

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

March 18, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-104 **Application for: Mallard Terrace PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated December 4, 2020
2. The original written description dated January 14, 2021
3. The original site plan dated April 9, 2020

Recommended Planning Commission Conditions to the Ordinance: **None**

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

Planning Commission Commentary: There was one speaker in opposition whose felt there was already sufficient development in the area and the proximity to his house. The Commissioners indicated the townhomes were 250 feet from the citizen's house and felt residential was appropriate in the area.

Planning Commission Vote: 5-0

Joshua Garrison, Chair Aye

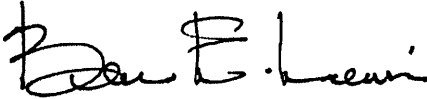
Dawn Motes, Vice Chair Absent

David Hacker, Secretary Aye

Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Absent

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-104 TO

PLANNED UNIT DEVELOPMENT

MARCH 18, 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 **2021-104** to Planned Unit Development.

Location: 7981 Baymeadows Circle West between Meadow Walk Lane and Cypress Green Drive

Real Estate Number(s): 148521-4010

Current Zoning District(s): Planned Unit Development (PUD 2014-537)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Neighborhood Commercial (NC)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast, District 3

Applicant/Agent: T.R. Hainline, Esq. / William Michaelis, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: D.R. Horton, Inc. – Jacksonville
4220 Race Track Road
St. Johns Florida 32259

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2021-104 seeks to rezone approximately 12.05 acre from PUD to PUD to allow a maximum of 16 townhomes on the subject property. The PUD is divided into two parcels, Parcel A, which is 0.88 acres, allows residential uses wireless communication towers and preservation uses. Parcel B, 10.82 acres, only allows preservation uses.

The current PUD, was approved for commercial retail and service establishments, professional offices, day cares veterinarians and similar uses.

PUD Ord. YEAR-2014-537-E was approved with the following conditions:

- (a) The subject property is legally described in the original legal description dated May 22, 2014.
- (b) The subject property shall be developed in accordance with the revised third amended written description dated June 16, 2014.
- (c) The subject property shall be developed in accordance with the original site plan dated August 5, 2014.
- (d) The subject property shall be developed in accordance with the Development Services Division Memorandum dated August 25, 2014, attached hereto as Exhibit 4, or as otherwise approved by the Planning and Development Department.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and determined that conditions a – c will be superseded by the proposed PUD exhibits and do not need to continue in this PUD. Condition (d) also may be omitted as the development will be reviewed during the site development process.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

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

Yes. The Planning and Development Department finds that the subject property is located in the Neighborhood Commercial (NC) 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 Small-Scale Land Use Amendment to the Future Land Use Map Series L-5508-20C (Ordinance 2021-103) that seeks to amend the portion of the site that is within the (NC) land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5508-20C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

1.1.8 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.

1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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.

(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.

(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): Neighborhood Commercial (NC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5508-20C (Ordinance 2021-103) that seeks to amend the portion of land that is within the Neighborhood Commercial (NC) land use category to Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a maximum of 16 townhomes. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The proposed intent of development will provide a conventional streetscape that is similar to other developments in the area.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan provides 12.7 acres of open space, wetlands and ponds.
- Focal points and vistas: The site plan uses the 12 acres of open space to enhance vistas for future residents.
- Traffic and pedestrian circulation patterns: The site plan shows one cul-de-sac with access to Baymeadows Circle West, further enforcing the compatibility with the streetscape.
- The use and variety of building setback lines, separations, and buffering: The written description provides setbacks that are similar to the development standards in the Zoning Code.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description and site plan include wireless communication towers as a permitted use. The cell tower shown on the site plan would not meet the setbacks for a Track I or Track II Tower. Any wireless communication tower must meet the regulation in Part 15 of the Zoning Code.

(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 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	MDR	RMD-B PUD (14-62)	Undeveloped Single family dwellings
South	RPI CGC	PUD (18-517) CCG-1	Multi-family dwellings Offices
East	NC	PUD (14-537)	Undeveloped, proposed townhomes
West	MDR	RMD-A	Undeveloped

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a townhome development. The PUD is appropriate at this location because it is consistent with the surrounding residential uses.

- The existing residential density and intensity of use of surrounding lands: The existing single family dwellings to the north are 40 feet in width which are similar in density to the proposed townhomes. PUD Ordinance 2021-102 is across the street from the subject site and is proposing the same type of townhomes.
- The availability and location of utility services and public facilities and services: The Duval Public Schools has determined the proposed development will add 4 students.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The development will have access to Baymeadows Road (SR 152) and I-95.

(7) Usable open spaces plazas, recreation areas.

The project will contain over 12 acres of open space, wetlands and ponds.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 9, 2021, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-104 be **APPROVED with the following exhibits:**

1. The original legal description dated December 4, 2020
2. The original written description dated January 14, 2021
3. The original site plan dated April 9, 2020



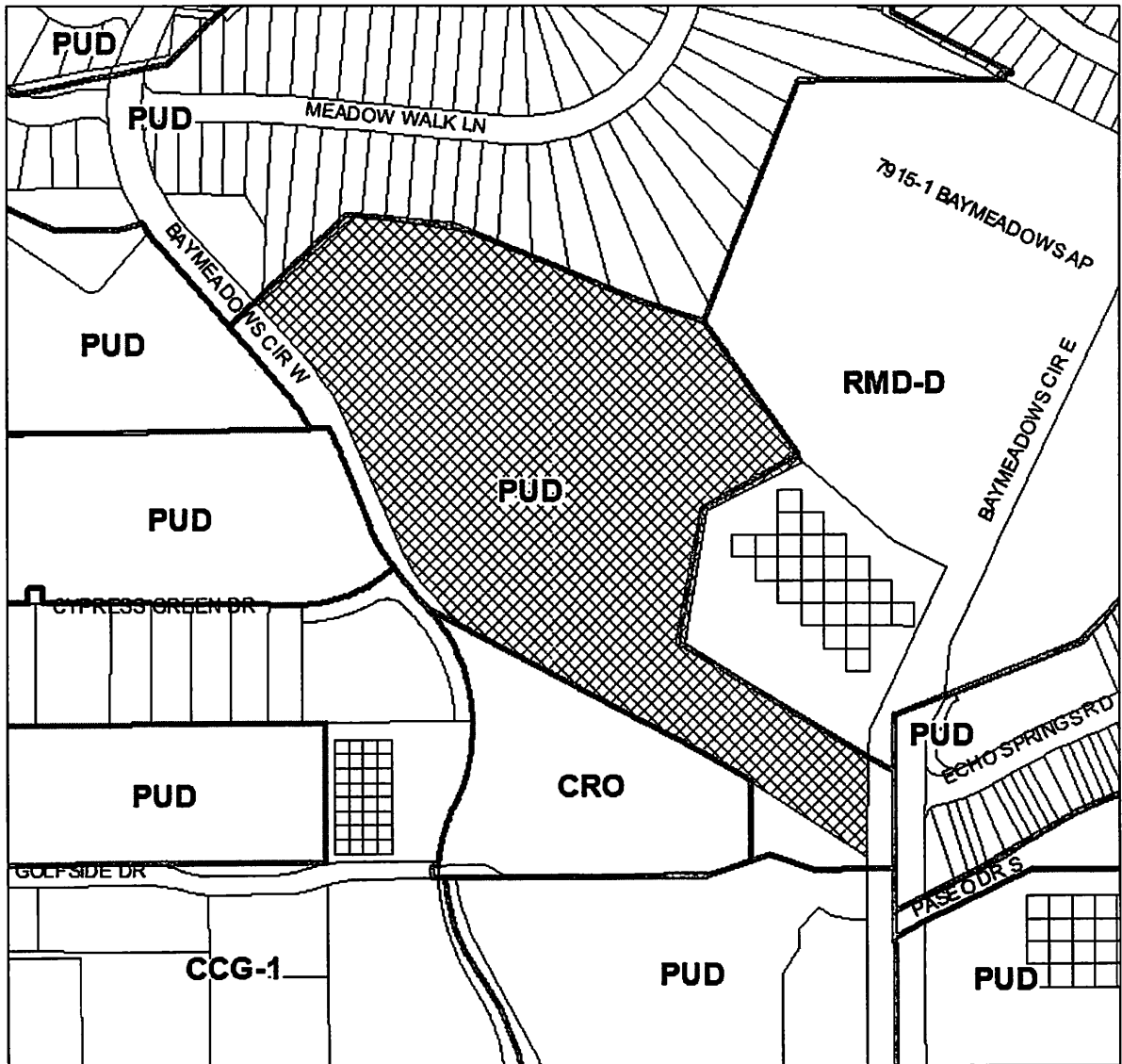
Aerial view of subject property



View of subject property



View of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 95 190 380 Feet</p> <p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER ORD-2021-0104</p>	<p>TRACKING NUMBER T-2020-3270</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application Review Request:	COJ PDD:	School Impact Analysis					
	Proposed Name:	2021-104 Mallard Terrace PUD					
	Requested By:	Bruce Lewis					
	Reviewed By:	Shalene B. Estes					
	Due:	3/8/2021					
Development Potential:	16	Residential units					
School Type							
	CSA¹	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA²	Available Seats - Adjacent CSA 3&5
Elementary	4	5,438	80%	2	100%	569	1,847
Middle	4	4,005	82%	1	85%	346	258
High	4	856	67%	1	86%	9	36
Total New Students				4			
Total Student Generation Yield:							
	<i>Elementary:</i>	0.333					
	<i>Middle:</i>	0.167					
	<i>High:</i>	0.073					
		0.093					

NOTES:

¹ Attendance school may not be in proposed development's CSA

² Available CSA seats include current reservations

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0104 **Staff Sign-Off/Date** BEL / 01/14/2021
Filing Date 02/17/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 03/23/2021 **Planning Commission** 03/18/2021
Land Use & Zoning 04/06/2021 **2nd City Council** 04/13/2021
Neighborhood Association VILLAGE GREEN, LAKESIDE AT BAYMEADOWS, LINKSIDE AT BAYMEADOWS
Neighborhood Action Plan/Corridor Study BAYMEADOWS COMMUNITY PLAN

Application Info

Tracking # 3270 **Application Status** PENDING
Date Started 12/02/2020 **Date Submitted** 12/04/2020

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 GISLASON **First Name** JOHN **Middle Name**
Company/Trust Name D.R. HORTON, INC. - JACKSONVILLE
Mailing Address 4220 RACE TRACK ROAD
City ST. JOHNS **State** FL **Zip Code** 32259
Phone 9042682845 **Fax** 9042920523 **Email** JRGISLASON@DRHORTON.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2014-537-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 148521 4010	11	3	PUD	PUD

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

Existing Land Use Category

NC

Land Use Category Proposed?

If Yes, State Land Use Application #

5508

Total Land Area (Nearest 1/100th of an Acre) 12.05

Development Number

Proposed PUD Name MALLARD CREEK

Justification For Rezoning Application

SEE EXHIBIT "D" ATTACHED.

Location Of Property

General Location

EAST SIDE OF BAYMEADOWS CIRCLE WEST

House #

7981

Street Name, Type and Direction

BAYMEADOWS CIR W

Zip Code

32256

Between Streets

BAYMEADOWS CIRCLE EAST

and BAYMEADOWS CIRCLE WEST

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**
 12.05 Acres @ \$10.00 /acre: \$130.00
- 3) Plus Notification Costs Per Addressee**
 106 Notifications @ \$7.00 /each: \$742.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,141.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

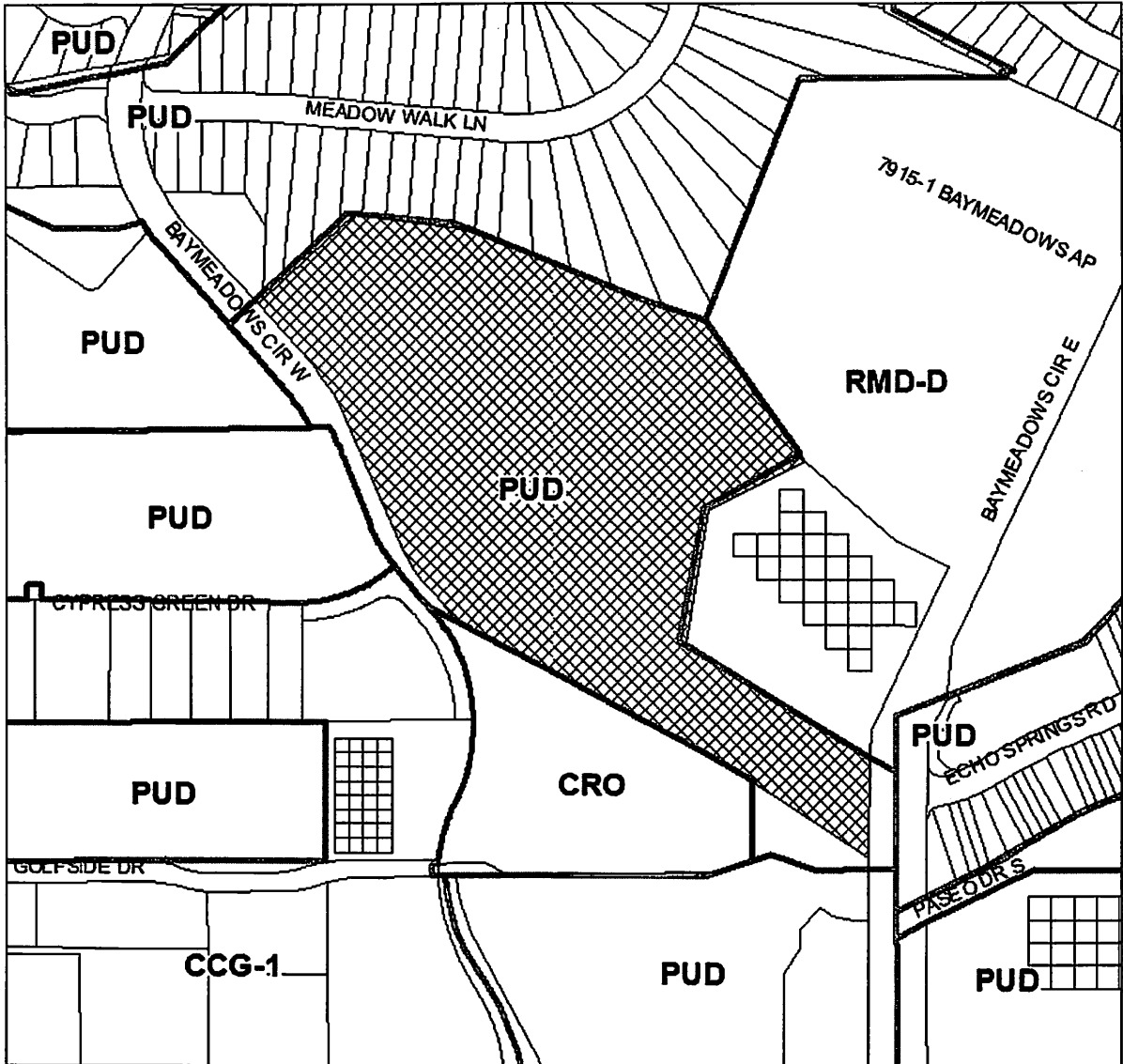
EXHIBIT 1
LEGAL DESCRIPTION

(EAST PARCEL)

A PORTION OF THE F. RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHERLY CORNER OF TRACT "C" AS SHOWN ON MAP OF PINE TERRACE AT THE MEADOWS PHASE 2, RECORDED IN PLAT BOOK 73, PAGES 33 THROUGH 39 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES, COURSE NO. 1: NORTH 47° 10' 26" EAST ALONG THE SOUTHEAST LINES OF SAID TRACT "C" AND LOTS 61 THROUGH 64 AS SHOWN ON THE PLAT OF SAID PINE TERRACE AT THE MEADOWS PHASE 2, A DISTANCE OF 231.90 FEET; COURSE NO. 2: SOUTH 81° 59' 46" EAST ALONG THE SOUTHWEST LINES OF LOTS 64 THROUGH 69 OF SAID PINE TERRACE AT THE MEADOWS PHASE 2, A DISTANCE OF 198.18 FEET; COURSE NO. 3: SOUTH 69° 01' 15" EAST ALONG THE SOUTH LINES OF LOTS 69 THROUGH 75 OF SAID PINE TERRACE AT THE MEADOWS PHASE 2, A DISTANCE OF 449.32 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 75, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 18183, PAGE 321 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG A SOUTHWEST LINE OF LAST SAID LANDS SOUTH 35° 29' 25" EAST, A DISTANCE OF 300.00 FEET TO THE MOST NORTHERLY CORNER OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 7743, PAGE 1943 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE NORTHWEST, WEST AND SOUTHWEST LINES OF LAST SAID LANDS; COURSE NO. 1: SOUTH 63° 20' 55" WEST, 191.09 FEET; COURSE NO. 2: SOUTH 09° 16' 45" WEST, 233.45 FEET; COURSE NO. 3: SOUTH 58° 17' 00" EAST, 381.40 FEET TO A POINT ON THE WESTERLY LINE OF BAYMEADOWS CIRCLE EAST, A VARIABLE WIDTH PRIVATE ROAD EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5572, PAGE 219 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00° 26' 24" WEST ALONG THE WESTERLY LINE OF SAID BAYMEADOWS CIRCLE EAST, A DISTANCE OF 178.83 FEET TO THE MOST NORTHEASTERLY CORNER OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 12292, PAGE 1727 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING WEST LINE OF SAID BAYMEADOWS CIRCLE EAST THE FOLLOWING TWO (2) COURSES AND DISTANCES AND ALONG THE NORTHEAST LINE OF SAID OFFICIAL RECORDS BOOK 12292, PAGE 1727 TO AND ALONG THE NORTHEAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 16641, PAGE 1495, COURSE NO: 1. NORTH 57° 13' 28" WEST, 316.37 FEET; COURSE NO: 2. NORTH 62° 31' 05" WEST, 515.11 FEET TO A POINT ON THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE EAST, SAID POINT LYING IN A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 12°18'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38° 32' 07" WEST, 70.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE EAST LINE OF SAID BAYMEADOWS CIRCLE WEST AN ARC LENGTH OF 70.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 21° 40' 03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34° 11' 15" WEST, 101.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE WEST AN ARC LENGTH OF 102.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 23° 11' 45" WEST ALONG THE EASTERLY LINE OF SAID BAYMEADOWS CIRCLE WEST, A DISTANCE OF 220.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 493.86 FEET, A CENTRAL ANGLE OF 19° 42' 01" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32° 58' 16" WEST, 168.97 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE EASTERLY LINE OF SAID BAYMEADOWS

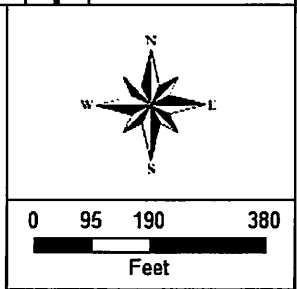
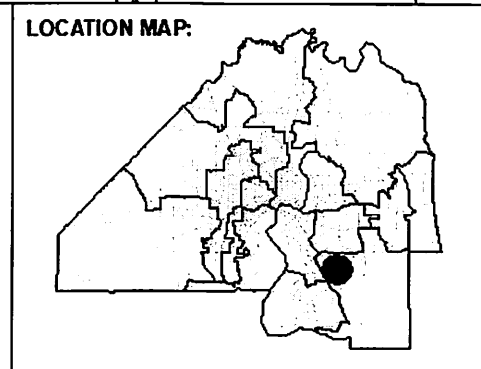
CIRCLE WEST AN ARC LENGTH OF 169.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 42° 44' 59" WEST ALONG THE NORTHEAST LINE OF SAID BAYMEADOWS CIRCLE WEST, A DISTANCE OF 105.55 FEET TO THE POINT OF BEGINNING. LAND THUS DESCRIBED CONTAINS 12.05 ACRES, MORE OR LESS.



REQUEST SOUGHT:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2020-3270

EXHIBIT 2

PAGE 1 OF 1

MALLARD CREEK PUD

January 14, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: a portion 148521-4015**
- B. Current Land Use Designation: NC**
- C. Proposed Land Use Designation: NC & MDR**
- D. Current Zoning District: PUD (2014-537-E)**
- E. Proposed Zoning District: PUD**

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

D.R. Horton, Inc. - Jacksonville (the “Applicant”) proposes to rezone approximately 12.05 acres of property located on the east side of Baymeadows Circle West, between Baymeadows Circle West and Baymeadows Circle East, from Planned Unit Development (the “Original PUD”) to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a small townhome development. The PUD allows for the development of the proposed use in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this Written Description and the Conceptual Site Plan dated April 9, 2020, which is attached as **Exhibit 4** to this Ordinance (the “Site Plan”).

The existing property is currently vacant. The Property is currently designated as Neighborhood Commercial (“NC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Urban Development Area. A companion small scale FLUM amendment has been filed to change a portion of the property from NC to Medium Density Residential (MDR). The PUD shall be developed consistent with the applicable NC and MDR – Urban Area land use categories of the 2030 Comprehensive Plan.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	RPI	CRO, PUD	Stormwater Pond; Office; Vacant
East	MDR	RMD-D	Stormwater Pond; Apartments; Condominiums
North	MDR	PUD	Stormwater Pond; Single Family Homes
West	NC, RPI, CGC	CCG-1, PUD	Baymeadows Circle West; Apartments; Office; Church

IV. PUD DEVELOPMENT CRITERIA

A. Parcels - Permitted Uses

This section of the Written Description addresses items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

Within Parcel A, Residential Uses and Preservation Uses.

Within Parcel B, Preservation Uses.

B. Residential Uses:

That portion of the Property designated as Parcel A permits the following Residential Uses.

1. Permitted Uses and Structures.

a. Townhomes, rowhouses or condominiums, rental or fee simple, not to exceed sixteen (16).

b. Temporary construction trailers and offices, leasing/sales/management offices, models and similar uses.

c. Amenity/recreation areas.

d. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

e. Mail centers/kiosks.

f. Maintenance offices/areas, maintenance equipment storage building/area, security office and similar use.

g. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. Permitted Uses by Exception: None.

3. *Multi-family Uses:* Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multi-family uses: For the purposes of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.

a. Minimum lot width: None.

- b. Minimum lot area: None.
- c. Maximum lot coverage by all buildings: Seventy (70) percent.
- d. Minimum yard requirements. The minimum yard requirements for all structures are:

- (i) Front: Twenty (20) feet.
- (ii) Side: Ten (10) feet.
- (iii) Rear: Twenty (20) feet.

e. Maximum height of structure: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

4. Fee Simple Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for fee simple uses:

- a. Minimum lot width: Eighteen (18) feet.
- b. Minimum lot area: 1,980 square feet.
- c. Maximum lot coverage by all buildings: Seventy (70) percent.
- d. Minimum yard requirements. The minimum yard requirements for all structures are:

- (i) Front: Twenty (20) feet.
- (ii) Side: Zero (0) feet; Ten (10) feet for end units.
- (iii) Rear: Twenty (20) feet.

e. Maximum height of structures: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

C. Preservation Uses:

1. Permitted Uses and Structures:

a. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.

b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

c. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Permitted Uses by Exception:* None.

3. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for uses:* For the purposes of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.

a. Minimum lot width: None.

b. Minimum lot area: None.

c. Maximum lot coverage by all buildings: None.

d. Minimum yard requirements. None.

e. Maximum height of structures: None.

D. Accessory Uses and Structures in Parcels A & B:

Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principle use. Accessory uses shall not involve operations or structures not in keeping with character of the principle use and shall be subject to the following:

1. Accessory uses shall not be located in required front or side yards except as follows:

a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the exterior property line and zero (0) feet from internal lot lines where the side setback is also zero (0).

2. Accessory uses and structures related to residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.

3. Patios and porches related to residential uses within the PUD, including outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way. Screened patios/porches with a structural roof shall be setback at least five (5) feet of any right-of-way.

4. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access/Traffic Circulation

Access will be provided as shown on the PUD Conceptual Site Plan via Baymeadows Circle West. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of the Planning and Development Department.

B. Recreation/Open Space

While active recreation is not required for a project of this size pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan, Developer may, at its sole discretion, construct active and/or passive recreation on the Property.

C. Landscaping/Landscaped Buffers

1. *Landscaping:* Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.

2. *Baymeadows Circle West Boundary:* A minimum twenty (20) foot landscaped buffer shall be provided along the Baymeadows Circle West boundary of the Property meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.

D. Signage

1. Identity Monument Signs.

Up to two (2) double-sided or four (4) single-sided identity monument signs are permitted at the entrances. The signs may be externally illuminated. The signs may not exceed fifteen (15) feet in height and twenty four (24) square feet (each side) in area.

2. *Directional Signs.*

Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

3. *Real Estate and Construction Signs.*

Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.

E. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible.

F. Modifications

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

G. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended.

H. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

I. Stormwater Retention

Stormwater facilities will be constructed in accordance with applicable regulations.

J. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on September 18, 2020.

VII. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for an infill residential project combined with extensive preservation that would not otherwise be permitted in a conventional zoning district. The proposed residential uses will provide for the addition of more diverse housing products to this area.

A. PUD/Difference from Usual Application of Zoning Code (Ordinance 2014-537-E)

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 requires an increased buffer along the eastern boundary of the Property; it contains preservation provisions which would otherwise not be required; and, it provides for site-specific signage requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Ordinance 2014-537-E	Proposed PUD	Reasoning
Uses	<ol style="list-style-type: none"> 1. Commercial retail sales and service establishments 2. Banks without drive-thru tellers, credit unions, and similar uses 3. Professional and business offices, including medical and dental or chiropractic offices, but not clinics or hospitals 4. Libraries, art galleries, museums, dance, art, photography or music studios and theaters for stage performances, but not motion picture theaters 5. Vocational, trade or business schools and similar uses 6. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code 7. Adult congregate living facility, but not group care homes or residential treatment facilities 8. Express or parcel delivery offices and similar uses, but not freight terminals 9. Veterinarians and animal boarding that do not require outside housing or boarding of animals, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code 10. Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code 11. Retail outlets for the sale of used wearing apparel, not to exceed 2,500 rentable square feet 12. Multi-family residential 13. Single-family residential 14. Restaurants with the outside sale and 	<p>Residential Uses.</p> <ol style="list-style-type: none"> a. Townhomes, rowhouses or condominiums, rental or fee simple, not to exceed sixteen (16). b. Temporary construction trailers and offices, leasing/sales/management offices, models and similar uses. c. Amenity/recreation areas. d. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. e. Mail centers/kiosks. f. Maintenance offices/areas, maintenance equipment storage building/area, security office and similar use. g. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. <p>Preservation Uses:</p> <ol style="list-style-type: none"> a. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures. b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies. c. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 	<p>To permit residential uses, to prohibit development on portions of the property, and to delete the commercial uses.</p>

	<p>service of food, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code</p> <p>15. Restaurants may include retail sale and service of all alcoholic beverages for on-premises consumption</p> <p>16. Churches, including a rectory or similar use meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code</p>		
<p>Accessory Uses and Structures</p>	<p>None</p>	<p>Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principle use. Accessory uses shall not involve operations or structures not in keeping with character of the principle use and shall be subject to the following:</p> <ol style="list-style-type: none"> 1. Accessory uses shall not be located in required front or side yards except as follows: <ol style="list-style-type: none"> a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the exterior property line and zero (0) feet from internal lot lines where the side setback is also zero (0). 2. Accessory uses and structures related to residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments. 3. Patios and porches related to residential uses within the PUD, including outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way. Screened patios/porches with a structural roof shall be setback at least five (5) feet from any side or 	<p>To permit accessory uses and structures typically permitted with residential uses.</p>

		<p>rear yard.</p> <p>4. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.</p>	
<p>Lot Requirements</p>	<p>Commercial Lot Requirements: Minimum lot area, minimum lot width, maximum lot coverage, minimum front yard and minimum side yard: None Minimum rear yard: 10 feet Maximum height of structures: 45 feet</p> <p>Residential Lot Requirements: Minimum lot area: 4,000 sq ft Minimum lot width: 40 feet Maximum lot coverage: 50% Minimum front yard: 20 feet Minimum side yard: 3 feet Minimum rear yard: 5 feet Maximum height of structures: 45 feet</p>	<p>Multi-family Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multi-family uses: For the purposes of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.</p> <p>a. Minimum lot width: None.</p> <p>b. Minimum lot area: None.</p> <p>c. Maximum lot coverage by all buildings: Seventy (70) percent.</p> <p>d. Minimum yard requirements. The minimum yard requirements for all structures are:</p> <p>(i) Front: Twenty (20) feet.</p> <p>(ii) Side: Ten (10) feet.</p> <p>(iii) Rear: Twenty (20) feet.</p> <p>e. Maximum height of structure: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.</p> <p>Fee Simple Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for fee simple uses:</p> <p>a. Minimum lot width: Eighteen (18) feet.</p> <p>b. Minimum lot area: 1,980 square feet.</p> <p>c. Maximum lot coverage by all buildings: Seventy (70) percent.</p> <p>d. Minimum yard requirements. The minimum yard requirements for all structures are:</p>	<p>To revise the lot requirements to reflect the proposed uses.</p>

		<p>(i) Front: Twenty (20) feet.</p> <p>(ii) Side: Zero (0) feet; Ten (10) feet for end units.</p> <p>(iii) Rear: Twenty (20) feet.</p> <p>e. Maximum height of structures: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.</p> <p>For preservation:</p> <p>3. Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for uses: None.</p>	
Recreation/ Open Space	Passive open space where shown on site plan.	While active recreation is not required for a project of this size pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan, Developer may, at its sole discretion, construct active and/or passive recreation on the Property.	The revised provision provides the developer and/or future HOA with the ability to construct active and/or passive recreation on the Property in the future.
Buffers	The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.	<p>1. Landscaping: Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.</p> <p>2. Baymeadows Circle West Boundary: A minimum twenty (20) foot landscaped buffer shall be provided along the Baymeadows Circle West boundary of the Property meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.</p>	The proposed PUD provides additional buffering along Baymeadows Circle West.
Signage	<p>At each entrance one (1) double faced or two (2) single faced signs not to exceed one hundred twenty (120) square feet in area and twelve (12) feet in height and not closer than 100 feet.</p> <p>Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.</p> <p>One (1) under-the-canopy sign per occupancy, not exceeding a maximum of</p>		To revise the signage requirements to better reflect a residential use versus a commercial use.

	<p>twenty-four (24) square feet in area per sign, is permitted provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.</p> <p>Directional signs shall not exceed four (4) square feet.</p>		
Architectural Guidelines	None	Buildings, structures, and signage shall be architecturally compatible.	To provide for internal compatibility.

VIII. NAMES OF DEVELOPMENT TEAM

Owner/Developer: D.R. Horton, Inc. - Jacksonville

Engineer: Dunn & Associates, Inc.

IX. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”** Acreages in Exhibit F are approximate.

X. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the NC and MDR Urban Area land use categories.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System regulations.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, a maintenance company and/or an owners’ association.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

J. Parking Including Loading and Unloading Areas: Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended.

K. Sidewalks, Trails, and Bikeways: A five (5) foot wide sidewalk will be constructed along Baymeadows Circle West.

1. OWNER:
D.R. HORTON, INC. - JACKSONVILLE
4220 RACE TRACK ROAD
ST. JOHNS, FL 32259
PHONE: (904) 293-2845

2. DEVELOPER:
D.R. HORTON, INC. - JACKSONVILLE
4220 RACE TRACK ROAD
ST. JOHNS, FL 32259
PHONE: (904) 293-2845

3. ENGINEER:
DUNN & ASSOCIATES, INC.
8647 BAYPINE ROAD, SUITE 200
JACKSONVILLE, FLORIDA 32256
PHONE: (904)363-8916
FAX: (904)363-8917

4. SURVEYOR:
CLARSON & ASSOCIATES
1543 HULLDO AVENUE
JACKSONVILLE, FL 32207
PHONE: (904) 398-2823
FAX: (904) 398-2833

5. LANDSCAPE ARCHITECT:
T.B.D.

6. EXISTING/PROPOSED ZONING:
EXISTING PUD
PROPOSED PUD

7. REAL ESTATE NO.:
148521-4013

8. EXISTING SITE CHARACTERISTICS:
PRIOR GOLF HOLE

9. SITE SUMMARY:
TYPE OF DEVELOPMENT = TOWNHOMES
LAND USE = MC
MINIMUM LOT AREA = 1,800 SF, 6,000 SF PER BUILDING
MINIMUM LOT WIDTH = 18'
FRONT SETBACK: = 20'
SIDE SETBACK: = 0' (10' ON END)
REAR SETBACK: = 20'
MAX HEIGHT OF STRUCTURES: = 45'

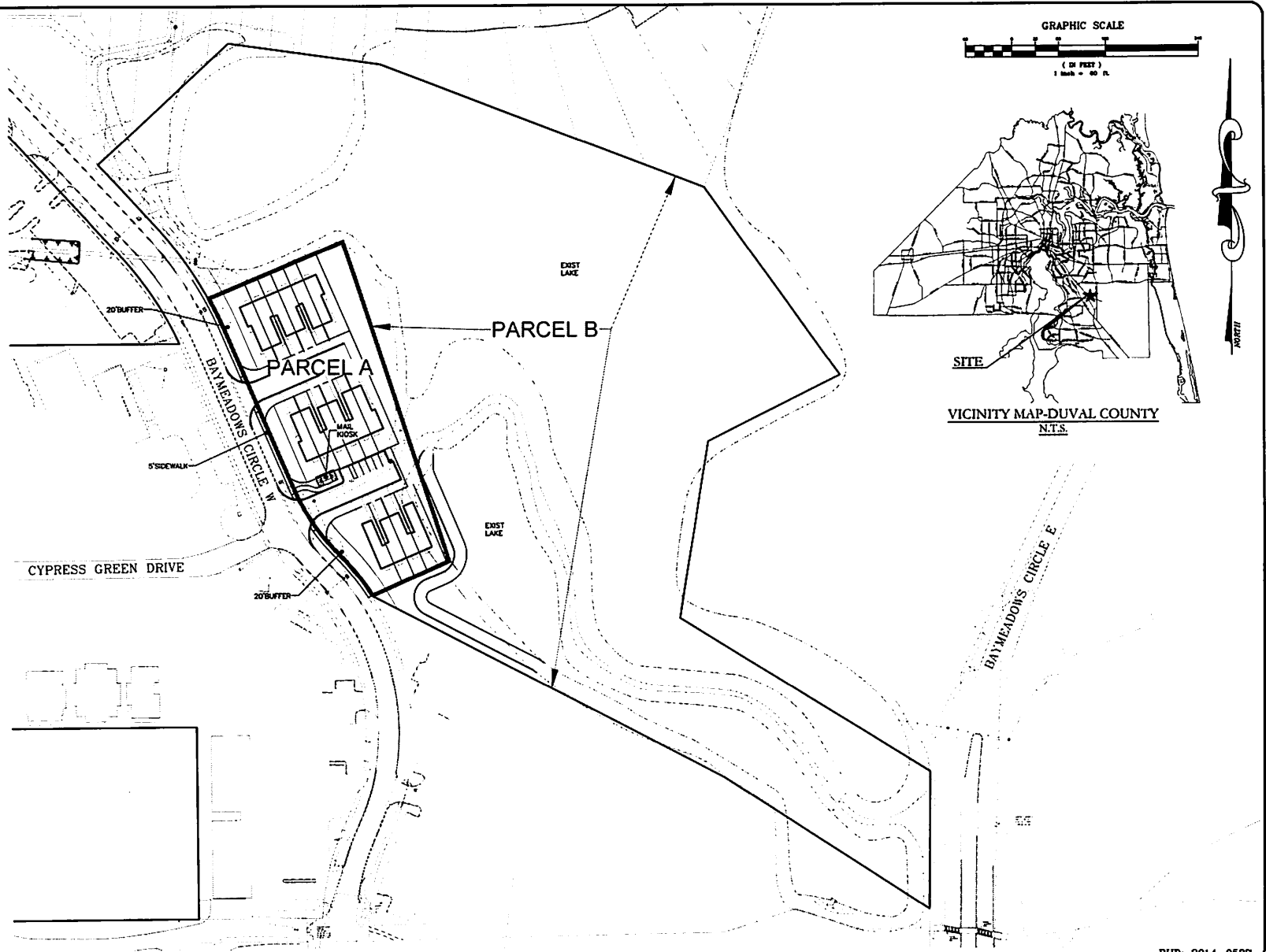
10. WATER SUPPLY: = A.L.A.
11. SEWER SERVICE: = A.L.A.
12. ELECTRICAL SERVICE: = A.L.A.
13. STORM WATER SYSTEM, NET DETENTION PONDS
14. FIRE PROTECTIVES AS REQUIRED VIA HYDRANTS

SITE DATA:
A. TOTAL GROSS ACREAGE = 12.05 AC. 100%
B. NUMBER OF TOWNHOMES LOTS = 18 LOTS
C. LOT DENSITY PUD = 1.3 LOTS PER ACRE
D. AVERAGE LOT SIZE = 18'x110' (1,800 SF)
E. LOT COVERAGE = 80% PER INDIVIDUAL LOT, 50% FOR ALL BUILDINGS

PARKING SUMMARY:
F. SPACES FOR EACH TOWNHOME = 3 SPACES = 32
G. EXTRA SPACES REQUIRED = 1 SPACE/3 UNITS = 6
H. TOTAL SPACES REQUIRED = 38
I. TOTAL SPACES PROVIDED = 38
J. H.C. REQUIRED = 1
K. H.C. PROVIDED = 1

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, EASEMENTS, ROADWAY NETWORK, RIGHT-OF-WAYS, STORM WATER PONDS AND SIGNAGE MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

FLOOD ZONE
THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X" COMMUNITY PANEL NUMBER 1203100502H DATED JUNE 3, 2013 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

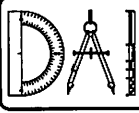


P:\1611-461-50 BAYMEADOWS WEST TOWNHOMES\EXHIBITS\PUD VER - 0537.DWG12/1/2020 12:43 PM Nigel Scarbrough

PUD: 2014-0537

NO.	DATE	REVISIONS DESCRIPTION	BY:

DESIGNED BY: DAI
DRAWN BY: SM
CHECKED BY: VJD
SCALE: 1" = 60'
DATE: April 9, 2020
PROJ. NO.: 1611-461-50



Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
8647 Baypine Road, Suite 200
Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917
www.dunneng.com

MALLARD CREEK
2014-0537
FOR:
D.R. HORTON, INC - JACKSONVILLE
DUVAL COUNTY, FLORIDA
PUD VERIFICATION MAP

VINCENTY J. DUNN ENGINEER NO. 8848
DAVID W. TAYLOR ENGINEER NO. 8848
OLEN R. WITZLER ENGINEER NO. 8848
GREGORY G. SPURLOCK ENGINEER NO. 8848

Sheet No. 1 of 1
PUD-1
DWG. NO.

MALLARD CREEK

EXHIBIT "F"

MALLARD CREEK LAND USE TABLE

Total Gross Acreage	12.05 Acres	100%
Amount of Each Different Land Use by Acreage		
Townhomes	0.88 Acres	7.3%
Total Amount of Active Recreation and/or Open Space	0.00 Acres	0%
Total Amount of Passive Open Space – including wetlands	10.82 Acres	89.8%
Amount of Public and Private Right-of-Way	0.35 Acres	2.9%
Maximum Coverage of Buildings and Structures at Ground Level		50%



Availability Letter

Glen Wieger

11/3/2020

Dunn & Associates, Inc.

8647 Baypine Road, Building 1, Suite 200

Jacksonville, Florida 32256

Project Name: Baymeadows Townhomes - -0537

Availability #: 2020-3485

Attn: Glen Wieger

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

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3485
Request Received On: 10/14/2020
Availability Response: 11/3/2020
Prepared by: Kyle Watson
Expiration Date: 11/3/2022

Project Information

Name: Baymeadows Townhomes - -0537
Address: 7981 BAYMEADOWS CIR W, JACKSONVILLE, FL 32256
County: Duval County
Type: Electric,Reclaim,Sewer,Water
Requested Flow: 28500
Parcel Number: 148521 4015
Location: East side of the Cypress Green Dr/Baymeadows Cir W intersection
Description: Proposed 114 townhome lot development on the west side of the Cypress Green Dr./Baymeadows Cir W intersection

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Ex 12-inch water main within the BAYMEADOWS CIR W ROW

Connection Point #2: Ex 12-inch water main within an easement to the west of the subject property

Connection point not reviewed for site fire protection requirements. Private fire protection analysis Water Special Conditions: is required. For the estimated cost of connecting to the JEA system, please submit request via Sages under Step 2 with APPROVED plans showing where the proposed connections will be installed.

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Ex gravity sewer manhole within the Golfside Dr./Baymeadows Circle W. intersection

Connection Point #2: Ex gravity sewer manhole within the Meadow Walk Ln./Baymeadows Circle W. intersection

Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, Sewer Special Conditions: and a JEA dedicated force main (min. 4" dia.). If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, and Plan

Submittal requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions:

General Conditions: