

**PUD WRITTEN DESCRIPTION  
HAWKS HAVEN PUD  
March 10, 2023**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 6.78 acres of property to allow for a single-family development on the property located at 0 Reed Avenue (RE# 149153 0050) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is within the LDR land use category, the Suburban Development Area, and is zoned RR-Acre.

Originally, Applicant filed a conventional rezoning application for the Property requesting to rezone from RR-Acre to RLD-70. Staff recommended approval of the request. Nevertheless, Applicant subsequently amended the application to RLD-90 in response to neighborhood concerns regarding consistency of the proposed single-family lots with the surrounding communities. After further discussion with the community, this PUD is filed to permit single-family development consistent with the RLD-90 zoning district with additional site-specific design programming to address concerns raised by the community.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RR-Acre	Single family
East	LDR	RLD-90/RR-Acre	Single family
South	LDR	RLD-90	Single family
West	LDR	RR-Acre	Vacant

- B. Project name: Hawks Haven PUD.
- C. Project engineer: Dominion Engineering Group, Inc.
- D. Project developer: RCBF Properties, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Current zoning district: RR-Acre.
- H. Requested zoning district: PUD.
- I. Real estate number: 149153-0050.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 6.78 acres
- B. Proposed number of single-family homes: 17 units.

## **III. STATEMENTS**

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

This PUD adopts the RLD-90 zoning district with the following modifications:

- 1. A public park with playground equipment shall be provided at the entrance of the subdivision.
  - 2. A stop sign shall be installed at the end of Hawks Hollow Road within the subdivision.
  - 3. Golf courses are removed as a permitted use.
  - 4. Country clubs are removed as a permitted use.
  - 5. Schools are removed as a permissible use.
- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## **IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

- 1. Single-family dwellings.
  - 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 development criteria set forth in Part 4.

6. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
7. 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.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Borrow pits subject to the regulations contained in Part 9.
3. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
4. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
5. Day care centers meeting the performance standards and development criteria set forth in Part 4.
6. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width: Ninety (90) feet.
2. Minimum lot area: Nine thousand nine hundred (9,900) square feet.
3. Maximum lot coverage by all buildings. Forty-five percent (45%). Impervious surface ratio as required by Section 654.129.
4. Minimum yard requirements.

- i. Front – Twenty (20) feet.
- ii. Side – Five (5) feet.
- iii. Rear – Ten (10) feet.

5. Maximum height of structures:

- i. Thirty-five (35) feet.

B. Ingress, Egress and Circulation:

- 1. *Parking Requirements.* Parking shall be provided pursuant to Part 6 of the Zoning Code.
- 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Hawks Hollow Road, substantially as shown on the Site Plan. A stop sign shall be installed at the end of Hawks Hollow Road.
- 3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for RLD-90 zoning district as set forth in Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code.

E. Recreation and Open Space: Applicant agrees to provide a public park with playground equipment at the entrance to the subdivision as conceptually depicted on the site plan. Otherwise, recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City’s 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City’s 2045 Comprehensive Plan and specifically contributes to:

*Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 - Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
  - i. Potential for the development of blighting or other negative influences on abutting properties
  - ii. Traffic Impacts
  - iii. Site Access
  - iv. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - v. Configuration and orientation of the property
  - vi. Natural or man-made buffers and boundaries
  - vii. Height of development
  - viii. Bulk and scale of development
  - ix. Building orientation
  - x. Site layout
  - xi. Parking layout
  - xii. Opportunities for physical activity, active living, social connection, and access to healthy food
4. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

- (1) Creation of complementary uses;
  - (2) Enhancement of transportation connections;
  - (3) Use of noise, odor, vibration and visual/aesthetic controls; and/or
  - (4) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, 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.
  6. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
  7. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
  - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
  - b. Each lot is a minimum of 1/2 acre unsubmerged property.
  - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

8. Policy 1.3.3 - The City shall require through the development review process, the interconnections of land uses in order to reduce the need for trip generation and encourage alternative methods of movement. The development review criteria shall include provisions for convenient on-site traffic flow, considering need for vehicular parking.
9. 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 residents. 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 Comprehensive Plan and Land Development Regulations.
10. Policy 3.1.2 - Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
11. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

#### *Housing Element*

12. Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. The City needs to add an estimated 92,282 units between 2020 and 2045 in order to keep pace with population growth and/or fluctuations in market forces and migration patterns.
  13. Policy 1.1.3: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.**

The Property is located within the LDR land use category and the Suburban Development Area. The LDR-Suburban Development Area is intended to provide low density residential development generally in the form of single-family detached housing. The maximum permitted density is seven (7) units to the acre when full urban

services are supplied. The conceptual Site Plan filed herewith proposes seventeen (17) single-family lots that conform with the RLD-90 zoning district, resulting in 2.5 units per acre density.

- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Hawks Hollow Road. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is surrounded by single-family development. Just south of the Property are approximately 179 single-family residences pursuant to the RLD-90 zoning district. This PUD proposes single-family development consistent with the development pattern, requires a stop sign at the end of Hawks Hollow Road as a form of traffic calming, and provides a community amenity in the form of an amenitized park.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides parking pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.



**EXHIBIT F**

**Land Use Table**

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Total gross acreage	<u>6.78</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>6.78</u> Acres	<u>100</u> %
Total number of dwelling units	<u>17</u> D.U.	
Multiple family	<u>      </u> Acres	<u>      </u> %
Total number of dwelling units	<u>      </u> D.U.	
Commercial	<u>      </u> Acres	<u>      </u> %
Industrial	<u>      </u> Acres	<u>      </u> %
Other land use (Hospital and related uses)	<u>      </u> Acres	<u>      </u> %
Active recreation and/or open space	<u>      </u> Acres	<u>      </u> %
Passive open space	<u>      </u> Acres	<u>      </u> %
Public and private right-of-way	<u>      </u> Acres	<u>      </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.