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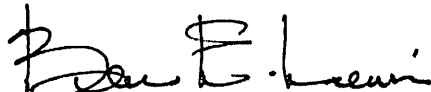
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	5-0
Joshua Garrison, Chair	Absent
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
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 2020-0523 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 9, 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 **2021-0523** to Planned Unit Development.

Location: 1247 Pecan Park Road, 16198 Butch Baine Drive

Real Estate Numbers: 019573-1015, 019572-0310

Current Zoning Districts: Agriculture (AGR)
Planned Unit Development (PUD) 2006-1169-E

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Agriculture-II (AGR-II)
Agriculture-III (AGR-III)

Proposed Land Use Category: Low Density Residential (LDR)
Conservation (CSV)

Planning District: North, District 6

Applicant/Agent: T. R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: Louis L. Huntley Enterprises, Inc.
1890 Kingsley Avenue Suite #102
Orange Park, FL 32073

Staff Recommendation: APPROVE W/ CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2021-0523** seeks to rezone approximately 212.84± acres of land from Agriculture (AGR) Planned Unit Development (PUD) Ord. #2006-1169-E to

Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for a maximum of 500 single family dwellings with 50 foot wide and 5,000 square foot lots.

A portion of the subject property is located in the current PUD, 2006-1169-E, which allowed for the development of fifty-two (52) single-family dwellings in a mixture of 50, 60, and 70 foot lot widths. The portion of the property located within PUD Ord. 2006-1169 (1247 PECAN PARK RD) was dedicated as wetlands and did not have plans to be development.

There is a companion Land Use Amendment, 2021-0522 (L-5513-21A). The proposed amendment is for Agriculture-II (AGR-II), Agriculture-III (AGR-III) to Low Density Residential (LDR) and Conservation (CSV).

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. The Planning and Development Department finds that the subject property is located in the Agriculture-II (AGR-II), Agriculture-III (AGR-III) functional land use category 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 Large-Scale Semi-Annual Land Use Amendment to the Future Land Use Map Series L-5513-21A (Ordinance 2021-0522) that seeks to amend the portion of the site that is within the Agriculture-II (AGR-II), Agriculture-III (AGR-III) land use category to Low Density Residential (LDR) and Conservation (CSV). Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5513-21A be approved.

The Low Density Residential (LDR) land use category in the Rural and Suburban Areas primarily permits low density residential development in the form of single-family and multi-family dwellings at up to 7 dwelling units per acre when full urban services are available. The Conservation (CSV) land use identifies areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks

and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity. Development potential in these areas is generally limited to open space, resource and recreational uses.

The proposed LDR and CSV land use categories are consistent with the proposed PUD written description and site plan.

Please Note: The City's Parks, Recreation and Community Services Department provided comments to the proposed land use change due to the site's proximity to Seaton Creek Preserve on the northern and western boundaries. Concerns and recommendations from the Parks Department include a buffer on those boundaries of the site that abut the Preserve. Recommendations from the Parks Department are included below and should be considered for the PUD site plan.

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. A description of the category is noted below.

(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 proposed site is located within the Rural Development Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

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 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.

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local

citizens.

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Parks

Parks, Recreation and Community Services Department review of the companion land use amendment site:

The proposed land use amendment could have a significant impact on the ability to properly manage the Preserve. A buffer on the subject site at those boundaries abutting the Preserve is recommended. At Seaton Creek Preserve, the Florida Forest Services uses the forest management tools of prescribed burning and timber harvesting 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.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

(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-II (AGR-II), Agriculture-III (AGR-III). There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-5513-21A (Ordinance 2021-0522) that seeks to amend the portion of land that is within the Mixed Use (MU), Agriculture-IV (AGR-IV), and Agriculture-III (AGR-III) land use category to Low Density Residential (LDR) and Conservation (CSV). 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.

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

This development is subject to mobility fee review.

(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: Active recreation on the Residential Parcel will be provided pursuant to Policies 2.2.3 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 5 acres of active recreation (1 acre per 100 lots) is required, assuming a maximum of 500 single family homes are development on the Property. As shown on the Site plan, approximately 5 acres park/active recreation space will be provided throughout the Property, assuming 500 residential homes are developed, which is in addition to approximately 35.3 acres of the Property designated as conservation.

The use of existing and proposed landscaping: Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations). Furthermore, the conservation lands along the southern and eastern boundaries of the Property will provide a natural buffer from surrounding residential uses. Additionally, a 20 foot natural buffer will be provided along the western boundary adjacent to Seaton Creek Preserve. Properties along the western boundary of the PUD will be required to provide a 10 foot rear yard natural buffer.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, Arnold Road/Pecan Park Road through the Phase I Development. Comments from Traffic & Engineering dated August 13, 2021 include:

- A traffic Study shall be provided with the Civil Site plan Review. The traffic study shall determine the need for left and right turn lanes on Arnold Road at the subdivision entrance. Turn lanes shall be built to FDOT Standards based on the speed limit for deceleration length. If a left turn lane is needed, the queue length shall be determined by the traffic study but shall be a minimum of 50'. The traffic study shall take into account the additional vehicle trips resulting from the extension of Arnold Road to Lannie Road. The traffic study shall also include a traffic impact analysis for the intersections of Arnold Road/Pecan Park Road and Pecan Park Road/International Airport Blvd/Bainbridge Drive.

Pecan Park Road, from Arnold Road to International Airport Drive, is the directly accessed functionally classified roadway in the vicinity. Pecan Park Road is a 2-lane undivided collector in this vicinity, and is currently operating at 5.37% of capacity. This Pecan Park Road segment has a maximum daily capacity of 16,727 vpd and a 2020 daily traffic volume of 898 vpd.

This development is for 500 units of 210 Single Family Residential and will produce 4,720 daily trips.

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. For residential lots located south of the lake along the western property boundary abutting Seaton Creek Preserve lots will be required to provide a 30 foot rear yard setback; unless the rear lot line extends to or into a storm water pond, in which case the minimum rear yard shall be ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 500 single-family dwelling units—which will follow the development standards of Residential Low Density-50 standards.

(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 acres of undeveloped land with a few properties developed with Single family dwellings subdivision Lexington Park to the South with minimum 50 foot lot width. The Phase I PUD permits development of up to 300 single family dwelling units with a minimum lot width of 50 feet, on approximately 134 acres.

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	MU	PUD: 2009-0149	Timber
South	MU	PUD: 2006-1169	Timber
East	MU	AGR	Single Family Dwellings
West	AGR-IV	PUD: 2009-0149	Timber

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 500 units, a total density of 2.82 units per acre. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 50 feet to 100+ feet.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water by existing 16 inch water main at the intersection of Pecan Park Road and Arnold Road and an existing 12 inch force main along Arnold Road along property frontage. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

School Capacity:

Based on the Development Standards for impact assessment, the 212.84± acre proposed PUD rezoning has a development potential of 500 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
PUD 2021-0523**

Development Potential: 500 Single-Family Units

School Type	CSA	2020-2021 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats	Available Seats Adjacent CSA 2&8 (MS 2 &7)
Elementary	1	11,133	60%	83	67%	6,179	4,775
Middle	1	7,607	89%	36	98%	617	606
High	1	8,520	84%	46	76%	956	815
Total New Students				165			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/2021)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES #269	1	83	667	656	98%	100%
Highland MS #244	1	36	1,071	751	70%	77%
First Coast HS #265	1	46	2,212	2,168	98%	103%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 500 dwelling units – 2021-0523

(7) Usable open spaces plazas, recreation areas.

Active recreation on the Residential Parcel will be provided pursuant to Policies 2.2.3 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 5 acres of

active recreation (1 acre per 100 lots) is required, assuming a maximum of 500 single family homes are development on the Property.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Flood Zones

Approximately 67 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard, AE and AE-Floodway flood zones. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. The 35.3 acres of the site proposed for Conservation (CSV) encompasses all of the site that is in the AE-floodway floodzone and portions of the site that is in the AE flood zone.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. The AE Floodway flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE Floodway zones should be left intact as construction and filling within these areas is severely restricted. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Wetlands Characteristics:

Approximate Size: 510.97 Acres

General Location(s): Category II wetlands (35.30 acres) follow Seaton Creek along the southern and eastern boundaries of the site. Category II wetlands are also found in a few areas within the northern portion of the site. The wetland areas as identified on the applicant's wetland map are proposed for the Conservation (CSV) land use category. (See Wetlands Map Attached)

Quality/Functional
Value:

The wetland has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100-year flood zone, and has a direct impact on the City's waterways.

Soil Types/
Characteristics:

Surrency loamy fine sand, depressional (66) and frequently flooded (67) – This soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in depressions and are subject to frequent flooding for brief periods. The soils are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Wetland Category:

Category II

Consistency of
Permitted Uses:

Uses permitted subject to the limitations of CCME Policy 4.1.5 shown below – conservation uses permitted

Environmental Resource
Permit (ERP):

Not provided by the applicant

Wetlands Impact:

None anticipated as this area will be in the CSV land use category and is identified as conservation land on the subject PUD rezoning site plan.

Associated Impacts:

The wetland area coincides with the AE-floodway and the AE flood zone. Some portions of the wetland area are located within the proposed boundaries of the Adaptation Action Area (AAA) pursuant to Transmittal Ordinance 2020-743-E.

Relevant Policies:

CCME Policies 4.1.3 and 4.1.5

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.

(9) Listed species regulations

The project is greater than the 50-acre threshold. A combined vegetative, wildlife, wetland survey conducted by Michael Glover with Carter Environmental Services was provided with the application. Assessment shows that a small population of gopher tortoises exist on the site that will need to be dealt with prior to land clearing activities. No other threatened, endangered, or species of special concern were identified on the referenced parcel and the likelihood of any occurring in the future is low.

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

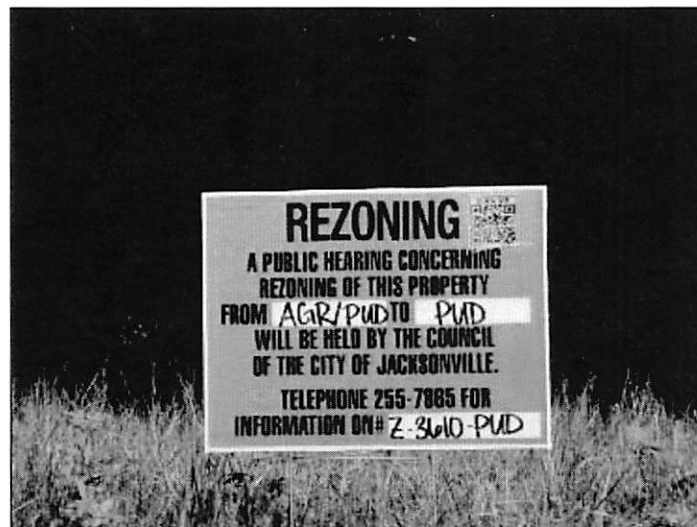
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 24, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0523 be **APPROVED with the following exhibits:**

- The original legal description dated July 15, 2021**
- The revised written description dated August 25, 2021**
- The original site plan dated June 21, 2021**

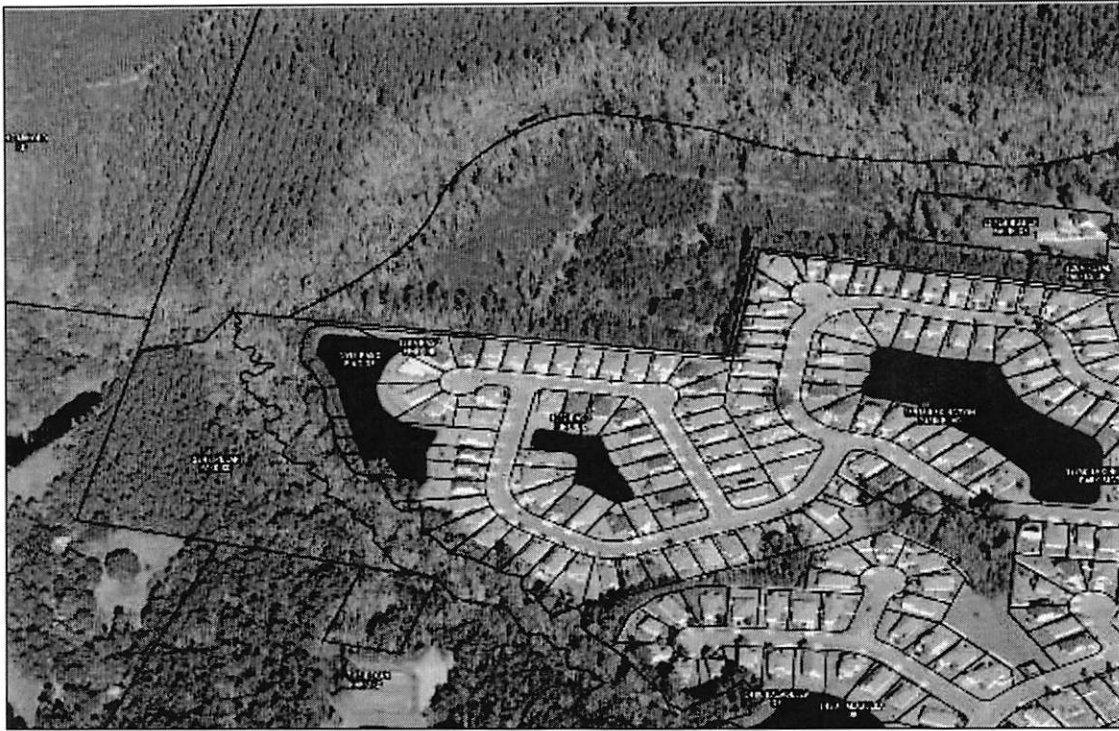
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0523** be **APPROVED WITH THE FOLLOWING CONDITION.**

1. **A traffic study shall be provided with the Civil Site plan Review. The traffic study shall determine the need for left and right turn lanes on Arnold Road at the subdivision entrance. Turn lanes shall be built to FDOT Standards based on the speed limit for deceleration length. If a left turn lane is needed, the queue length shall be determined by the traffic study but shall be a minimum of 50'. The traffic study shall take into account the additional vehicle trips resulting from the extension of Arnold Road to Lannie Road. The traffic study shall also include a traffic impact analysis for the intersections of Arnold Road/Pecan Park Road and Pecan Park Road/International Airport Blvd/Bainbridge Drive.**



Aerial View

Source: JaxGIS



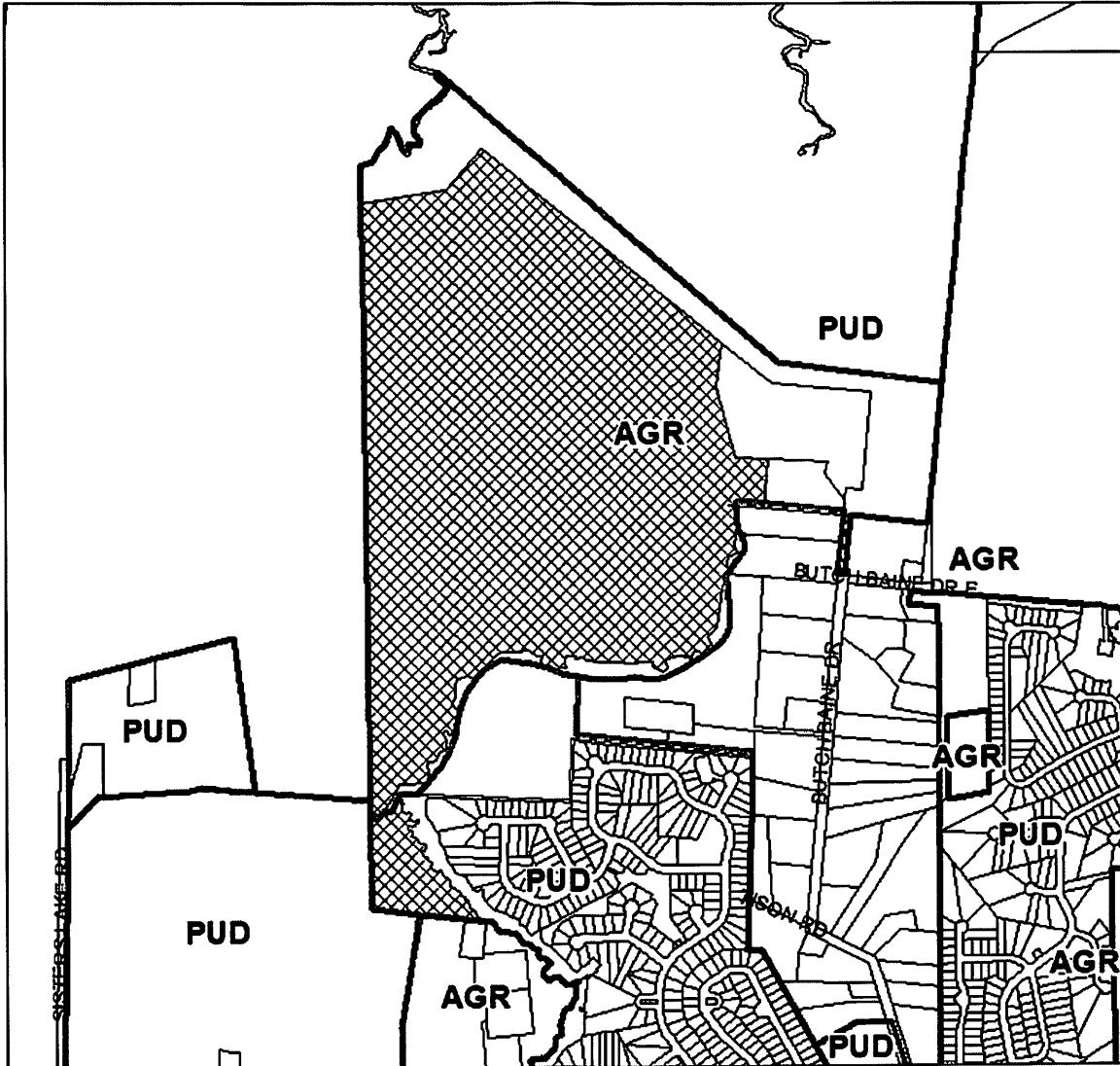
View of Subject Property

Source: JAXGIS



View of Subject Property

Source: GoogleMap



<p>REQUEST SOUGHT:</p> <p>FROM: AGR & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> <p>TRACKING NUMBER T-2021-3610</p>	<p>0 387.5 775 1,550 Feet</p> <p>COUNCIL DISTRICT: 7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0523 **Staff Sign-Off/Date** ELA / 07/15/2021
Filing Date 08/10/2021 **Number of Signs to Post** 12
Hearing Dates:
1st City Council 09/14/2021 **Planning Comission** 09/09/2021
Land Use & Zoning 09/21/2021 **2nd City Council** 09/28/2021
Neighborhood Association THE EDEN GROUP INC.
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3610 **Application Status** FILED COMPLETE
Date Started 06/23/2021 **Date Submitted** 06/23/2021

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name LOUIS L. HUNTLEY ENTERPRISES, INC.
Mailing Address 1890 KINGSLEY AVE., SUITE #102
City ORANGE PARK **State** FL **Zip Code** 32073
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
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Map	019573	1015	7	6	AGR	PUD
Map	019572	0310	7	6	PUD	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 #

5513

Total Land Area (Nearest 1/100th of an Acre) 212.84

Development Number

Proposed PUD Name SEATON CREEK RESERVE PUD

Justification For Rezoning Application

SEE EXHIBIT "D"

Location Of Property

General Location

NORTHWEST QUADRANT OF INTERSECTION OF PECAN PARK ROAD AND I-95

House #	Street Name, Type and Direction	Zip Code
1247	PECAN PARK RD	32218

Between Streets

I-95 and LANNIE 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 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

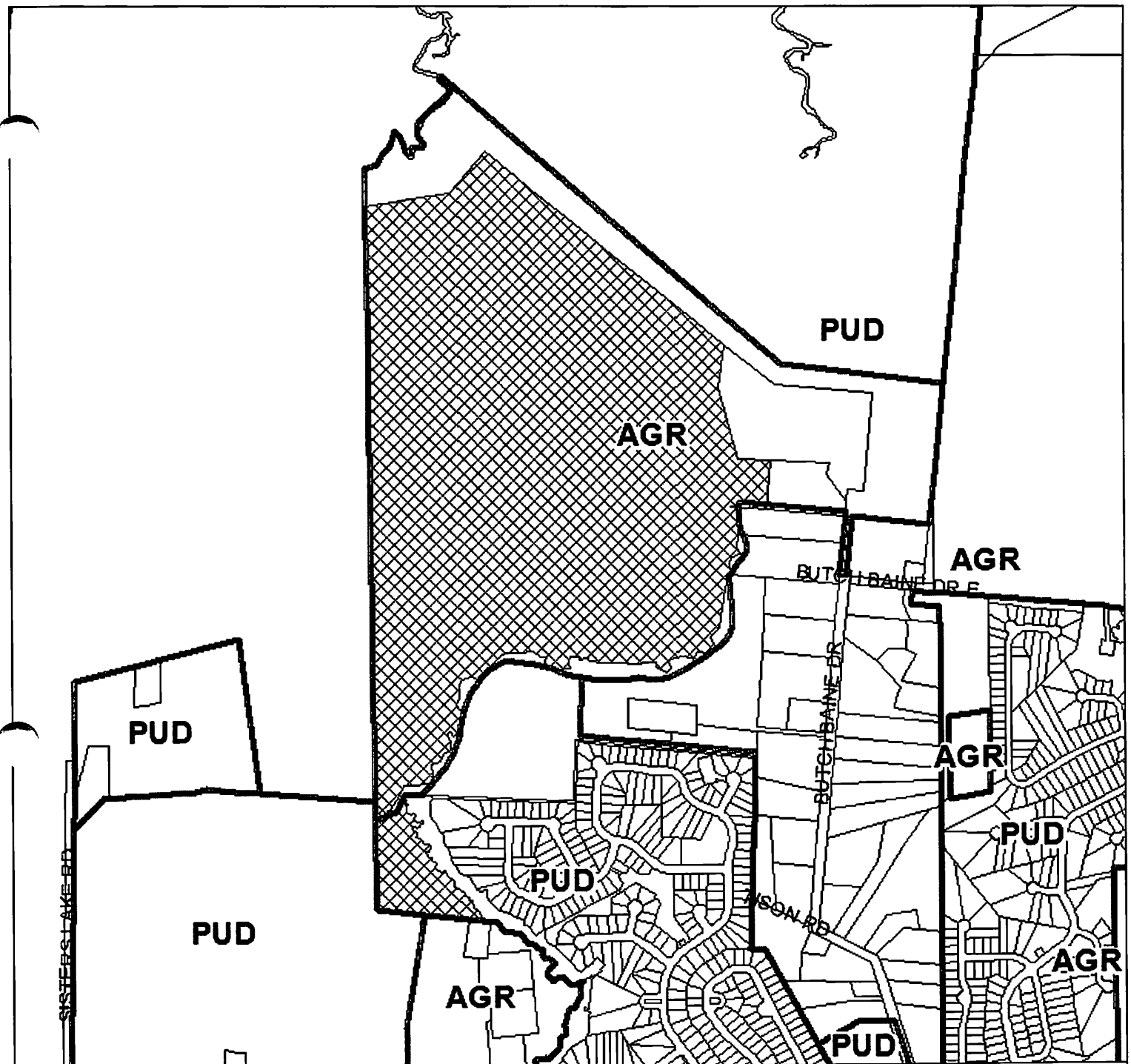
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 212.84 Acres @ \$10.00 /acre: \$2,130.00
- 3) Plus Notification Costs Per Addressee**
 35 Notifications @ \$7.00 /each: \$245.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$4,644.00

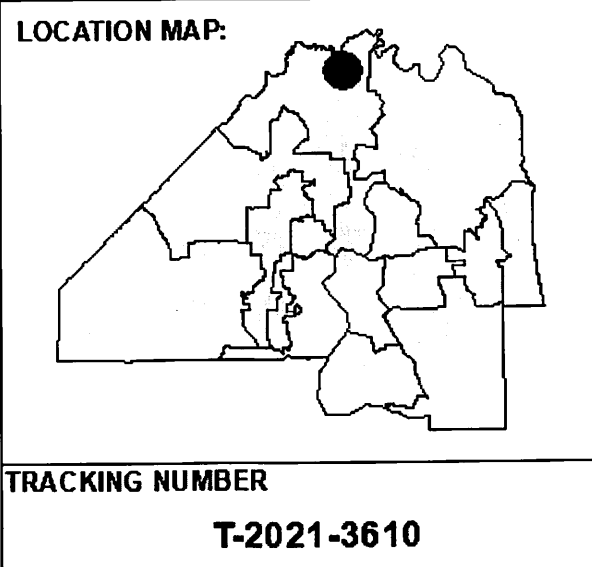
NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:

FROM: AGR & PUD

TO: PUD



COUNCIL DISTRICT:

7

EXHIBIT 2

PAGE 1 OF 1

Legal Description

PARCEL 1

A PORTION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, BEING A PORTION OF TISON'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BUTCH BAINE DRIVE EAST (A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED), AND THE EASTERLY LINE OF SAID SECTION 42; THENCE NORTH 05°22'27" EAST, ALONG SAID EASTERLY LINE OF SECTION 42, A DISTANCE OF 503.75 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4534, PAGE 765, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°42'52" WEST, ALONG LAST SAID LINE, 568.32 FEET, TO THE NORTHERLY LINE OF A 66 FOOT EASEMENT, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4530, PAGE 591, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 66.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, OF SAID CURRENT PUBLIC RECORDS; THENCE CONTINUE NORTH 84°37'10" WEST, ALONG LAST SAID LINE, 581.82 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 05°22'15" EAST, 359.32 FEET; THENCE NORTH 87°37'14" WEST, 231.46 FEET; THENCE NORTH 15°21'26" WEST, 543.21 FEET; THENCE NORTH 07°53'59" EAST, 319.68 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9601, PAGE 1977, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 50°58'48" WEST, ALONG LAST SAID LINE, 2243.64 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15043, PAGE 670, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 41°51'25" WEST, ALONG LAST SAID LINE, 400.86 FEET; THENCE SOUTH 80°45'16" WEST, CONTINUING ALONG LAST SAID LINE, 631.65 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16407, PAGE 1379, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°02'11" EAST, ALONG LAST SAID LINE, 2434.75 FEET; THENCE SOUTH 00°25'41" EAST, CONTINUING ALONG LAST SAID LINE, 2050 FEET, MORE OR LESS, TO THE CENTERLINE OF A BRANCH; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 400 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH; THENCE EASTERLY, NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, SOUTHEASTERLY, SOUTHERLY AND WESTERLY, ALONG THE MEANDERINGS OF LAST SAID LINE, 5,000 FEET, MORE OR LESS, TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4278, PAGE 348, SAID LINE BEARING NORTH 84°37'10" WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 84°37'10" EAST, 250 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 205 ACRES, MORE OR LESS.

Together with:

A PORTION OF LOT 1, TISONS SUBDIVISION OF THE G.R. FAIRBANKS TRACT IN THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS DUVAL COUNTY, FLORIDA:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, PLAT BOOK 1, PAGE 150, OF SAID COUNTY, THENCE NORTH 00°52'29" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74 OF SAID CURRENT PUBLIC RECORDS, 670 FEET MORE OR LESS, TO THE CENTERLINE OF A CREEK, ALSO BEING THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE OF A CREEK AND THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74, 300 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16447, PAGE 74; THENCE SOUTH 87°52'01" EAST, 10 FEET, MORE OR LESS, TO THE CENTERLINE OF WILLIAMSON BRANCH, ALSO BEING THE SOUTHWESTERLY LINE OF LEXINGTON PARK PHASE TWO, AS RECORDED IN PLAT BOOK 64, PAGES 38 THROUGH 47, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, 1700 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF AFORESAID LOT 1; THENCE NORTH 84°00'52" WEST, ALONG LAST SAID LINE, 880 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Seaton Creek Reserve PUD

Written Description
August 25, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 019573-1015; 019572-0310
- B. Current Land Use Designation: LDR, AGR-II and AGR-III
- C. Proposed Land Use Designation: LDR and CSV
- D. Current Zoning District: AGR, PUD
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Pecan Enterprises, LLC (the "Applicant") proposes to rezone approximately 212.84 acres of property located in the northwest quadrant of the intersection of Pecan Park Road and I-95, which is more particularly described by the legal description attached to this ordinance as **Exhibit "1"** (the "Property"). As described below, the Planned Unit Development ("PUD") zoning district is being sought to provide for the development of the Property with single family residential uses with a common scheme of development, as a subsequent phase of a residential community being developed to the south of the Property (the "Phase I Development"). Furthermore, as shown on the Site Plan, access to the proposed development will be at Arnold Road/Pecan Park Road, and the spine road through the Property may be used to connect to future development to the east of the Property; provided, however, in no event shall traffic from the proposed development or Phase I Development be permitted to access Butch Baine Drive. The PUD shall be developed in accordance with this PUD Written Description and the site plan, which is attached to this ordinance as **Exhibit "4"** (the "Site Plan").

The Phase I Development is being developed in accordance with the Planned Unit Development zoning district approved by Ordinance 2007-386-E, as modified by MM-2020-13 (collectively, the "Phase I PUD"). The Phase I PUD permits development of up to 300 single family dwelling units with a minimum lot width of 50 feet, on approximately 134 acres.

The proposed development of the Property with single family residential uses, including up to 500 single family detached residential units, is consistent with the Phase I Development and compatible with the surrounding area. The proposed development on the Property will be accessed from Arnold Road/Pecan Park Road through the Phase I Development, as shown on the Site Plan and on the most recent site plan approved for the Phase I PUD. Immediately to the south of the Property is a subdivision known as Lexington Park, which is developed with approximately 457 single family residential units on a mixture of 50, 60 and 70 foot wide lots. Other developments in the immediate vicinity of the Property contain a mixture of 50 and 60 foot wide lots.

The Property is bounded to the north and west by the Seaton Creek Preserve. The Property also is located in close proximity to the Jacksonville International Airport (JIA) and surrounding job centers. Given its location, residential development of the Property would be well positioned to use nearby recreation areas and would provide single family housing opportunities to employees of JIA and surrounding job centers.

The Property lies within the Agriculture (II) (AGR-II), Agriculture (III) (AGR-III) and Low Density Residential (LDR) land use categories on the Future Land Use Map (FLUM) and within the Rural and Suburban Development Areas of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the AGR-II and AGR-III portions of the Property as Low Density Residential (LDR), together with extending the Suburban Development Area to include such portions of the Property. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	PUD	Single family residential
East	LDR, AGR-III, AGR-II	AGR, PUD	Creek, Single family residential
North	AGR-II, MU	AGR, PUD	Seaton Creek Preserve
West	MU	PUD	Seaton Creek Preserve

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the portion of the Property within the LDR land use category shall be 2.82 units per acre (500 units/177.54 acres).

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The following uses, as described in Sections III.C and D below shall be permitted uses in the parcels as follows:

In the portion of the property within the LDR land use category, single family residential uses, as described in Section III.C below. In the portion of the property within the CSV land use category, roadways/access drives, and passive open space uses, including recreational paths and recreational structures, as described in Section III.D below.

C. Permitted Uses

1. Single Family Residential

- a. *Permitted uses and structures.*
 - i. Single family detached dwellings.
 - ii. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - iii. Mail center.
 - iv. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - v. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - vi. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
- b. *Permissible uses by exception:* Those uses permitted by exception in the RLD-50 zoning district.
- c. *Maximum gross density:* The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre. However, the maximum gross density of the PUD shall not exceed 2.82 dwelling units per acre (500 d.u./177.54 acres of LDR).
- d. *Lot requirements:* The lot requirements are set forth below.
 - i. *Minimum lot requirement (width and area):*
 - (1) Width—Fifty (50) feet.
 - (2) Area—5,000 square feet.
 - ii. *Maximum lot coverage—Fifty (50) percent.*
 - iii. *Minimum yard requirements.*

(1) Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

- (a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
- (b) Side— Five (5) feet.
- (c) Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
- (d) Side Street—Ten (10) feet from building face to back of right-of-way.

(2) For single-family residential lots located south of the lake along the western boundary of the Property (where the Property abuts Seaton Creek Preserve, as shown on the Site Plan), the following minimum yard requirements shall apply for such residential lots:

- (a) Front—Twenty (20) feet from face of garage to back of right-of-way and ten (10) feet from building face to back of right-of-way.
- (b) Side— Five (5) feet.
- (c) Rear—Thirty (30) feet to the lot line, unless the rear lot line extends to or into a stormwater pond, in which case the minimum rear yard shall be ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
- (d) Side Street—Ten (10) feet from building face to back of right-of-way.

(3) For single-family residential lots located north of the lake along the western boundary of the Property (where the Property abuts Seaton Creek Preserve, as shown on the Site Plan), the following minimum yard requirements shall apply for such residential lots:

- (a) Front—Twenty (20) feet from face of garage to back of right-of-way and ten (10) feet from building face to back of right-of-way.
- (b) Side— Five (5) feet.
- (c) Rear—Twenty (20) feet to the lot line, unless the rear lot line extends to or into a stormwater pond, in which case the minimum rear yard shall be ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
- (d) Side Street—Ten (10) feet from building face to back of right-of-way.
- e. *Maximum height of structure*—Thirty-five (35) feet.
- f. *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

2. Conservation

- a. *Permitted uses and structures.*
 - i. Passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
 - ii. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
 - iii. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - iv. Roadways/access drives.
 - v. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- b. *Minimum lot requirement (width and area).* None.

c. *Maximum lot coverage by all buildings.* None.

d. *Minimum yard requirements.* None.

e. *Maximum height of structure.* None.

3. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

4. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

5. Height Limitations

Building height shall be measured as set forth in Part 16 of the Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Active recreation on the Residential Parcel will be provided pursuant to Policies 2.2.3 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 5 acres of active recreation (1 acre per 100 lots) is required, assuming a maximum of 500 single family homes are development on the Property. As shown on the Site plan, approximately 5 acres park/active recreation space will be provided throughout the Property, assuming 500 residential homes are developed, which is in addition to approximately 35.3 acres of the Property designated as conservation.

2. Access

Access will be provided from Arnold Road/Pecan Park Road through the Phase I Development, as shown on the Site Plan. The location and design of the access point and internal driveways/roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal driveways/roads shall be subject to the review and approval of Development Services and the Planning and Development Department. As shown on the Site Plan, the spine road through the Property may, at the election of Pecan Enterprises, LLC, or its assignee, be used to connect to future development to the east of the Property; provided, however, in no event shall traffic from

the proposed development on the Property or Phase I Development be permitted to access Butch Baine Drive.

3. Signage

Signage will be provided in accordance with Part 13 of the City's Zoning Code (Sign Regulations).

4. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

5. Landscaping/Buffer

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations). The conservation lands along the southern and eastern boundaries of the Property will provide a natural buffer from surrounding residential uses. Additionally, (a) the twenty (20) feet of each rear yard for residential lots located south of the lake along the western boundary of the PUD (where the Property abuts Seaton Creek Preserve) that is closest to said western boundary of the PUD shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code, and (b) the ten (10) feet of each rear yard for residential lots located north of the lake along the western boundary of the PUD (where the Property abuts Seaton Creek Preserve) that is closest to said western boundary of the PUD shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code. Furthermore, any substantially opaque (i.e. more than 85% opaque) fencing along the western boundary of the PUD (where the Property abuts the Seaton Creek Preserve) shall be natural colored (e.g. brown, tan, forest green, etc.). The foregoing requirements in this Section shall only apply to residential lots along the western boundary of the PUD (where the Property abuts Seaton Creek Preserve) and not to stormwater ponds, subdivision roads and similar facilities.

6. Modifications

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

7. Parking

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021).

8. Sidewalks, Trails and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

9. Impervious Surface

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RLD-50 (65%).

10. Utilities

Electric power, water and sewer will be provided by JEA.

11. Firewise

a. The following notice shall be included in the Declaration of Covenants and Restrictions affecting the Property:

At Seaton Creek Preserve, the Florida Forest Service uses the forest management tools of prescribed burning and timber harvesting 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. Furthermore, Seaton Creek Preserve is actively harvested for timber and portions thereof may be cleared in accordance with the City of Jacksonville's and the Florida Forest Service's timber management plan. 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.

b. The developer shall educate builders regarding Firewise principles governing vegetation and building construction, including directing builders to the Firewise information provided online through the Forest Service.

12. Airport

Given the proximity to JIA, the following requirements shall be included in the Declaration of Covenants and Restrictions affecting the Property:

1. Keep all trash contained in a proper place;
2. Eliminate the use of any fruit or berry producing vegetation in landscaping;
3. Eliminate the use of water features (fountains, ponds, etc.) for aesthetic value;
4. Do not feed the wildlife (e.g. bird seed, cat food, etc.);

5. Report significant wildlife observations to the Jacksonville Airport Authority.

13. PUD Conceptual Site Plan

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on May 24, 2021.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of a single family community with a common scheme of development, as a subsequent phase to the Phase I Development. Furthermore, this type of development is needed to provide adequate choices for residents and employees in this area.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it provides specific lot requirements; "Firewise" and airport compatibility provisions; and it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Permitted Uses:	<u>RLD-50</u> (1) Single-family dwellings. (2) Townhomes (RLD-TNH only) (3) Foster care homes. (4) Family day care homes meeting the performance standards and development criteria set forth in Part 4. (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4. (6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4. (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set	Single Family Residential: 1. Single family detached dwellings. 2. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses. 3. Mail center. 4. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 5. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 6. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures,	To allow for development of single family residential and conservation uses on the Property.

	<p>forth in Part 4.</p> <p>(8) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) 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.</p> <p>(10) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Detached Accessory Dwelling Unit (RLD-TND only).</p> <p><u>Conservation</u></p> <p>(1) Regional, state or national forests, parks, sanctuaries and preserves.</p> <p>(2) Special management areas.</p> <p>(3) Public and private wildlife management areas.</p> <p>(4) Valuable environmental resources, such as sensitive vegetation, high-value habitat, wetlands, high aquifer recharge potential, and unique coastal areas.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p>	<p>passive open space, and similar uses.</p> <p><u>Conservation</u></p> <p>i. Passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.</p> <p>ii. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>iii. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.</p> <p>iv. Roadways/access drives.</p> <p>v. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p>	
<p>Lot Requirements</p>	<p>For RLD 50:</p> <p>Width – 50 feet, Area – 5,000 square feet, Max. Lot Coverage – 50%</p> <p>Minimum Yard Requirements:</p> <p>Front—20 feet. Side—5 feet. Rear—10 feet.</p> <p><u>656.407:</u></p> <p>No dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than 35 feet or 80 percent of the minimum lot width, whichever is less.</p>	<p><u>Residential Parcel:</u></p> <p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.</p> <p>Side— Five (5) feet.</p> <p>Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet from building face to back of right-of-way.</p> <p>For single-family residential lots located south of the lake along the western boundary of the Property (where the Property abuts Seaton Creek Preserve, as shown on the Site Plan), the following minimum yard requirements shall apply for such residential</p>	<p>To account for unique site characteristics and to provide a buffer adjacent to the preserve land.</p>

		<p>lots:</p> <p>Front—Twenty (20) feet from face of garage to back of right-of-way and ten (10) feet from building face to back of right-of-way.</p> <p>Side— Five (5) feet.</p> <p>Rear—Thirty (30) feet to the lot line, unless the rear lot line extends to or into a stormwater pond, in which case the minimum rear yard shall be ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet from building face to back of right-of-way.</p> <p>For single-family residential lots located north of the lake along the western boundary of the Property (where the Property abuts Seaton Creek Preserve, as shown on the Site Plan), the following minimum yard requirements shall apply for such residential lots:</p> <p>Front—Twenty (20) feet from face of garage to back of right-of-way and ten (10) feet from building face to back of right-of-way.</p> <p>Side— Five (5) feet.</p> <p>Rear—Twenty (20) feet to the lot line, unless the rear lot line extends to or into a stormwater pond, in which case the minimum rear yard shall be ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet from building face to back of right-of-way.</p>	
<p>Landscaping/ Buffer</p>	<p>See Part 12 of Zoning Code.</p>	<p>Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations). The conservation lands along the southern and eastern boundaries of the Property will provide a natural buffer from surrounding residential uses. Additionally, (a) the twenty (20) feet of each rear yard for residential lots located south of the lake along the western boundary of the PUD (where the Property abuts Seaton Creek Preserve) that is closest to said western boundary of the PUD shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code and (b) the ten (10) feet of each rear yard for residential lots located north of the lake along the western boundary of the PUD (where the Property abuts Seaton Creek Preserve) that is closest to said western boundary of the PUD shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code. Furthermore, any substantially opaque (i.e. more than 85% opaque) fencing along the western boundary of the PUD (where the Property abuts the Seaton Creek</p>	<p>To provide a buffer adjacent to preserve lands.</p>

		Preserve) shall be natural colored (e.g. brown, tan, forest green, etc.). The foregoing requirements in this Section shall only apply to residential lots along the western boundary of the PUD (where the Property abuts Seaton Creek Preserve) and not to stormwater ponds, subdivision roads and similar facilities.	
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

VIII. Names of Development Team

Developer: Pecan Enterprises, LLC

Planner/Engineer: Prosser

Architects: N/A

IX. Land Use Table

A Land Use Table is attached hereto as Exhibit "F."

X. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.5, 1.1.9, 1.1.10, 1.1.12, 1.1.20, 3.1.1, 3.1.15, and 3.1.11.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. Usable Open spaces, Plazas, Recreation Areas:

The PUD provides ample open spaces and recreational opportunities.

8. Impact on Wetlands:

Any development or residential units impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. Listed Species Regulations:

A listed species survey is attached hereto as Exhibit I.

10. Off-Street Parking Including Loading and Unloading Areas:

The PUD provides adequate off street parking.

11. Sidewalks, Trails, and Bikeways:

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.

Exhibit E

Casa de Campo PUD Master Plan

LAND USE SUMMARY

Lakes	26 ac.
Parks/Recreation	5 ac.
Wetlands	12 ac.
CSV Land Use	35.3 ac.
Max Units	500 du
Units Shown	456 du
Total PUD Area	212.84 ac.

Notes:

1. All wetlands, lakes and open spaces depicted are generalized areas and subject to change based upon final engineering and permitting.
2. Site plan is conceptual and subject to final site planning, engineering design and permitting.
3. No traffic from the proposed development shall be permitted to access Butch Baine Drive.

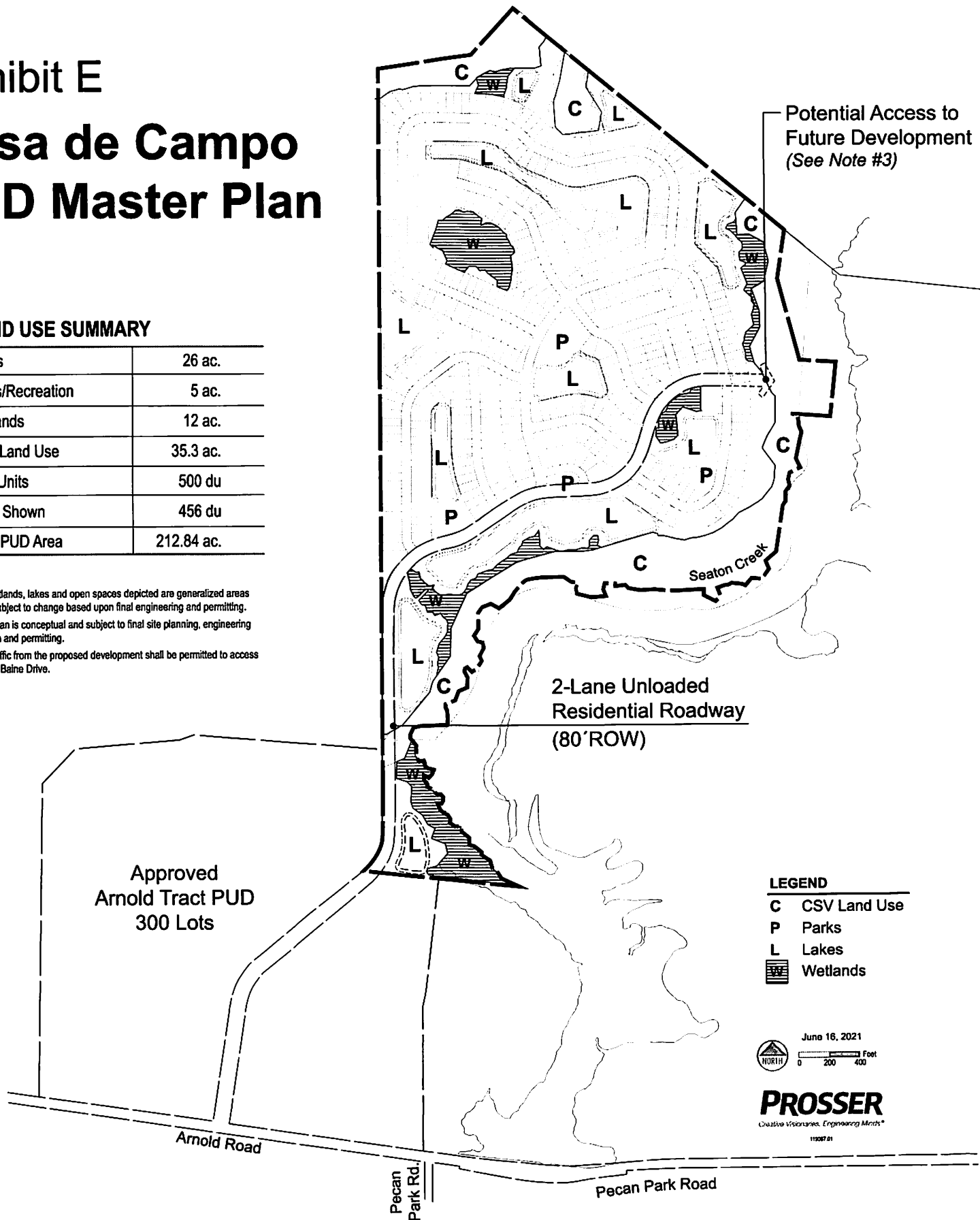


EXHIBIT F

PUD Name

Seaton Creek Reserve

Date

6/21/2021

Land Use Table

Total gross acreage	212.84	Acres	100 %
Amount of each different land use by acreage			
Single family	177.54	Acres	83 %
Total number of dwelling units	500	D.U.	
Multiple family		Acres	
Total number of dwelling units		D.U.	
Commercial		Acres	
Industrial		Acres	
Other land use	35.3	Acres	17 %
Active recreation and/or open space	5	Acres	2.3 %
Passive open space, wetlands, pond	73.3	Acres	34.4 %
Public and private right-of-way	29.5	Acres	13.9 %
Maximum coverage of non-residential buildings and structures		Sq. Ft.	

* The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).



Availability Letter

Matthew Melchiori

11/10/2020

Prosser, Inc

13901 Sutton Park Drive South Suite 200

Jacksonville, Florida 32224

Project Name: Huntley Subdivision

Availability #: 2020-3267

Attn: Matthew Melchiori

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Condition stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

EXHIBIT J

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3267

Request Received On: 9/28/2020

Availability Response: 11/10/2020

Prepared by: Susan West

Expiration Date: 11/10/2022

Project Information

Name: Huntley Subdivision

Address: 1705 PECAN PARK RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 280000

Parcel Number: 019600 0500

Location:

Description: 800 residential units

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main at the intersection of Pecan Park Rd and Arnold Rd

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 12 inch force main along Arnold Rd along property frontage (See Special Conditions)

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal. POC 1: Requires JEA Cost Participation on Master Pump Station with connection to and from existing force main. Station/force main to be sized for development needs then any upsizing and/o force main routing required by JEA will be handled through JEA Cost Participation. Details to be determined during project design.

Reclaimed Water Connection

Reclaim Grid: North Grid

Connection Point #1: This property is located within the JEA Reclaimed Water System Service Area.

Connection Point #2:

Reclaim Special Conditions: Reclaimed water will be available in the near future for your development. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.