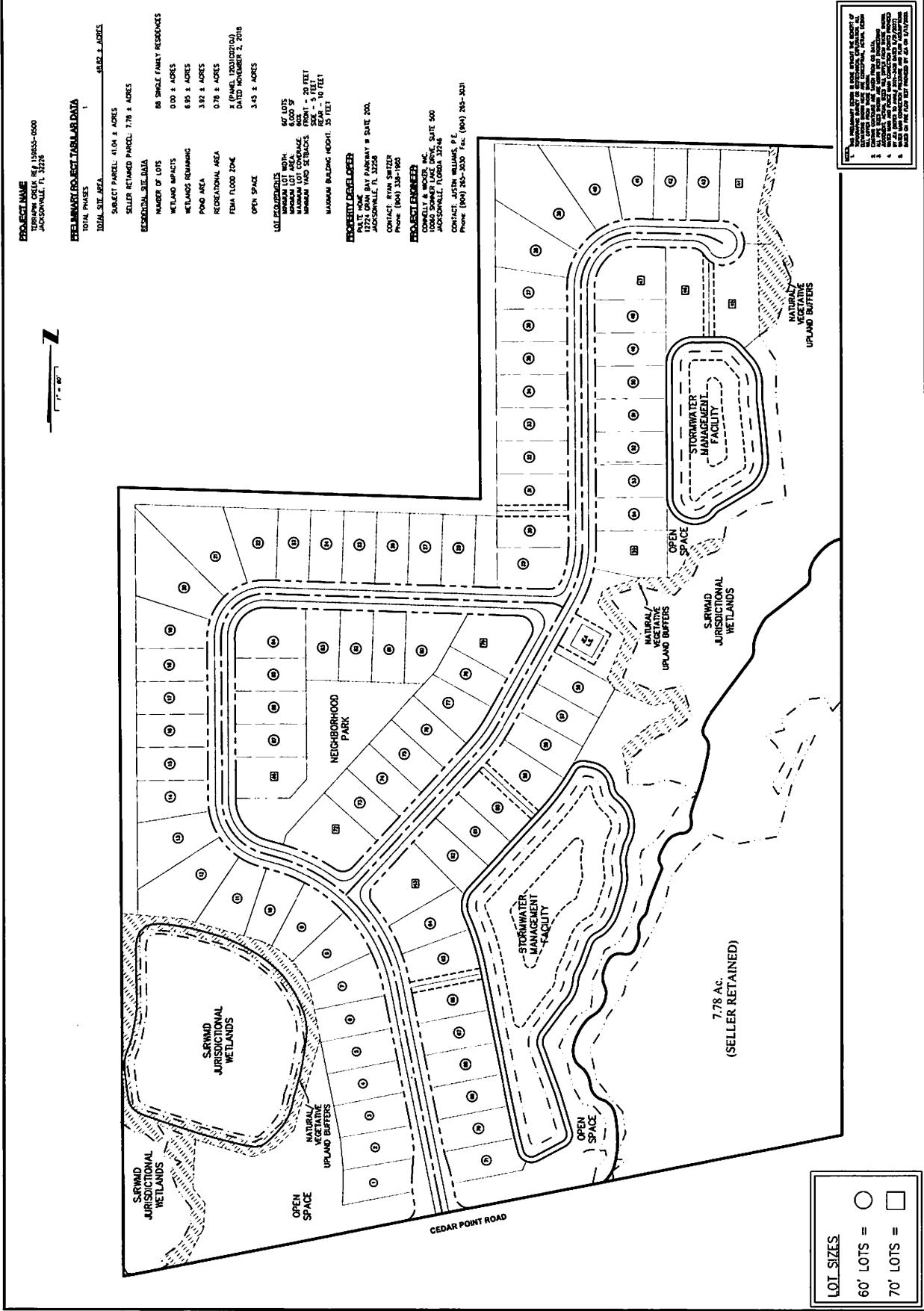
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

**X. 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 consistent with the surrounding developments and:



- a. Is more efficient than would be possible through strict application of the Zoning Code;
- b. Is compatible with surrounding land uses;
- c. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan; and
- d. Allow for development of an infill parcel surrounded by residential uses.



**PROJECT NAME**  
 TERRAPIN CREEK 1189855-000  
 JACKSONVILLE, FL 32228

**PRELIMINARY PROJECT TABULAR DATA**  
 TOTAL PHASES: 1  
 TOTAL SITE AREA: 48.82 ± ACRES

**RECREATIONAL DATA**  
 SUBJECT PARCEL: 4104 ± ACRES  
 SELLER RETAINED PARCEL: 178 ± ACRES

**RECREATIONAL DATA**  
 NUMBER OF LOTS: 68 SINGLE FAMILY RESIDENCES  
 WETLAND IMPACTS: 0.00 ± ACRES  
 WETLANDS REMAINING: 6.95 ± ACRES  
 POND AREA: 3.92 ± ACRES  
 RECREATIONAL AREA: 0.78 ± ACRES  
 FEMA FLOOD ZONE: X (PANEL 170202010A)  
 DATED NOVEMBER 2, 2010  
 OPEN SPACE: 3.45 ± ACRES

**LOT DIMENSIONS**  
 MIN. LOT WIDTH: 66' LOT  
 MINIMUM LOT AREA: 6,000 SF  
 MINIMUM LOT COVERAGE: 60%  
 MINIMUM FRONT SETBACK: 20 FEET  
 MINIMUM SIDE SETBACK: 5 FEET  
 MINIMUM REAR SETBACK: 10 FEET  
 MAXIMUM BUILDING HEIGHT: 35 FEET

**PROPERTY LEVEL OWNER**  
 PAUL J. WICKER  
 10060 SKINNER LAKE DRIVE, SUITE 500  
 JACKSONVILLE, FL 32246  
 CONTACT: EVAN SWITZER  
 Phone: (904) 338-1980

**PROJECT ENGINEER**  
 CONNELLY & WICKER, INC.  
 10060 SKINNER LAKE DRIVE, SUITE 500  
 JACKSONVILLE, FLORIDA 32246  
 CONTACT: JASON WILLIAMS, P.E.  
 Phone: (904) 265-3000 Fax: (904) 265-3001

**LOT SIZES**  
 60' LOTS = ○  
 70' LOTS = □

1" = 40'  
**N**

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## EXHIBIT F

### PUD Name: Terrapin Creek Subdivision PUD

#### Land Use Table

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Total gross acreage	48.82 acres	100%
Single family – Parcel A	41.04 acres	
Total number of dwelling units	up to 88	
Single family – Parcel B	7.78 acres	
Total number of dwelling units	up to 7	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space – Parcel A	0.78 acre	
Active recreation and/or open space – Parcel B	N/A	
Passive open space	3.45 acres	
Public and private right-of-way	N/A	
Max coverage of buildings and structures – Parcel A	24.62 acres	60%
Max coverage of buildings and structures – Parcel B	1.95 acres	25%