

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

March 9, 2023

The Honorable Terrance Freeman, President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2023-69**                      **Application for: Davis Creek PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 with Conditions**

Planning Commission Recommendation:    **Approve with Conditions**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated February 14, 2022.**
- 2. The revised written description dated January 23, 2023.**
- 3. The original site plan dated October 28, 2022.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1. The property shall be developed in accordance with the Transportation Planning Memorandum dated February 21, 2023, or as otherwise approved by the Planning and Development Department.**
- 2. Development Area No. 17 shall be limited to 205,000 square feet of commercial space as described in Table 1 Permissible Development by MU Masterplan Area.**
- 3. Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with JEA Standards.**

Planning Department conditions:

- 1. The property shall be developed in accordance with the Transportation Planning Memorandum dated February 21, 2023, or as otherwise approved by the Planning and Development Department.**

2. **Development Area No. 17 shall be limited to 205,000 square feet of commercial space as described in Table 1 Permissible Development by MU Masterplan Area.**
3. **Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with JEA Standards.**

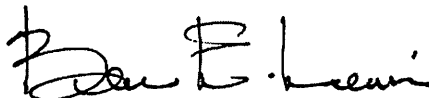
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were three speakers in opposition whose concerns were new development behind their homes, no new schools proposed. The Commissioners felt the application was appropriate for the area.

Planning Commission Vote:	5-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
David Hacker	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  
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Jacksonville, FL 32202  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-0069 TO**  
**PLANNED UNIT DEVELOPMENT**

**MARCH 9, 2023**

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 **2023-0069** to Planned Unit Development.

***Location:*** 0 Grand Street, 0 J Turner Butler Blvd, 0 Hampton Ridge Blvd S, 0 Philips Highway, 11458 Apex Trail

***Real Estate Numbers:*** 167748-0000, 167762-0010, 167900-0020, 167900-0300, 167900-0040, 167900-0050, 167900-0060, 167900-0070, 167900-0080, 167900-0090, 167900-0100

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

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

***Current Land Use Category:*** Low Density Residential (LDR) subject to FLUE Policies 4.4.11 and 4.4.12 and the Estuary Conceptual Master Plan, dated December 22, 2021

***Proposed Land Use Category:*** Mixed Use (MU) subject to FLUE Policy 4.3.22 (Ordinance 2023-067) and the Big Creek Timber, LLC Conceptual Master Plan, dated November 2, 2022 (Ordinance 2023-068)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
1431 Riverplace Blvd, Suite 901  
Jacksonville, FL 32207

***Owner:*** Harry Francis  
Big Creek Timber, LLC  
4310 Pablo Oaks Court  
Jacksonville, FL 32224

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

### GENERAL INFORMATION

Application for Planned Unit Development **2023-0069** seeks to rezone approximately 6174.21± acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of a Multi-Use Masterplan that includes commercial, office, institutional, single and multi-family residential neighborhoods with active and passive recreation. The development will be subject to FLUE Policy 4.3.22 Big Creek Timber, LLC Conceptual Master Plan with development not to exceed 10,575 residential units and 915,000 square feet of commercial space. More particularly, the following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

- Single-Family Residential (DU) 6,103
- Townhome Residential (DU) 2,420
- Multi-Family Residential (DU) 2,052
- Commercial/Office Uses (GSF) 915,000

The proposed PUD is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for site-specific design standards and criteria. The PUD also proposes architectural standards that will facilitate an aesthetically pleasing common development theme that has internally and externally compatibility.

There is a companion Land Use Amendment, **2023-0067 (L-5673-22A)**. The proposed LUA is for 6174.21± acres from Low Density Residential (LDR) subject to FLUE Policies 4.4.11 and 4.4.12 and the Estuary Conceptual Master Plan, dated December 22, 2021 to Mixed Use (MU) subject to FLUE Policy 4.3.22. There is also a concurrently pending master Plan, the Big Creek Timber, LLC Conceptual Master Plan, dated November 2, 2021 (**Ordinance 2023-0068**).

### 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 Low Density Residential (LDR) functional land use category subject to FLUE Policies 4.4.11 and 4.4.12 and the Estuary Conceptual Master Plan. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series **2023-0067 (L-5673-22A)** that seeks to amend the site to Mixed Use (MU) subject to FLUE Policy 4.3.22 (Ordinance 2023-067) and the Big Creek Timber, LLC Conceptual Master Plan, dated November 2, 2022 (Ordinance 2023-068). Most of the subject property is located within the Rural Development Area with portions along the western boundary being located within the Suburban Development Area.

According to the Category Description in the FLUE, the Low Density Residential (LDR) land use category in the Rural and Suburban Development Areas primarily permits low density residential development in the form of single-family and multi-family dwellings at up to seven dwelling units per acre when full urban services are available. Plan amendment requests for new LDR designations are discouraged in the Rural Area because they would potentially encourage urban sprawl.

According to the Category Description in the FLUE, the MU land use category is intended to accommodate large-scale development and redevelopment projects pursuant to an approved conceptual long-term master plan and a site specific policy. The MU land use category includes criteria based on a long-term planning strategy that results in a cohesive and compatible development pattern, the provision of adequate public facilities, utilities and infrastructure and the protection of environmentally sensitive land and species. New designations under the MU category shall generally be for sites greater than 250 acres in size in the Suburban, Urban and Urban Priority Development Areas and for sites greater than 1,000 acres in the Rural Development Area. Development within each MU designation shall include a mix of both residential and non-residential uses and shall incorporate multi-modal transportation concepts consistent with the goals of the Mobility Strategy Plan.

#### **Pending FLUE Policy 4.3.22**

In accordance with Ordinance 2023-067, which designates a 6,174-acre MU land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 6,174-acre site. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of single-family, townhome and multi-family residential, and neighborhood and regional commercial centers. More specifically, uses consistent with the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Recreation and Open Space (ROS) and Conservation (CSV), all consistent with the Multi-Use Land Use Category.

The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

- |                                  |         |
|----------------------------------|---------|
| • Single-Family Residential (DU) | 6,103   |
| • Townhome Residential (DU)      | 2,420   |
| • Multi-Family Residential (DU)  | 2,052   |
| • Commercial/Office Uses (GSF)   | 915,000 |

Development shall be limited to the lesser of either the entitlements listed in this policy or the entitlements adopted into the approved master plan.

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

The PUD is consistent with the MU land use category, FLUE Policy 4.3.22, and the Big Creek Timber LLC, Conceptual Master Plan, dated November 2, 2021.

***(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:

*Suburban Area (SA):* The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as further described in each land use plan category.

*Rural Area (RA):* The RA consists of all lands outside of the SA and corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. Development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Community as defined in this element. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

**Goal 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

*The 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.*

**Recreation and Parks - Pablo Creek Preserve**

The amendment site is located adjacent to the western boundary of the Pablo Creek Preserve and, as such, the land use amendment application was routed to the Parks, Recreation and Community

Services Department for review and comment. The Parks, Recreation and Community Services Department provided the following comments:

Parks, Recreation and Community Services Department Review:

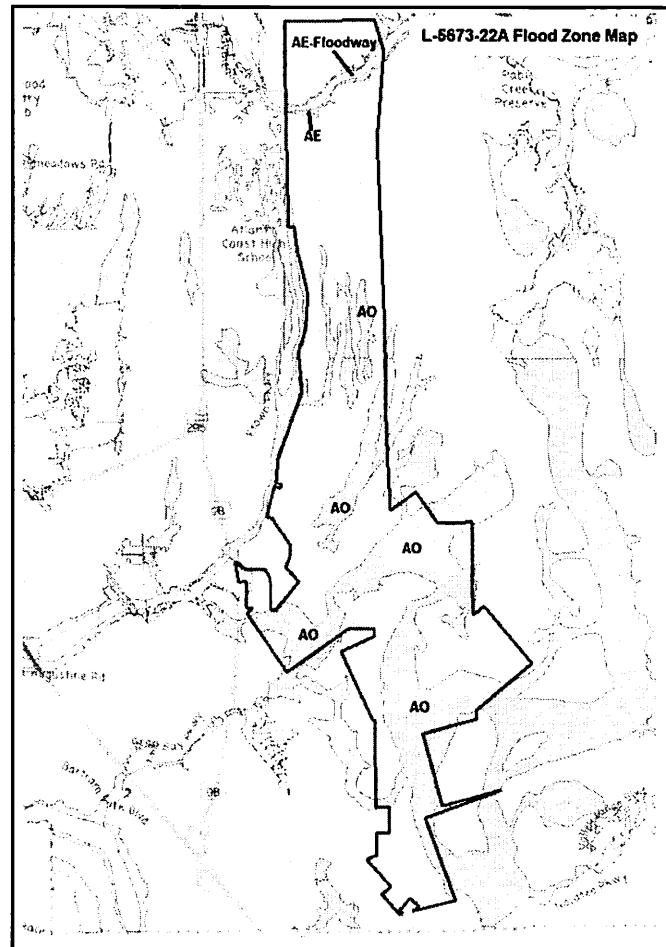
1. Upon acceptance of the fee interest in the Hodges property by the St. Johns River Water Management District, the City and SJRWMD will enter into an intergovernmental agreement dividing the management obligations. The St. Johns River Water Management District and City of Jacksonville will co-manage Pablo Creek Preserve with SJRWMD managing the natural resources and COJ managing public recreation. Part of the management of this site may include timber harvesting and prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact neighborhoods and surrounding areas. However, such efforts are necessary to the management of these lands for wildlife, resource protection and recreational uses. All future, adjacent 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 forested lands.
2. Additional development may affect surface and ground water quality, which may impact the Pablo Creek watershed. The area is currently natural, so the planned development may have wetland, storm water and ground water impacts. Request that tree, wetland and storm water impacts be minimized to the extent possible and proper mitigation techniques be followed. Recommend an environmental assessment be conducted to inventory listed or imperiled plant and animal species prior to development; if listed species are found, recommend following a habitat conservation plan for protection, or mitigation alternatives. Recommend riparian buffer areas around any natural wetland or river tributary.
3. We request at least 50' natural, vegetated buffer be maintained along the development property's common boundary with the Preserve and limit building heights to avoid tall structures overlooking the Preserve in order to protect the nature experience and view shed by park visitors.
4. We also look forward to reviewing future versions of the development master plan once recreational amenities are envisioned so we can evaluate how they might compliment and/or connect to the Preserve.

**Flood Zones**

Approximately 2,563.33 acres of the site is located within flood zones and of that, 79.57 acres are in the AE-Floodway, 78.39 acres are in the AE, 2,403.21 acres are in the AO and 2.16 acres are in the 0.2 PCT Annual Chance Flood Hazard zone. 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 AE and AO flood zones are defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. The AE Floodway flood zones are 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. The 0.2 PCT Annual Chance Flood Hazard is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones and these areas are deemed to be subject to moderate flood hazards. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



***(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 category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR) subject to FLUE Policies 4.4.11 and 4.4.12 and the Estuary Conceptual Master Plan, dated December 22, 2021. There is a companion Application for Large-Scale Land Use Amendment to the Future Land use Map Series **2023-0067 (L-5673-22A)** that seeks to amend the portion of land approximately 6174.21± acres to Mixed Use (MU) subject to FLUE Policy 4.3.22 (Ordinance 2023-067) and the Big Creek Timber, LLC Conceptual Master Plan, dated November 2, 2022 (Ordinance 2023-068). 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 review, assessment, approval.

**This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.**

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

This proposed Planned Unit Development request to permit the development of a Multi-Use Masterplan that includes commercial, office, institutional, single and multi-family residential neighborhoods with active and passive recreation. 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:** The proposed development will provide active recreation/amenities for subdivisions at a ratio of a minimum of one (1) acre of useable uplands for every 100 single family detached lots cumulatively throughout the PUD. Active recreation/amenities for multi-family shall be provided at a ratio of a minimum of 150 square feet of recreation area per townhome unit.

Due to the size of the proposed development and the maximum number of allowed units the PUD will include multiple amenity sites containing a minimum of five (5) acres of active recreation. Up to 250 lots can be platted, developed and occupied without active recreation. Prior to final plat approval for the 250th lot, either an active recreation amenity must be under construction, a performance/construction bond in a form acceptable to the City shall be provided, or the platted lots will be served by other active recreation areas at the above minimum required ratios as applicable to the type of residential units.

**The use of existing and proposed landscaping:** Landscaping and tree protection shall be provided in accordance with the Jacksonville Ordinance Code, with additional regulations superseding these requirements to address the integrated mixed-use design qualities of the PUD. These regulations including:

- Removing uncomplimentary land-use and zoning buffers due to the multi-use nature of the proposed PUD.
- An average 20-foot wide roadway buffer shall be provided along E Town Parkway except where adjacent to commercial, amenity center uses or storm water management facilities.
- Roadway buffers will not be required where roads cross, or are adjacent to, wetlands or other conservation areas.
- The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet.

**The treatment of pedestrian ways:** Sidewalks shall be provided as required in the Comprehensive Plan. Additional pedestrian, bicycle, and golf cart paths are proposed along collector roadway to connect the residential areas to the commercial and amenity areas within the community.

**Focal points and vistas:** The proposed development is divided into single family, townhomes, multi-family and commercial development areas with each use not exceeding the maximum allowed units and commercial space as described in the Big Creek Timber, LLC Conceptual Master Plan.

**The use of topography, physical environment and other natural features:** Approximately 3,144.43 acres of the proposed development is located within Category III Wetlands boundaries which renders the lands generally unsuitable for development due to topography, hydrology, or existing vegetation. Therefore, these areas have been designated Wetlands as demonstrated on Exhibit 4 Site Plan dated October 28, 2022. Additionally as stated in the Land-Use Memorandum

there is approximately 2,563.33 acres of the subject site are located within the AE, AO and 0.2 percent chance flood hazard flood zones.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Philips Highway and connection points through E-Town. Comments from Traffic & Engineering include:

- Additional traffic studies may be required for future phases.
- For units with garages facing the rear and with alley access, there shall be a minimum of 24’ of back up space for vehicle to enter and exit garages.
- Alleys shall not be dedicated to the City of Jacksonville.
- There shall be no temporary or permanent banners in the city right of way.
- If decorative street signs are proposed, those signs shall meet MUTCD requirements for breakaway posts, retro-reflectivity, height above grade, size and color. Any non-city standard signs/posts in the city right of way shall be accompanied by a Revocable Permit and Indemnification Agreement. The City of Jacksonville Traffic Engineering Division shall be given the contact information for the entity responsible for maintenance of such signs/posts.
- All proposed public road cross sections shall match the city standard cross sections based on the road’s context. The City Standard Cross sections are found City Standard Details for City of Jacksonville, in Plates P-116 through P-128.
- The applicant requests a deviation for vehicle parking at a rate 1.35 spaces per residential dwelling unit. All residential vehicle parking shall conform to 656.604 (a) of the Zoning Code.
- The applicant requests bike parking be provided at a ratio of 2% of off-street vehicle parking, deviation from the code is inconsistent with Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan. All bike parking shall conform to Section 656.608 of the Zoning Code.

The subject site is approximately 6,174 acres. See the attached table below for traffic volumes:

<b>Estuary Property External Connection Volumes</b>			
Road Name	Segment	Approved Master Plan Estimated AADT <sup>1</sup>	Revised Master Plan Estimated AADT <sup>1</sup>
Estuary Parkway	US-1 to Estuary Drive	15,170	16,720
Estuary Drive	US-1 to Estuary Parkway	14,520	19,260
South eTown Parkway Connector	eTown Parkway to Estuary Parkway	28,620	29,180
North eTown Parkway Connector	eTown Parkway to Estuary Parkway	11,680	11,370

<sup>1</sup> Based on buildout model volumes for the master plan development from NERPM with a MOCF of 0.96.

This PUD is a companion to pending large-scale land use application L-5673-22C (2023-0067 & 2023-0068). The applicant requests 915,000 square feet of commercial (ITE Code 820), which could produce 26,075 daily trips. The applicant requests 8,523 dwelling units of single-family (ITE Code 210), which could produce 80,372 daily trips. The applicant requests 2,052 dwelling units of multi-family (ITE Code 220), which could produce 13,830 daily trips.

**The use and variety of building groupings:** As previously mentioned, the proposed development is divided into single family, townhomes, multi-family and commercial development areas with each use not exceeding the maximum allowed units and commercial space as described in the Big Creek Timber, LLC Conceptual Master Plan. The Written Description designates four development area types:

- **Single Family Residential Areas:** Single Family detached uses and related amenities and uses shall be permitted in areas 1A&B, 2A&B, 3, 4, 5, 11A, 12, 14, 16B, 18, 20, 21, 22, 23, 24A&B, 25A as depicted on the proposed Site Plan.
- **Townhome Residential Areas:** Single family detached, and/or Townhome uses and related amenities and uses shall be permitted in areas 10, 15B, 26ADE&F as depicted on the proposed Site Plan.
- **Multi-Family Residential Areas:** Multi-Family and/or Townhome uses and related amenities and uses shall be permitted in areas 8, 9, 11B, 26B&C as depicted on the proposed Site Plan.
- **Commercial Areas:** Commercial uses and related amenities and uses shall be permitted on Areas 13B, 15A, 16A, 17\*, 26C as depicted on the proposed Site Plan.

**\*NOTE: Error in the proposed Written Description (Section: IV.B.4) dated January 23, 2023 leaves development Area No. 17 out of the listed areas approved for Commercial Uses; Table 1 dedicates Area No. 17 for 205,000 square feet of commercial space. The Planning & Development Department has requested Condition #2 to clarify the approved development area for No. 17. If the error were to be corrected in a revised Written Description the condition could be removed.**

The Site Plan designates additional areas including:

- **Conservation/Open Space:** Conservation and passive open space uses shall be permitted in the areas as shown on the PUD Site Plan.

**The use and variety of building setback lines, separations, and buffering:** Each Development Area has designated uses and specific building setbacks and lot requirements for primary structures and accessory structures.

**The variety and design of dwelling types:** Cumulatively, the entire development will contain a maximum of 6,103 single family units, 2,052 multi-family units and a maximum of 2,420 townhome units. The proposed single-family lots will vary between 40 feet and 60 feet wide.

**The particular land uses proposed and the conditions and limitations thereon:** The Conceptual Master Plan illustrates the general distribution, location and densities/intensities of residential and non-residential development by upland parcel. Up to 6,103 single family homes, 2,420 Townhomes, 2,052 multi-family homes and 915,000 square feet of commercial uses may be developed within the Property.

**Compatible relationship between land uses in a mixed-use project:** Developing the site for varying degrees of residential dwelling types and commercial/retail uses create an opportunity for unique and compact compatibility in the given area.

**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:** Residents adjacent to forested lands will be encouraged to maintain landscaping to prevent the accumulation of flammable planting or debris near homes. Acknowledgements will be requested of homeowners adjacent to Pablo Creek Reserve the controlled burning may occur there.

***(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 subject site is approximately 6,174 acres and is located in southeast Jacksonville, between J. Turner Butler Boulevard, Interstate 295 and the Duval/St. Johns County line. The surrounding area to the east is undeveloped timberland with areas primarily zoned for Agriculture. Mixed-Use Development to the west, formally known as E Town, approved through PUD rezoning Ord. #2018-0564 allows for a mix of office, institutional, commercial, residential and recreational uses similar to this proposed PUD. Although being developed for mixed use, the subject site will preserve the residential character of the area, while also offering an assortment of commercial retail uses within the immediate area.

**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: 2019-0235	Single Family Subdivisions
South	MU	PUD: 2005-0183	Single Family Subdivisions
East	AGR-I	AGR	Vacant/Timberland
West	LDR	PUD: 2018-0564	Single Family Subdivisions

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

The proposed development would be consistent with the proposed Multi-Use Masterplan that includes commercial, office, institutional, single and multi-family residential neighborhoods with active and passive recreation subject to FLUE Policy 4.3.22 Big Creek Timber, LLC Conceptual

Master Plan. The PUD is appropriate at this location because it is consistent with the surrounding uses.

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

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition). According to the applicant, the site will utilize JEA centralized water and sewer services. The Big Creek Timber, LLC Conceptual Master Plan, being processed concurrently with this PUD zoning, describes the strategy for providing centralized utilities for water and sewer service throughout the planning area and demonstrates coordination with JEA in developing the utility strategy.

**JEA has issued comments per memo dated February 23, 2023 that Section IV.J.1.a should be amended to reference JEA Standards not the Jacksonville Ordinance Code. Condition #3 has been requested to address this section.** Additionally, water, sewer, reclaimed water and electric connections to be consistent with JEA design standards, processes, and procedures. 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 6,147± acre proposed PUD rezoning has a development potential of 10,575 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 2023-0069**

**Development Potential: 10,575 Residential Units**

School Type	CSA	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 3&4
Elementary	5	8,220	84%	1,321	88%	860	2,252
Middle	5	2,257	80%	539	69%	145	953
High	5	7,617	98%	782	92%	334	402
<b>Total New Students</b>				<b>2,642</b>			

*Total Student Generation Yield: 0.250*

*Elementary: 0.125*

*Middle: 0.051*

*High: 0.074*

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	CSA	STUDENTS GENERATED (Rounded) <sup>2</sup>	SCHOOL CAPACITY <sup>3</sup> (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2022/23)	CURRENT UTILIZATION (%)	4 YEAR PROJECTION
Twin Lakes Academy ES #251 <sup>4</sup>	4	440	1014	893	88%	87%
Mandarin Oaks ES #258 <sup>4</sup>	4	440	1,072	986	92%	62%
Bartram Springs ES #161 <sup>4</sup>	5	440	964	1188	123%	139%
Twin Lakes Academy MS #253	4	539	1462	1056	72%	67
Atlantic Coast HS #268	5	782	2443	2532	104%	90%

**NOTES:**  
<sup>1</sup> Attendance school may not be in proposed development’s Concurrency Service Area (CSA)  
<sup>2</sup> Student Distribution Rate  
 ES-.125  
 MS-.051  
 HS-.074  
 0.250  
 The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.  
<sup>3</sup> Does not include ESE & room exclusions  
<sup>4</sup> The proposed Big Creek Timber development crosses three elementary school boundaries per the “Non-binding Preliminary Development Plan”. As the project is refined, and specific parcel/pods are disclosed, the baseline analysis will be updated accordingly.

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

The proposed development will provide active recreation/amenities for subdivisions at a ratio of a minimum of one (1) acre of useable uplands for every 100 single family detached lots cumulatively throughout the PUD. Active recreation/amenities for multi-family shall be provided at a ratio of a minimum of 150 square feet of recreation area per townhome unit.



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

Review of the applicant's Preliminary Wetland Assessments, dated April 18, 2022, and November 26, 2018, and the City's GIS data indicates the existence of wetlands on the 6,174.21 acre subject site and as such, a low intensity wetlands survey has been provided by the applicant that indicates the location and size.

Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

**Wetlands Characteristics:**

Approximate Size:	3,144.43 Acres
General Location(s):	Wetlands are located throughout the amendment site. The Category II wetlands are associated with and follow Pablo Creek in the northern portion of the amendment site.
Quality/Functional Value:	<p>The northern section of wetlands located near Pablo Creek 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.</p> <p>The remainder of wetlands on the site have a medium to high functional value for water filtration attenuation and flood water capacity and are located in flood zones, yet have an indirect impact on the City's waterways.</p>
Soil Types/ Characteristics:	See the USDA Soil Survey from the Wetland Assessment and Listed Wildlife Assessment Reports in Attachment E.
Wetland Category:	The wetlands near Pablo Creek are Category II and all other wetlands on the property are considered Category III.
Consistency of Permitted Uses:	Category III Wetlands: All permitted uses. Must meet CCME Policies 4.1.3 and 4.1.6.

Category II Wetlands: Uses are generally limited to conservation, access to a permitted use and silviculture.

Environmental Resource Permit (ERP):

Not provided by the applicant

Wetlands Impact:

The PUD zoning site plan depicts conservation areas over a majority of the wetlands. Any future development impacting wetlands will require permits and mitigation by the St. Johns River Water Management District.

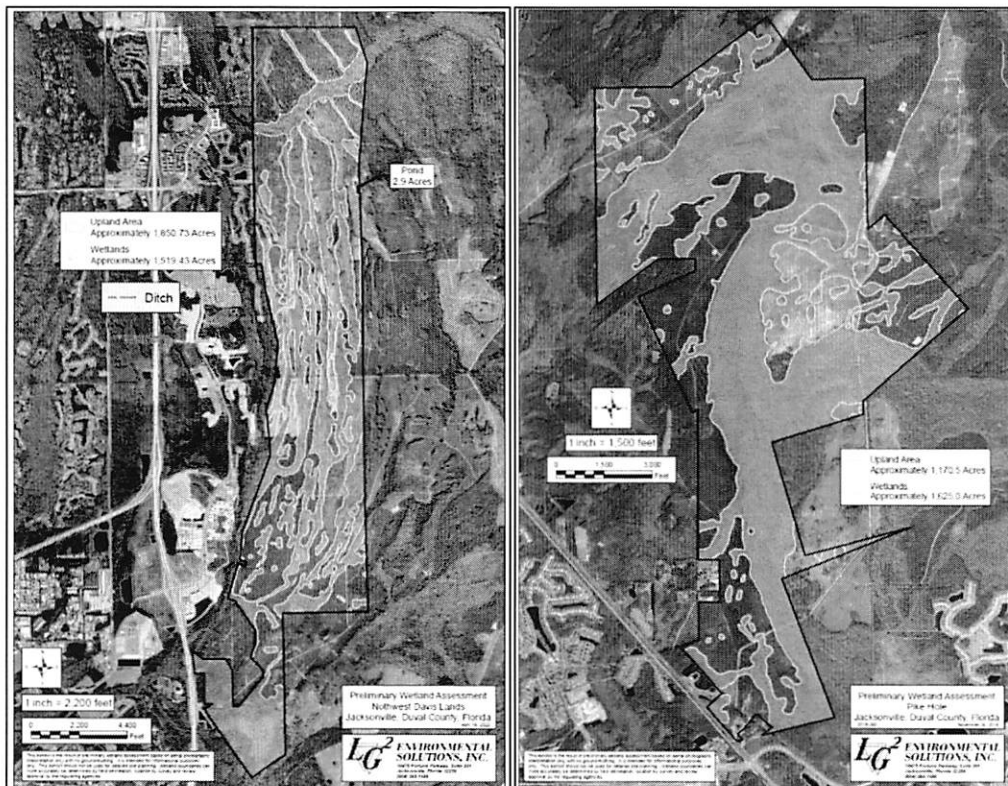
Associated Impacts:

The AE - Floodway, AE, AO and 0.2 percent annual chance flood hazard are in most areas of wetlands of the site. The Adaptation Action Area (AAA) follows Pablo Creek and the Category II Wetlands.

Relevant Policies:

CCME Policies 4.1.3, 4.1.5 and 4.1.6

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



***(9) Listed species regulations***

The applicant submitted three Listed Wildlife and Habitat Assessment Reports with the companion land use map amendment. These reports are on file with the Planning and Development Department. During the assessments, biologists observed a protected Bald Eagle, evidence of state threatened Gopher Tortoises and the presence of federally listed endangered Red-Cockaded Woodpeckers (RCW) and cavity trees. Land disturbing activities within any occupied Gopher Tortoise habitat will require a Gopher Tortoise relocation permit. One of the reports for the northern portion of the amendment site recommends a 100% coverage species-specific survey of the suitable RCW habitat within the northern Sandhill habitat.

If a U.S. Army Corps of Engineers (USACE), St. Johns River Water Management District (SJRWMD) or Florida Department of Environmental Protection (FDEP) permit is required, the agencies may be notified and allowed to provide additional comment and review of listed species with the potential to occur within the site. If no USACE, SJRWMD, or FDEP permit is required for land use activities with potential to disturb listed species habitat, then consultations with these agencies will be at the discretion of the property owner. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for all listed species currently or in the future.

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

Parking will be provided in accordance with Part 6 of the City's Zoning Code with additional regulations superseding these requirements. These regulations including:

- A minimum of two (2) loading spaces per apartment or condominium development shall be provided.
- For multi-family residential uses, required parking may be provided in garages, driveways carports, or common parking. Tandem parking also is permitted.
- Shared parking is permitted to satisfy parking required for multiple uses.
- Valet parking is permitted to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.

***(11) Sidewalks, trails, and bikeways***

Sidewalks shall be provided as required in the Comprehensive Plan. Additional pedestrian, bicycle, and golf cart paths are proposed along collector roadway to connect the residential areas to the commercial and amenity areas within the community. Proposed Bicycle parking for multi-family residential is requesting a minimum ratio of 2% of the minimum required off-street vehicular parking and attached senior housing uses request a ratio of one space per 5 bedrooms. Per Transportation Memo this deviation from the code is inconsistent with Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan and conditions all bike parking shall conform to Section 656.608 of the Zoning Code.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **February 9, 2023** to the Planning and Development Department, that 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 2023-0069 be **APPROVED with the following exhibits:**

1. The original legal description dated February 14, 2022.
2. The revised written description dated January 23, 2023.
3. The original site plan dated October 28, 2022.

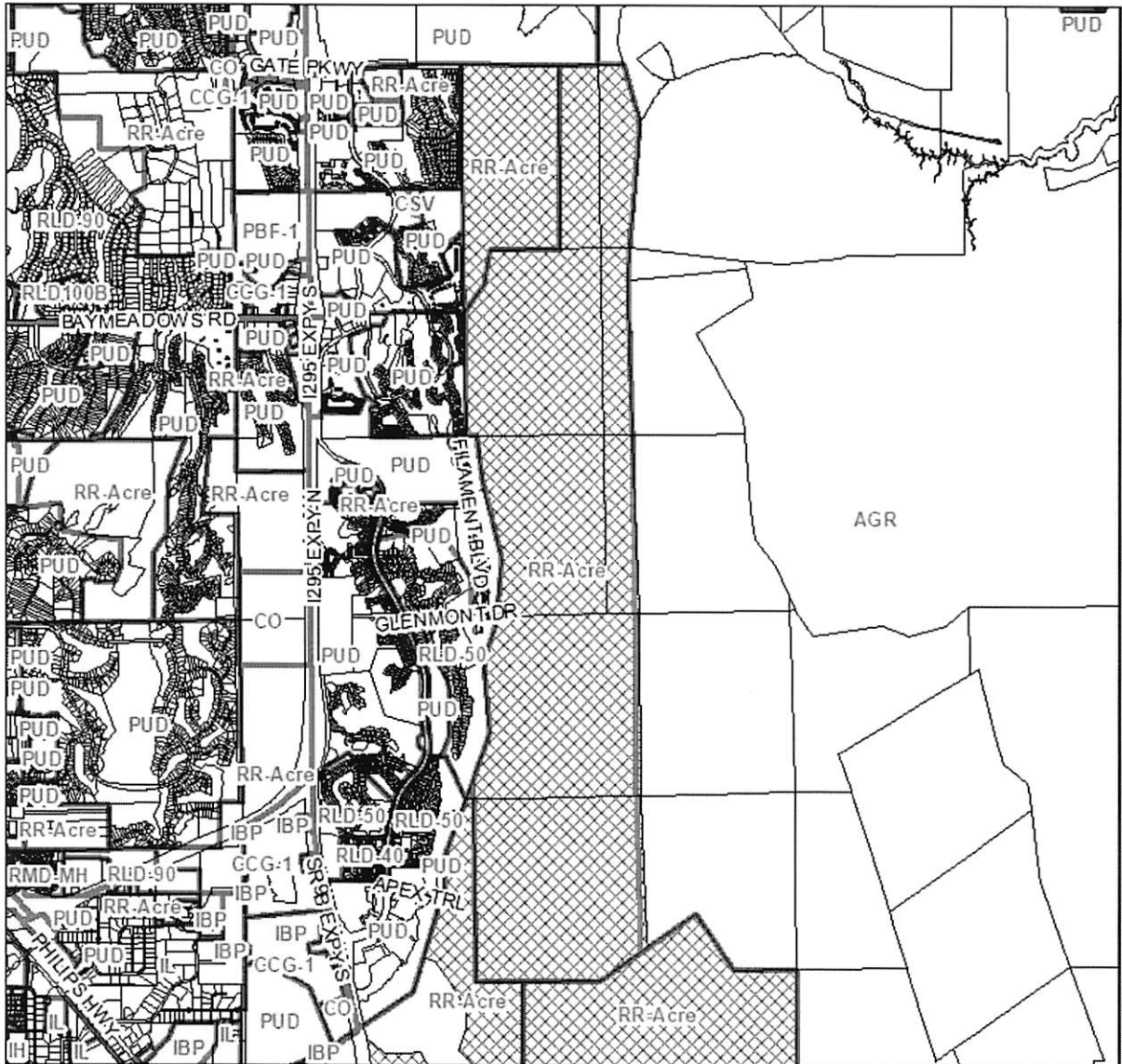
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2023-0069 be **APPROVED WITH CONDITIONS.**


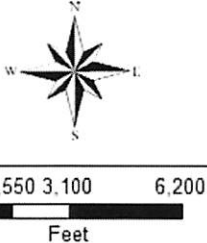
1. The property shall be developed in accordance with the Transportation Planning Memorandum dated February 21, 2023, or as otherwise approved by the Planning and Development Department.
2. Development Area No. 17 shall be limited to 205,000 square feet of commercial space as described in Table 1 Permissible Development by MU Masterplan Area.
3. Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with JEA Standards.

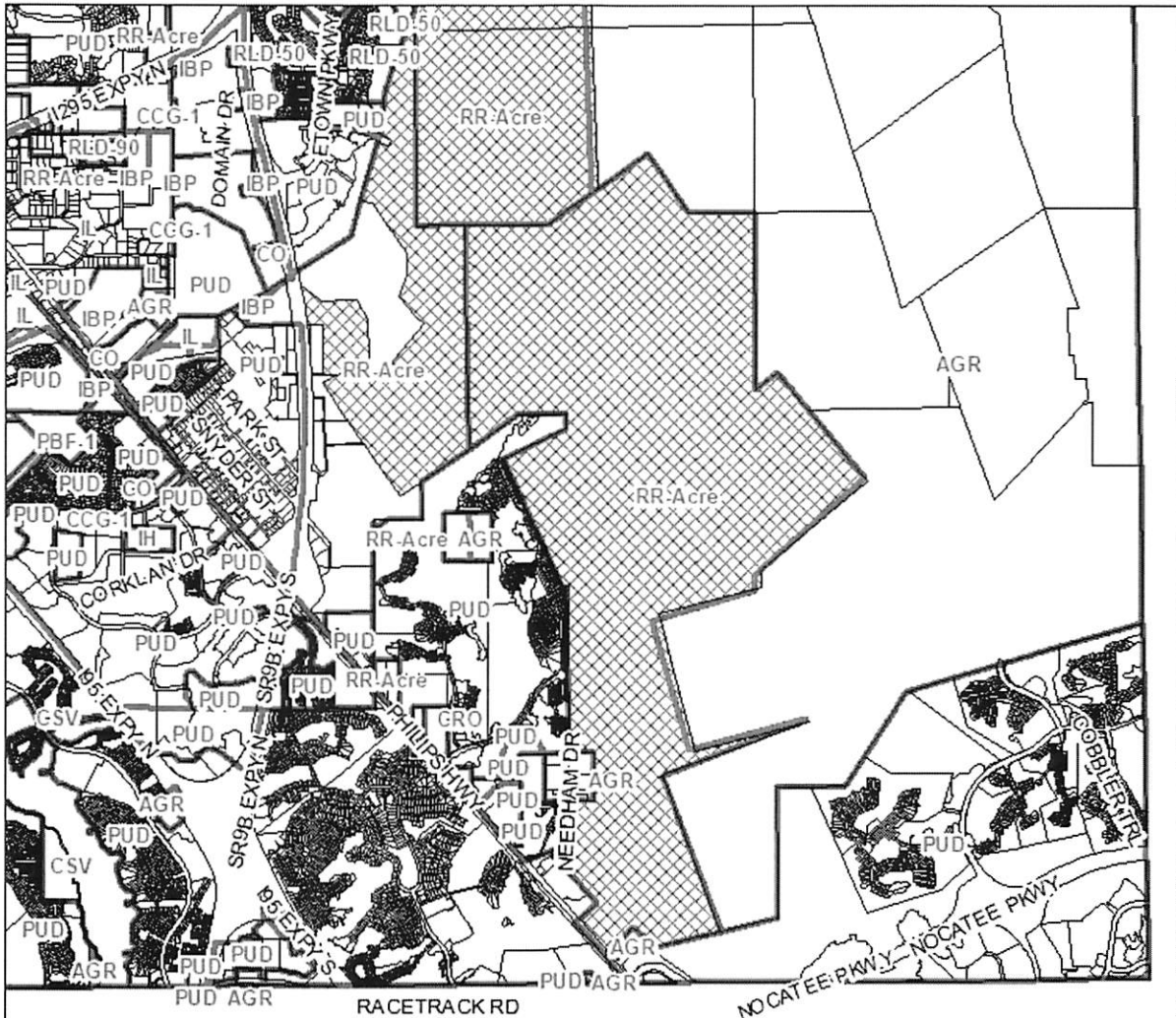
Aerial View



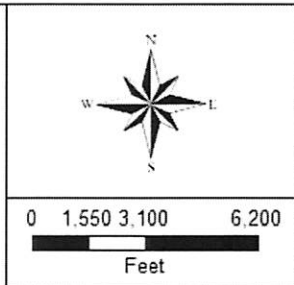
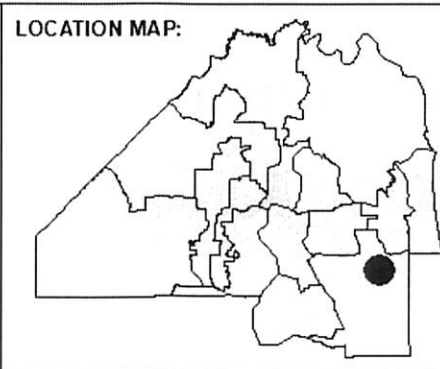




<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p><b>ORD-2023-0069</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2022-4615</b></p>	<p>COUNCIL DISTRICT:</p> <p><b>11</b></p> <p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 2</b></p>



REQUEST SOUGHT:  
  
**FROM: RR-ACRE**  
**TO: PUD**



COUNCIL DISTRICT:  
**11**

ORDINANCE NUMBER  
**ORD-2023-0069**

TRACKING NUMBER  
**T-2022-4615**

**EXHIBIT 2**  
**PAGE 2 OF 2**



# 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

ONE CITY. ONE  
JACKSONVILLE.

## **TRANSPORTATION REVIEW**

**DATE:** February 21, 2023

**TO:** Erin Abney, City Planner III  
Current Planning Division

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Big Timber Creek PUD 2023-0069 (L-5732-22C)

### **Background Information:**

The subject site is approximately 6,174 acres. See the attached table for traffic volumes set forth in Transportation Memorandum: Big Timber Creek PUD 2023-0069 dated 2/21/2023.

This PUD is a companion to pending small-scale land use application L-5673-22C (2023-0067 & 2023-0068). The applicant requests 915,000 square feet of commercial (ITE Code 820), which could produce 26,075 daily trips. The applicant requests 8,523 dwelling units of single-family (ITE Code 210), which could produce 80,372 daily trips. The applicant requests 2,052 dwelling units of multi-family (ITE Code 220), which could produce 13,830 daily trips.

### **Transportation Planning Division comments to be included in staff report:**

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

### **Transportation Planning Division CONDITIONS the following:**

Per conditions set forth in Transportation Memorandum: Big Timber Creek PUD 2023-0069 2/21/2023.





ONE CITY. ONE  
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# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
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## **MEMORANDUM**

**DATE:** February 21, 2023

**TO:** Erin Abney, City Planner III  
Current Planning Division

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Big Timber Creek PUD 2023-0069 (L-5732-22C)

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Additional traffic studies may be required for future phases.
- For units with garages facing the rear and with alley access, there shall be a minimum of 24' of back up space for vehicle to enter and exit garages.
- Alleys shall not be dedicated to the City of Jacksonville.
- There shall be no temporary or permanent banners in the city right of way.
- If decorative street signs are proposed, those signs shall meet MUTCD requirements for breakaway posts, retro-reflectivity, height above grade, size and color. Any non-city standard signs/posts in the city right of way shall be accompanied by a Revocable Permit and Indemnification Agreement. The City of Jacksonville Traffic Engineering Division shall be given the contact information for the entity responsible for maintenance of such signs/posts.
- All proposed public road cross sections shall match the city standard cross sections based on the road's context. The City Standard Cross sections are found City Standard Details for City of Jacksonville, in Plates P-116 through P-128.
- The applicant requests a deviation for vehicle parking at a rate 1.35 spaces per residential dwelling unit. All residential vehicle parking shall conform to 656.604 (a) of the Zoning Code.
- The applicant requests bike parking be provided at a ratio of 2% of off-street vehicle parking, deviation from the code is inconsistent with Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan. All bike parking shall conform to Section 656.608 of the Zoning Code.

## Estuary Property External Connection Volumes

Road Name	Segment	Approved Master Plan Estimated AADT <sup>1</sup>	Revised Master Plan Estimated AADT <sup>1</sup>
Estuary Parkway	US-1 to Estuary Drive	15,170	16,720
Estuary Drive	US-1 to Estuary Parkway	14,520	19,260
South eTown Parkway Connector	eTown Parkway to Estuary Parkway	28,620	29,180
North eTown Parkway Connector	eTown Parkway to Estuary Parkway	11,680	11,370

<sup>1</sup> Based on buildout model volumes for the master plan development from NERPM with a MOCF of 0.96.

**Application For Rezoning To PUD**

**Planning and Development Department Info**

**Ordinance #** 2023-0069 **Staff Sign-Off/Date** ELA / 01/23/2023  
**Filing Date** 02/14/2023 **Number of Signs to Post** 12  
**Hearing Dates:**  
**1st City Council** 03/14/2023 **Planning Commission** 03/09/2023  
**Land Use & Zoning** 03/21/2023 **2nd City Council** 03/28/2023  
**Neighborhood Association** N/A  
**Neighborhood Action Plan/Corridor Study** US-1 CORRIDOR

**Application Info**

**Tracking #** 4615 **Application Status** FILED COMPLETE  
**Date Started** 10/28/2022 **Date Submitted** 10/28/2022

**General Information On Applicant**

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

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

**Last Name** FRANCIS **First Name** HARRY **Middle Name** D  
**Company/Trust Name**  
 BIG CREEK TIMBER, LLC  
**Mailing Address**  
 4310 PABLO OAKS CT  
**City** JACKSONVILLE **State** FL **Zip Code** 32224  
**Phone** **Fax** **Email**

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167748 0000	11	3	RR-ACRE	PUD
Map 167762 0010	11	3	RR-ACRE	PUD
Map 167900 0020	11	3	RR-ACRE	PUD
Map 167900 0030	11	3	RR-ACRE	PUD
Map 167900 0040	11	3	RR-ACRE	PUD
Map 167900 0050	11	3	RR-ACRE	PUD
Map 167900 0060	11	3	RR-ACRE	PUD
Map 167900 0070	11	3	RR-ACRE	PUD
Map 167900 0080	11	3	RR-ACRE	PUD
Map 167900 0090	11	3	RR-ACRE	PUD

Map 167900 0100 11 3 RR-ACRE PUD  
 Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**  
 LDR

**Land Use Category Proposed?**  
**If Yes, State Land Use Application #**  
 5673

**Total Land Area (Nearest 1/100th of an Acre)** 6174.21  
**Development Number**

**Proposed PUD Name** BIG CREEK TIMBER, LLC

**Justification For Rezoning Application**  
 SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**  
 EAST OF I-295, SOUTH OF BUTLER BLVD

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	GRAND ST	32256

**Between Streets**  
 I-295 and COUNTY LINE

**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  
6174.21 Acres @ \$10.00 /acre: \$61,750.00
- 3) Plus Notification Costs Per Addressee  
722 Notifications @ \$7.00 /each: \$5,054.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$15,000.00

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

# ORDINANCE

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February 14, 2022

## Legal Description Page 1 of 6

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A portion of Sections 16, 27 and 34, a portion of Section 42 of the Sam Fairbanks Grant and a portion of Section 48 of the Christopher Minchen Grant, together with all of Sections 15 and 22, all of Section 41 of the G.I.F. Clarke Grant, all of Section 43 of the James Hall Grant, all of Section 50 of the James Hall or Cocifacio Grant and all of Section 56 of the Pedro Cocifacio Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northwesterly line of said Section 41 and the Northerly line of said Section 16; thence North  $53^{\circ}38'49''$  East, along said Northwesterly line of Section 41, a distance of 3677.28 feet to the Northeasterly comer thereof; thence South  $35^{\circ}03'40''$  East, along the Northeasterly line of said Section 41, a distance of 2392.01 feet to a point lying on the Northerly line of said Section 15; thence North  $88^{\circ}38'21''$  East, departing said Northeasterly line and along said Northerly line, 1657.58 feet to the Northeasterly comer thereof; thence South  $01^{\circ}05'50''$  East, along the Easterly line of said Section 15, a distance of 4700.48 feet to a point lying on the Northerly line of said Section 43; thence North  $49^{\circ}17'18''$  East, along said Northerly line, 705.34 feet to the Northeasterly comer thereof; thence South  $41^{\circ}25'38''$  East, along the Easterly line of said Section 43, a distance of 3897.14 feet; thence South  $48^{\circ}20'32''$  West, continuing along said Easterly line and along the Southerly line of said Section 50, a distance of 4377.95 feet to a point lying on the Easterly line of said Section 22; thence South  $02^{\circ}49'11''$  East, departing said Southerly line of Section 50 and along said Easterly line of Section 22, a distance of 388.42 feet to the Southeasterly comer of said Section 22, said comer also being the Northeasterly comer of Section 44 of the G.I.F. Clarke Grant, said Township and Range; thence South  $72^{\circ}49'04''$  West, along the Northerly line of said Section 44, a distance of 2978.51 feet to the Northwesterly comer thereof; thence South  $16^{\circ}16'53''$  East, along the Westerly line of said Section 44, a distance of 3684.61 feet to the Southwesterly comer thereof; thence North  $74^{\circ}56'10''$  East, along the Southerly line of said Section 44 and along the Northerly line of said Section 56, a distance of 3384.01 feet; thence South  $68^{\circ}05'38''$  West, along the Southerly line of said Section 56 and along the Northerly line of Section 47 of the G.I.F. Clarke Grant, said Township and Range, 4304.68 feet to the Northwesterly comer of said Section 47; thence South  $20^{\circ}30'17''$  East, along the Westerly line of said Section 47, a distance of 4644.19 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 9494, page 905, of the current Public Records of said county; thence South  $75^{\circ}56'59''$  West, departing said Westerly line of Section 47 and along said Northerly line, 2315.68 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 12718, page 1001, of said current Public Records; thence along said boundary line of Official Records Book 12718, page 1001, the following 5 courses: Course 1, thence North  $52^{\circ}07'37''$  East, departing said Northerly line, 415.14 feet; Course 2, thence North  $50^{\circ}27'20''$  West, 658.35 feet; Course 3, thence South  $39^{\circ}32'40''$  West, 611.00 feet; Course 4, thence South  $48^{\circ}40'16''$  West, 234.00 feet; Course 5, thence South  $41^{\circ}19'44''$  East, 256.16 feet to a point lying on said Northerly line of Official Records Book 9494, page 905; thence South  $75^{\circ}56'59''$  West, departing said boundary line and along said Northerly line, 187.90 feet to a point lying on the Northeasterly right of way line of U.S. Highway No. 1, a variable width right of way as presently established; thence North  $41^{\circ}19'43''$  West, departing said Northerly line and along said Northeasterly right of way line, 1441.87 feet to the Southwesterly comer of those lands as described and recorded in Official Records Book 16861, page 1255, of said current Public Records; thence North  $48^{\circ}32'52''$  East, departing said Northeasterly right of way line and along the Southeasterly line of last said lands, 636.34 feet to the Southeasterly comer thereof; thence North  $41^{\circ}19'43''$  West, along the Northeasterly line of last said lands, 884.51 feet; thence North  $41^{\circ}01'38''$  West, continuing along said Northeasterly line, 1067.10 feet to the Northeasterly comer thereof, said comer lying on the Southerly line of those lands described and recorded in Official Records Book 18360, page 68, of said current Public Records; thence North  $69^{\circ}09'47''$  East, along said Southerly line, 610.39 feet to the

# ORDINANCE

February 14, 2022

## Legal Description Page 2 of 6

Southeasterly comer thereof; thence North 01°11'27" West, along the Easterly line of last said lands, 1177.31 feet to the Northeasterly comer thereof, said comer also being the Southwesterly comer of those lands described and recorded in Official Records 12530, page 327, of said current Public Records; thence North 89°25'54" East, along the Southerly line of last said lands and along the Southerly line of those lands described and recorded in Official Records Volume 3305, page 288, of said current Public Records, 667.64 feet to the Southeasterly comer of said Official Records Volume 3305, page 288; thence North 00°14'06" West, along the Easterly line of last said lands, along the Easterly line of those lands described and recorded in Official Records Book 17918, page 2139, and along the Easterly line of those lands described and recorded in Official Records Book 13512, page 1204, all of said current Public Records, 1338.35 feet to the Northeasterly comer of said Official Records Book 13512, page 1204; thence South 89°25'54" West, along the Northerly line of last said lands, 667.64 feet to the Northwesterly comer thereof, said comer lying on the Westerly line of said Section 27; thence North 00°14'06" West, along said Westerly line and along the Westerly line of said Section 22, a distance of 4673.06 feet to a point lying on the Southerly line of said Section 43; thence South 61°35'57" West, departing said Westerly line of Section 22 and along said Southerly line, 180.32 feet to the Southwesterly comer of said Section 43; thence North 25°00'00" West, along the Westerly line of said Section 43, a distance of 3969.10 feet to the Northwesterly comer thereof; thence North 64°59'59" East, along said Northerly line of Section 43, a distance of 1936.67 feet to a point lying on said Westerly line of Section 22; thence North 00°36'48" West, departing said Northerly line and along said Westerly line, 390.79 feet to the Northwesterly comer thereof, said comer also being the Southeasterly comer of said Section 16; thence South 89°01'48" West, along the Southerly line of said Section 16, a distance of 1142.48 feet to a point lying on the Southeasterly line of said Section 42; thence South 53°04'26" West, departing said Southerly line and along said Southeasterly line, 2355.69 feet; thence North 00°34'30" West, departing said Southeasterly line, 6738.36 feet to a point lying on said Northerly line of Section 16; thence North 89°01'43" East, along said Northerly line, 2388.75 feet to the Point of Beginning.

Containing 2795.50 acres, more or less.

and

All of Section 22, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest comer of said Section 22, thence North 88°18'17" East, along the Northerly line of said Section 22, a distance of 725.54 feet to the Northeast comer of said Section 22 and a point lying on the Westerly line of the Agueda Segui Grant; thence South 17°46'30" East, along said Westerly line, 1720.49 feet; thence South 04°41'32" West, continuing along said Westerly line, 3737.23 feet to the Southeast comer of said Section 22; thence South 88°49'20" West, departing said Westerly line and along the Southerly line of said Section 22, a distance of 845.46 feet to the Southeast Comer of Section 21 said Township and Range; thence North 01°03'47" West, along the Easterly line of said Section 21, a distance of 5359.90 feet to the Point of Beginning.

Containing 124.92 acres, more or less.

and

# ORDINANCE

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February 14, 2022

## Legal Description Page 3 of 6

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A portion of Section 21, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of Section 22, said Township and Range, thence South 01°03'47" East, along the Easterly line of said Section 21, a distance of 5359.90 feet to the Southeast corner of said Section 21; thence South 89°11'50" West, along the Southerly line of said Section 21, a distance of 1200.01 feet; thence North 01°03'47" West, departing said Southerly line, 5376.14 feet to a point lying on the Northerly line of said Section 21; thence North 89°58'22" East, along said Northerly line, 1200.20 feet to the Point of Beginning.

Containing 147.88 acres, more or less.

and

A portion of Sections 28 and 33, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, said Township and Range; thence South 01°03'47" East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northeast corner of said Section 28 and the Point of Beginning.

From said Point of Beginning, thence South 00°41'07" East, along the Easterly line of said Section 28, a distance of, 5371.42 feet to the Northeast corner of said Section 33; thence South 00°21'27" West, along the Easterly line of said Section 33, a distance of 5266.02 feet to the Southeast corner thereof; thence South 88°31'49" West, along the Southerly line of said Section 33, a distance of 3106.89 feet; thence North 04°33'08" East, departing said Southerly line, 1645.13 feet; thence North 13°31'53" West, 2389.14 feet; thence North 07°44'34" West, 1305.87 feet to a point lying on the Northerly line of said Section 33; thence South 88°38'23" West, along said Northerly line, 289.48 feet; thence North 01°04'24" West, departing said Northerly line, 3610.72 feet; thence North 37°31'12" East, 1010.45 feet; thence North 09°02'58" East, 1022.33 feet to a point lying on the Northerly line of said Section 28; thence North 89°11'50" East, along said Northerly line, 3260.00 feet to the Point of Beginning.

Containing 877.59 acres, more or less.

and

A portion of Section 27, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, said Township and Range; thence South 01°03'47" East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northwest corner of said Section 27 and the Point of Beginning.

From said Point of Beginning, thence North 88°49'20" East, along the Northerly line of said Section 27, a distance of 845.46 feet to a point lying on the Westerly line of Section 39 of the Agueda Segui Grant said Township and Range; thence South 04°34'46" West, along said Westerly line, 953.47 feet to the Southwesterly corner of said Section 39; thence South 01°48'21" East, departing said Westerly line, 4418.94 feet to a point lying on the



# ORDINANCE

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February 14, 2022

## Legal Description Page 4 of 6

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Southerly line of said Section 27; thence South 88°33'30" West, along said Southerly line, 844.42 feet to the Southwest corner of said Section 27; thence North 00°41'07" West, along the Westerly line of said Section 27, a distance of 5371.42 feet to the Point of Beginning.

Containing 98.77 acres, more or less.

And

A portion of Section 34, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, said Township and Range; thence South 01°03'47" East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northwest corner of Section 27, said Township and Range; thence South 00°41'07" East, along the Westerly line of said Section 27, a distance of 5371.42 feet to the Northwest corner of said Section 34 and the Point of Beginning.

From said Point of Beginning, thence North 88°33'30" East, along the Northerly line of said Section 34, a distance of 844.42 feet; thence South 00°40'26" East, departing said Northerly line, 5267.65 feet to a point lying on the Southerly line of said Section 34; thence South 88°47'16" West, along said Southerly line, 939.16 feet to the Southwest corner of said Section 34; thence North 00°21'27" East, along the Westerly line of said Section 34, a distance of 5266.02 feet to the Point of Beginning.

Containing 107.80 acres, more or less.

And

A portion of Sections 3 and 4, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, Township 3 South, Range 28 East; thence South 01°03'47" East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northwest corner of Section 27, said Township and Range; thence South 00°41'07" East, along the Westerly line of said Section 27, a distance of 5371.42 feet to the Northwest corner of Section 34, said Township and Range; thence South 00°21'27" West, along the Westerly line of said Section 34, a distance of 5266.02 feet to the Northwest corner of said Section 3, Township 4 South, Range 28 East and the Point of Beginning.

From said Point of Beginning, thence North 88°47'16" East, along the Northerly line of said Section 3, a distance of 939.16 feet; thence South 00°40'26" East, departing said Northerly line 5376.50 feet to a point lying on the Southerly line of said Section 3; thence South 88°49'20" West, along said Southerly line, 850.00 feet to the Southwest corner of Section 4, said Township and Range, thence South 88°49'20" West, along the Southerly line of said Section 4, a distance of 4163.46 feet; thence North 19°40'49" East, departing said Southerly line, 2055.42 feet; thence North 05°12'52" West, 2061.31 feet; thence North 18°03'25" East, 1232.39 feet; thence North 04°33'08" East, 220.50 feet to a point lying on the Northerly line of said Section 4; thence North 88°31'49" East, along said Northerly line, 3106.89 feet to the Point of Beginning.

Containing 547.29 acres, more or less.

# ORDINANCE

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February 14, 2022

## Legal Description Page 5 of 6

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and

portion of Sections 9 and 10, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 22, Township 3 South, Range 28 East; thence South  $01^{\circ}03'47''$  East, along the Westerly line of said Section 22, a distance of 5359.90 feet to the Northwest corner of Section 27, said Township and Range; thence South  $00^{\circ}41'07''$  East, along the Westerly line of said Section 27, a distance of 5371.42 feet to the Northwest corner of Section 34, said Township and Range; thence South  $00^{\circ}21'27''$  West, along the Westerly line of said Section 34, a distance of 5266.02 feet to the Northwest corner of Section 3, said Township 4 South, Range 28 East; thence South  $01^{\circ}37'26''$  East, along the Westerly line of said Section 3, a distance of 5375.89 feet to the Northwest corner of said Section 10 and the Point of Beginning.

From said Point of Beginning, thence North  $88^{\circ}49'20''$  East, along the Northerly line of said Section 10, a distance of 850.00 feet; thence South  $01^{\circ}37'26''$  East, departing said Northerly line, 4389.07 feet to a point lying on the Northwesterly line of Section 41 of the G.I.F. Clarke Grant, said Township 4 South, Range 28 East; thence South  $53^{\circ}38'49''$  West, along said Northwesterly line, 1707.01 feet to its intersection with the Southerly line of said Section 9; thence South  $89^{\circ}01'43''$  West, departing said Northwesterly line and along said Southerly line, 3708.75 feet; thence North  $00^{\circ}34'30''$  West, departing said Southerly line, 5359.25 feet to a point lying on the Northerly line of said Section 9; thence North  $88^{\circ}49'20''$  East, along said Northerly line, 4163.46 feet to the Point of Beginning.

Containing 607.98 acres, more or less.

and

A portion of Sections 8, 9, 16, and 17, together with a portion of Section 42 of the Sam Fairbanks Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of said Section 9; thence North  $88^{\circ}49'20''$  East, along the Northerly line of said Section 9, a distance of 1116.55 feet to the Point of Beginning.

From said Point of Beginning, thence South  $00^{\circ}34'30''$  East, departing said Northerly line of Section 9, a distance of 5359.25 feet to a point lying on the Southerly line of said Section 9; thence North  $89^{\circ}01'43''$  East, along said Southerly line, 1320.00 feet; thence South  $00^{\circ}34'30''$  East, departing said Southerly line, 6461.33 feet; thence South  $55^{\circ}11'15''$  West, 1982.83 feet to a point lying on the Southwesterly line of said Section 42; thence North  $35^{\circ}28'48''$  West, along said Southwesterly line, 3943.11 feet to the Westerly most corner thereof; thence North  $56^{\circ}21'37''$  East, along the Northwesterly line of said Section 42, a distance of 468.89 feet to a point lying on the Easterly prolongation of the Southerly line of those lands described and recorded in Official Records Book 15999, page 1861, of the current Public Records of said county; thence South  $89^{\circ}05'04''$  West, departing said Northwesterly line and along said Easterly prolongation, 243.72 feet to the Southeasterly corner of said Official Records Book 15999, page 1861; thence North  $01^{\circ}00'58''$  West, along the Easterly line of last said lands, 1359.97 feet to the Northeasterly corner thereof; thence South  $88^{\circ}32'51''$  West, along the Northerly line of last said lands, 423.21 feet to a point lying on the Easterly limited access right of way line of State Road No. 9B, a 400 foot

## Written Description

### Big Creek Timber LLC Planned Unit Development (PUD)

March 17, 2023

#### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Parcel #: 167748-0000, 167762-0010, 167900-0020, 167900-0030, 167900-0040, 167900-0050, 167900-0060, 167900-0070, 167900-0080, 167900-0090, 167900-0100
- B. Current Land Use Designation: LDR-subject to FLUE Policies 4.4.11 & 4.4.12
- C. Proposed Land Use Designation: MU-subject to FLUE Policy 4.3.22 and the Big Creek Timber, LLC Conceptual Master Plan
- D. Current Zoning District: RR-Acre
- E. Proposed Zoning District: PUD
- F. Development Area: Suburban and Rural

#### **II. SUMMARY AND PURPOSE OF THE PUD**

Big Creek Timber LLC (the “Applicant”) propose to rezone approximately 6,174+/- acres located east of Sweetwater, Etown, Wells Creek, Hampton Park, SR9B, and US1 from RR-ACRE to Planned Unit Development (PUD). The project area is more particularly described in the legal description attached hereto as Exhibit 1 (the “Property”). The PUD zoning district will provide for a Multi-Use Masterplan that includes commercial, office, institutional, single and multi-family residential neighborhoods with active and passive recreation. The PUD proposes clustered development for the efficient use of land that allows for the preservation of a significant portion of the Property for conservation purposes. The PUD also proposes architectural standards that will facilitate an aesthetically pleasing common development theme that is internally and externally compatible. The PUD shall be developed in accordance with this PUD Written Description Exhibit D, the PUD Site Plan Exhibit E, and the Multi-Use Masterplan (“MU Masterplan) submitted for approval along with this application.

The PUD will be developed consistent with the Multi-Use future land use category within a Rural and Suburban Development Area of the 2030 Comprehensive Plan. The PUD shall be developed with a density consistent with its MU Masterplan with centralized potable water and wastewater service.

### 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	MU	PUD	Mixed Use DRI
East	AGR-I, II, & III	AGR	Vacant
North	MU	PUD	Residential
West	MU, LDR, MDR, CGC	RLD's, PUD's	Com, High School, Resi

### IV. PERMITTED USES

#### A. **Maximum Density**

The PUD will be developed consistent with the MU future land use category within the Suburban and Rural Development Area of the 2030 Comprehensive Plan. The uses shall not exceed a maximum gross density per acre presented in the MU Masterplan for each use Area. Individual phases or parcels of development may exceed the maximum gross density of that use area, so long as the maximum is not exceeded area-wide. **The total number of dwelling units allowed within the PUD shall not exceed 10,575 residential units and 915,000 square feet of commercial space.**

#### B. **PUD Site Plan and Areas**

The PUD Site Plan Exhibit E shows the uses to be permitted within each Area within the Property. The Area designations are solely for defining the general location of permitted uses within the PUD and do not subdivide the Property. Area sizes, configuration, and boundaries as shown on the PUD Site Plan may be modified as an administrative modification to the PUD and subject to consistency with the adopted Masterplan along with review and approval of the Planning and Development Department. The table below, Table 1, provides a cap or maximum number of units of each use type that can be developed for each Area as depicted on the PUD Site Plan. Any combination of residential housing types, less intense than the Areas designation, can be developed on each parcel so long as the maximum number of units are not exceeded for each area as listed in the table below.

<b>Table 1</b>				
<b>Permissible Development by MU Masterplan Area</b>				
<b>AREA NO</b>	<b>Single Fam</b>	<b>Townhomes</b>	<b>Multi Fam</b>	<b>COM. (SF)</b>
1A	132			
1B	373			
2A	224			
2B	148			
3	192			
4	1,496			
5	183			
7				0
8			243	
9			336	
10		304		
11A	532			
11B			548	
12	352			
13B				240,000
14	75			
15A				150,000
15B		713		
16A				105,000
16B	226			
17				205,000
18	141			
19				
20	412			
21	37			
22	59			
23	874			
24A	311			
24B	106			
25A	231			
25B				
26A		212		
26B			600	
26C			325	215,000
26D		443		
26E		130		
26F		618		
<b>TOTAL</b>	<b>6,103</b>	<b>2,420</b>	<b>2,052</b>	<b>915,000</b>
	<b>10,575 Units</b>			<b>915,000 SF</b>

1. Single Family Residential Areas

Single Family detached uses and related amenities and uses, as described in Section IV.D. below, Areas 1A&B, 2A&B, 3, 4, 5, 11A, 12, 14, 16B, 18, 20, 21, 22, 23, 24A&B, 25A, shall be permitted on all areas shown as Single Family on the PUD Site Plan. Accessory uses and structures, as described in Section IV.I. below, shall be allowed on all single-family areas as shown on the PUD Site Plan as Single Family Areas.

2. Townhome Residential Areas

Single family detached, and/or Townhome uses and related amenities and uses, as described in Section IV.E. below, shall be permitted on Areas 10, 15B, 26ADE&F, as shown on the PUD Site Plan.

3. Multi-Family Residential Areas

Multi-Family and/or Townhome uses and related amenities and uses, as described in Section IV.F. below, shall be permitted on Areas 8, 9, 11B, 26B&C, as shown on the PUD Site Plan.

4. Commercial Areas

Commercial uses and related amenities and uses, as described in Section IV.G. below, shall be permitted on Areas 13B, 15A, 16A, 17, 26C, as shown on the PUD Site Plan.

5. Conservation/Open Space

Conservation and passive open space use, as described in Section IV.H below, shall be permitted in the areas as shown on the PUD Site Plan.

**C. Land Use Conversion Table**

Conversions may be made between land uses within areas of the project based on Table 2, the Land Use Conversion Table below that allows for the exchange of land uses based on trip generation for each land use. At the time the Developer elects to convert land uses pursuant to the Land Use Conversion Table, the Developer will notify the Planning and Development Department in writing of such election (the "Conversion Notice"). Such Conversion Notice shall include the uses and intensities proposed and the resulting cumulative uses, and intensities. As long as the conversion is consistent with the Land Use Conversion Table, no additional approvals will be required for the conversion.

**TABLE 2**

**Big Creek Timber MU - Conversion Matrix**

Created 12/14/2022

LUC	Description	Converting To										Trip Rates
		210	220	221	251	252	310	710	820	Commercial	Trip Rates	
	Units	Single Family	MF Low Rise	MF Mid Rise	Adult SF	Adult MF	Hotel	Gen Office	1000 sf	1000 sf		
210	Single Family Detached	DU	DU	DU	DU	DU	DU	DU	DU	DU	DU	
220	Single Family (Low Rise)	0.52280	1.91340	2.30990	3.00600	3.60720	1.52850	0.62630	0.20040	0.20040	0.9018	
221	Multi Family (Mid Rise)	0.43290	0.82830	1.20720	1.57100	1.88520	0.79880	0.32730	0.10470	0.10470	0.4713	
251	Active Adult - Single Family	0.33270	0.63850	0.76840	1.30130	1.56160	0.66170	0.27110	0.08680	0.08680	0.3904	
252	Active Adult - Multi Family	0.27720	0.53040	0.64040	0.83330	1.20000	0.50850	0.20830	0.06670	0.06670	0.3	
310	Hotel	0.65420	1.25190	1.51130	1.96670	2.36000	0.42370	0.17360	0.05560	0.05560	0.25	
710	Office	0.00180	0.00310	0.00370	0.00480	0.00580	0.00240	0.40970	0.13110	0.13110	0.59	
820	Commercial	0.00500	0.00950	0.01150	0.01500	0.01800	0.00760	3.12500	0.32000	0.32000	0.00144	
	Trip Rates	0.9018	0.4713	0.3904	0.3	0.25	0.59	0.00144	0.0045	0.0045	0.0045	

Converting From

LUC	Land Use Type	Proposed	Units	Min	Max
210	Single Family Detached	6,000	DUs	4,000	6,500
220	Multi Family (Low Rise)	2,900	DUs	2,000	3,000
221	Multi Family (Mid Rise)	1,800	DUs	1,000	2,000
251	Active Adult - Single Family	0	DUs	0	2,000
252	Active Adult - Multi Family	0	DUs	0	1,000
310	Hotel	0	Rooms	0	500
710	Office	0	Square Feet	0	500,000
820	Retail	915,000	Square Feet	300,000	925,000

**Examples:**  
 To convert 50 Single Family Residential Dwelling Units to Commercial, multiply 50 \* 0.20040 = 10,020 SF  
 Check: (50\*.9018)= 45 PHT (10,020\*0.0045)= 45 PHT  
 To convert 10,000 sf of Commercial to Multi Family Low Rise, multiply 10,000 \* 0.0095 = 95 Dus  
 Check: (10,000\*0.0045)= 45 PHT (95\*0.4713)= 45 PHT

**Source:** PIM Peak Hour Rates and Equations, "Trip Generation", 11th Edition, ITE.

Based on no pass-by or internal capture reduction.

Note: After conversion, revise the Trip Generation calculation using ITE pass-by and internal capture reduction for the entire development.

## Big Creek Timber MU - Trip Calculations

Created 12/14/2022

Buildout Land Use	Description	Size	Units	PM Peak Hour Equation*	Gross Trip Generation	PM Peak Hr Trip Rate
210	Single Family Residential	6,444	DU	$\ln(T) = 0.94 \cdot \ln(X) + 0.27$	5,811	0.90180
220	Multi-Family (Low Rise)	1,971	DU	$(T) = .43 (X) + 20.55$	929	0.47130
221	Multi-Family (Mid Rise)	2,185	DU	$(T) = .39 (X) + 0.34$	853	0.39040
251	Senior Adult Housing - Single Family	NA	DU	$(T) = .30 (X)$	NA	<i>0.300</i>
252	Senior Adult Housing - Multi Family	NA	DU	$(T) = .25 (X)$	NA	<i>0.250</i>
310	Hotel	NA	Room	$(T) = .59 (X)$	NA	<i>0.590</i>
710	General Office	NA	SF GFA	$(T) = .00144 (X)$	NA	<i>0.00144</i>
820	Shopping Center	1,225,000	SF GLA	$\ln(T) = 0.72 \cdot \ln(X) + 3.02$	5,526	0.00450

\*Source: PM Peak Hour Rates and Equations, "Trip Generation Manual", 11th Edition, ITE.

- 1) Trip rates for the Master Plan Uses are the total trips generated by that use divided by the development quantity.
- 2) Trip rates shown in *italics* are the average trip rate from the 11th edition of the Ite "Trip Generation Manual"

### D. Single Family Residential

#### 1. Permitted Uses and Structures

- a. Single family detached dwellings.
- b. Sales/management offices, models, and similar uses.
- c. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, playground and similar uses.
- d. Mail center.
- e. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below
- f. Home occupations subject to Section IV.J.2. below.
- g. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.



- h. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
- 2. *Permitted Accessory Use and Structures.* See Section IV.I.
- 3. *SF 40 Minimum lot requirements:*
  - a. Width: Forty (40) feet.
  - b. Area: 4,500 square feet.
- 4. *SF 40 Maximum lot coverage by all buildings:*
  - a. 40-49 foot lots: Sixty-five (65) percent.
- 5. *SF 50+ Minimum lot requirements:*
  - a. Width: Fifty (50) feet.
  - b. Area: 5,500 square feet.
- 6. *SF 50+ Maximum lot coverage by all buildings:*
  - a. 50-59 foot lots: Sixty (60) percent.
  - b. 60+ foot lots: Fifty-five (55) percent.
- 7. *Minimum yard requirements.* The minimum yard requirements for all single-family dwellings are:
  - a. Front: Twenty (20) feet, provided, however that unenclosed front porches may extend five feet into the required front yard setback.
  - b. Side: Five (5) feet. Minimum 7 feet of separation between eave overhangs.
  - c. Rear: For units with garages facing the rear and with alley access, five (5) feet from building face to alley right-of-way. For units with front street access and garages, ten (10) feet.
- 8. *Maximum height of structures:* Thirty-five (35) feet.
- 9. *Alley Access.* Alleys will be permitted for single family detached uses. Alleys shall have a minimum of an eighteen (18) foot pavement width right of way if two-way and a twelve (12) foot pavement width right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries. Alleys may be dedicated to the City.

## **E. Townhome Residential**

### **1. Townhomes**

#### *a. Permitted uses and structures.*

- (i) Townhomes (fee simple or condominium ownership)
- (ii) Sales/management offices, models, and similar uses.
- (iii) Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
- (iv) Mail center.
- (v) Car wash (self) area for residents.
- (vi) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below
- (vii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- (viii) Docks, piers, over-water walkways or promenades, gle bulkheads, pilings and similar facilities.
- (ix) Uses which are adjacent to a lake may use paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline diesel and other powered motors are prohibited, except for boats used to maintain the lake.
- (x) Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.
- (xi) Single family detached dwellings.

#### *b. Dimensional Standards*

- (i) *Minimum lot width* – Fifteen (15) feet, Twenty-five (25) feet for end units.
- (ii) *Minimum lot area* - 1,500 square feet.

(iii) *Maximum lot coverage by all buildings* – Seventy-five percent (75%).

(iv) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

(a) *Front* – For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and fifteen (15) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb.

(b) *Side* – Zero (0) feet, and ten (10) feet for end units.

(c) *Rear* – For units with garages facing the rear and with alley access, three (3) feet from garage face to edge of alley pavement. For units with front street access and garages, ten (10) feet.

(v) *Maximum height of structure.* Thirty-five (35) feet.

c. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot pavement width right of way if two-way and a twelve (12) foot pavement width right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries. Alleys may be dedicated to the City.

d. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit.

e. *Number of units in building.* Up to twelve (12) units shall be permitted in any single Townhome building.

f. *Townhomes provisions.* The development criteria for Townhome uses within this PUD supersede those requirements set forth in Section 656.414 of the Zoning Code.

**F. Multi-Family Residential**

**1. Apartments**

a. *Permitted uses and structures.*

- (i) Apartments.
- (ii) Leasing/management offices, models, and similar uses.
- (iii) Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- (iv) Mail center.
- (v) Car wash (self) area for residents
- (vi) Structured parking, including detached or attached garages
- (vii) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below
- (viii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- (ix) Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.
- (x) Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.
- (xi) Townhomes (fee simple or condominium ownership) subject to IV.E.1.b Dimensional Standards

b. *Permitted accessory uses and structures.* Day care centers with fewer than 15 children, establishments for the sale of convenience goods, personal and professional service establishments are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the Apartment use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

c. *Dimensional Standards*

- (i) *Minimum lot width* – None.
- (ii) *Maximum gross density* – Twenty (20) units per acre, cumulatively within the PUD’s use area.
- (iii) *Maximum lot coverage by all buildings* – None.
- (iv) *Minimum yard requirements.* The minimum yard requirements for all structures are:
  - (a) Front – Twenty (20) feet.
  - (b) Side – Ten (10) feet.
  - (c) Rear – Twenty (20) feet.
  - (d) *Minimum Setback from Property Boundary* described in Exhibit 1 - Twenty (20) feet.
  - (e) *Maximum height of structure.* 60 feet.
- d. *Separation between structures.* Structures within the same lot which face or back up to each other shall provide at least twenty (20) feet of separation between structures; provided, however, that the separation between an end wall of a structure and another end wall of a structure shall be at least ten (10) feet, as long as windows in such end walls are offset.

**G. Commercial**

- 1. *Permitted Uses and Structures:*
  - a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, new and used automobiles and boats, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.
  - b. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home

- furnishings and appliances, furniture and similar uses.
- c. Fruit, vegetable, poultry or fish market.
  - d. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
  - e. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both, including:
    - (i) Breweries, taprooms, and similar uses.
    - (ii) Wineries, wine clubs, tasting rooms, and similar uses.
    - (iii) Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises.
  - f. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.J.6 below.
  - g. Restaurants with on premises consumption of beer, wine and alcohol.
  - h. Restaurants with the outside sale and service of food.
  - i. Retail and restaurant kiosks (static or mobile kiosks).
  - j. Hotels and motels.
  - k. Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.J.8 below.
  - l. Automobile service stations, including petroleum, electric, or natural gas sales, minor and major repair service garages, and automated car washes.
  - m. Blueprinting and job printing.
  - n. Convenience stores, with petroleum, electric, or natural gas sales.
  - o. Commercial recreational or entertainment facilities such as bowling

alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.

- p. Express or parcel delivery offices, but not trucking distribution centers.
- q. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.J.10 below.
- r. Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.J.3 below, which may include outdoor sales, entertainment, and public displays.
- s. Parking decks and parking garages.
- t. Buildings and uses accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- u. Child and adult day care centers meeting the performance standards in Section IV.J.9 below.
- v. Outside retail sales of holiday or seasonal items such as fireworks, Christmas trees, pumpkins and landscaping materials. Subject to the performance standards and development criteria set forth in Section IV.J.7 below.
- w. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below.
- x. Professional and business offices, and real estate marketing/sales center/offices.
- y. Medical uses, including:
  - (i) Medical, dental and chiropractic offices or clinics
  - (ii) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
  - (iii) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.

- (iv) Hospice facilities and overnight-stay facilities for families and care givers of patients.
- z. Senior housing, including:
  - (i) Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly, and similar uses.
  - (ii) Independent living, assisted living, and memory care housing for the elderly.
- aa. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.
- bb. Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.
- cc. Mortgage brokers, stockbrokers, and similar financial institutions.
- dd. Churches including a rectory, day care and/or school, and similar uses.
- ee. Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.
- ff. Colleges and universities.
- gg. Vocational, trade and business schools.
- hh. Public buildings and facilities.
- ii. Libraries, museums, welcome centers, and community centers.
- jj. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters), and similar uses.
- kk. Museums, art galleries, music studios, and theaters for stage performances may include bottle clubs or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.



- ll. Docks, piers, over-water walkways or promenades, bulkheads, pilings and similar facilities.
- mm. Uses which are adjacent to a lake may use paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline diesel and other powered motors are prohibited, except for boats used to maintain the lake.
- nn. Radio and television broadcasting studios and offices.

2. *Dimensional Standards*

- a. *Minimum lot width* – None.
- b. *Maximum lot coverage by all buildings* – None.
- c. *Minimum yard requirements* - The minimum yard requirements for all structures are:
  - (i) Front – None.
  - (ii) Side – None.
  - (iii) Rear – None
- d. *Minimum Setback from Property Boundary* - described in Exhibit 1 – Ten (10) feet.
- e. *Maximum height of structure.* 60 feet.

**H. Conservation/Open Space (C/OS)**

1. *Permitted Uses and Structures:*

- a. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, dog/pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.

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

c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.

d. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.J.1 below.

2. *Minimum lot requirement (width and area):* None.

3. *Maximum lot coverage by all buildings:* None.

4. *Minimum yard requirements:* None.

5. *Maximum height of structure:* None.

## **I. Accessory Uses and Structures**

1. Accessory uses and structures are permitted if those uses and structures are of a 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. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall be subject to the following:

a. Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, private garages, private boat shelters, tool houses, garden sheds, garden work centers, children's play areas, play equipment, private barbecue pits/outdoor kitchens, and swimming pools and screened enclosures, and similar uses or structures which are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.

b. Detached accessory structures shall not be located in a required yard except as follows:

(i) Detached accessory structures which are separated from the main structure and less than 15 feet in height may be located in a

required side or rear yard, but not less than five (5) feet from a lot line.

(ii) Accessory uses or structures greater than 15 feet in height shall meet the same setback requirements as the primary structure and shall not exceed the height of the primary structure.

(iii) Air conditioning compressors or other equipment designed to serve the principal structure may be located in a required yard but not less than three (3) feet from a lot line.

(iv) Swimming pools and associated screened enclosures may be located in a required rear yard and may be located not less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, swimming pools and screened enclosures do not constitute buildings in calculating maximum lot coverage.

c. Accessory Dwelling units subject to Section 656.403(g) of the Zoning Code

## **J. Additional Performance Standards**

Additional performance standards for those uses identified shall be as follows:

1. Essential services (utility systems) shall be permitted subject to following conditions:
  - a. Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.
2. Home occupations shall be permitted subject to the following conditions:
  - a. The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.
  - b. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation, including the allowable sign pursuant to Part 13 hereof.
  - c. There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot.

- d. In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
  - e. No excessive traffic shall be generated by the home occupation.
- 3. Off-street parking lots shall be permitted subject to the following condition:
  - a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any residential properties outside and adjacent to the Property, subject to the review and approval of the Planning and Development Department.
- 5. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be permitted subject to the following conditions:
  - a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment, and which shall be no greater than the inside area for sale and service.
- 6. Outside retail sale of holiday items, including fireworks, shall be permitted subject to the following conditions:
  - a. Outside retail sales shall be limited to forty-five (45) days prior to and thirty (30) days following the holiday.
  - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
  - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
- 7. Private clubs, conference centers, and meeting facilities shall be permitted subject to the following condition:
  - a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.
- 8. Schools shall be permitted subject to the following conditions:
  - a. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to

prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department. No source of illumination shall be allowed if such source of illumination would be visible from any residential properties outside and adjacent to the Property to the extent that it interferes with the residential use of that area.

9. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:
  - a. Buildings which are used for animal boarding shall be completely soundproofed.
  - b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

**K. Silviculture**

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

**L. Land Clearing**

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Jacksonville Ordinance Code.

**M. Excavations, Lakes and Ponds**

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

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided as generally shown on the PUD Site Plan. The MU Masterplan includes detailed traffic analysis concerning lane capacity, external connections, internal circulation, and right-of-way standards. The proposed vehicular circulation is conceptual and may be subject to revision during final design, engineering, and permitting. Internal traffic circulation may be via dedicated public streets or approved private streets. Local streets shall follow City standards. Access points as shown on the PUD Site Plan may be relocated subject to review and approval of the Planning and Development Department; any right in, right out access points in addition to those shown on the PUD Site Plan may

be permitted by minor modification. Due to environmental constraints resulting in odd shape of the upland parcels within the PUD, the internal connectivity index, as defined in the 2030 Comprehensive Plan, shall be applied on a project-wide basis and not on an individual project/parcel basis. Gate Parkway must be extended east across Gum Swamp and connected by public or private platted roadways to access Areas 1 and 2. If Areas 1 and 2 aren't accessed by the extension of Gate Parkway, the PUD Site Plan and MU Masterplan will need to be updated to provide alternative access.

## **B. Transportation Masterplan**

An interconnected multi-modal transportation network will be provided to serve the Master Plan and the various neighborhoods. The major roadway corridors are depicted on the Conceptual Master Plan (Exhibit 1.1). The north-south corridor extending from US 1 to eTown Parkway will provide a parallel route to the regional roadway system to the west including eTown Parkway, Interstate 295, State Road 9B and US Highway 1. This major roadway corridor will include two east-west corridors to eTown Parkway and a connection to US Highway 1. Through coordination with FDOT, the US Highway 1 intersection is proposed to be a quadrant intersection with two connections to US Highway 1. An interconnected local street network with sidewalks will be provided within the neighborhoods to provide multiple options to connect to the major north-south and east-west corridors.

## **C. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the Comprehensive Plan. Additional pedestrian, bicycle, and golf cart paths will be provided along collector roadway to connect the residential areas to the commercial and amenity areas within the community.

## **D. Recreation/Open Space**

Active recreational amenities and uses will be provided in accordance with the standards set forth below. These amenities may include parks, open space, pedestrian walks and trails, bikeways, and other recreational structures and uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, and similar uses. The active recreation/amenities for subdivisions shall be provided at a ratio of a minimum of one (1) acre of useable uplands for every 100 single family detached lots cumulatively throughout the PUD. Active recreation/amenities for multi-family shall be provided at a ratio of a minimum of 150 square feet of recreation area per townhome unit.

The PUD will include multiple amenity sites containing a minimum of five (5) acres of active recreation. Up to 250 lots can be platted, developed and occupied without active recreation. Prior to final plat approval for the 250<sup>th</sup> lot, either an active recreation amenity must be under construction, a performance/construction bond in a form acceptable to the

City shall be provided, or the platted lots will be served by other active recreation areas at the above minimum required ratios as applicable to the type of residential units.

The preliminary site plan(s) submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications demonstrating compliance with these standards cumulatively throughout the PUD. Documentation and instrumentation providing for ownership and maintenance of the above-described common facilities shall be provided to the Planning and Development Department prior to preliminary engineering approval.

Potential connections to Pablo Creek Preserve shall be coordinated with the City and SJRWMD.

#### **E. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with the Jacksonville Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed-use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD development parcels. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD development parcels and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

##### *1. Buffers*

Section 656.1216 of the City’s Ordinance Code requires buffers for uncomplimentary land uses and zones. Due to the compact multi-use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

##### *2. Roadway Buffers*

An average 20-foot wide roadway buffer shall be provided along E Town Parkway except where adjacent to commercial, amenity center uses or stormwater management facilities. The roadway buffer may include natural or planted vegetation and/or a masonry wall to screen adjacent development. If a masonry wall or fence is constructed within the roadway buffer, then the wall or fence shall be six to eight feet in height. The requirement for relief every 100 linear feet shall not apply so long as the landscaping on the roadway side of the wall or fence complies with the following minimum standards:

- a. a durable opaque landscape screen along at least 75 percent of the street frontage excluding driveways and sight lines. The screen shall

be no less than 3 feet in height measured from the property line grade two years after installation;

- b. a minimum of one tree, a minimum of 4 DBH or greater, planted or preserved every 80 linear feet of street frontage; and
- c. the remainder of the buffer area shall be landscaped with trees, shrubs, groundcovers, grass, or mulch, except that mulch shall not exceed 25 percent of the total buffer area.

Roadway buffers are not required where roads cross, or are adjacent to, wetlands or other conservation areas.

3. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured beyond turn lanes to allow for return radii and turn lanes to accommodate safe ingress/egress.

4. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights of way and vehicle use areas. Parking space depth along the perimeter vehicle use area buffer may be reduced from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth is added to the width of the landscape buffer.

5. *“FireWise”*

Residents adjacent to forested lands will be encouraged to maintain landscaping to prevent the accumulation of flammable planting or debris near homes. Acknowledgements will be requested of homeowners adjacent to Pablo Creek Reserve the controlled burning may occur there.

**F. Signage**

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetic manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right of way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be



“v-shaped” and may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.

1. *Project Identity Elevated Signs at Access Points*

A maximum of eight (8) identity elevated signs will be permitted at locations fronting access point for the PUD project and/or uses, owners, and tenants within the

PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to traffic entering the PUD. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared elevated sign.

These elevated signs will not exceed sixty (35) feet in height and three hundred (300) square feet (each side) in area. These signs will be located not less than two hundred (300) feet apart.

2. *Project Identity Monument Signs at Entry to Residential Subdivisions*

Identity Monuments will be allowed at the entry to residential subdivisions for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two-sided, v-shaped and externally or internally illuminated. These signs shall be oriented toward traffic entering the subdivision.

These monument signs will not exceed ten feet (10') in height and thirty-two (32) square feet (each side) in area. These signs will be located not less than one hundred (100) feet apart. Prior to commencement of a use which proposes a project identity monument sign, the applicant shall submit to the Planning and Development Department for its review and approval for consistency with this PUD a plan showing the location, height, size, and design of the sign.

3. *Individual Commercial and/or Office/Institutional Uses:  
Identity Monument Signs.*

Identity monument signs are permitted for each individual Commercial and Office/Institutional use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides, except that such uses with more than one roadway frontage may have one identity monument sign for each road frontage. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign.

Identity monument signage shall be subject to the height and size limitations below.

- a. Signage for lots with less than one and a half (1.5) acres may not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.
  - b. Signage for lots with one and a half (1.5) acres to five (5.0) acres may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.
  - c. Signage for lots five (5.0) acres to twenty (20) acres may not exceed twenty (20) feet in height and seventy-five (75) square feet (each side) in area.
  - d. Signage for lots with greater than twenty (20) acres may not exceed twenty (20) feet in height and one hundred (100) square feet (each side) in area.
  - e. No monument signs shall be located less than one hundred (100) feet apart.
4. *Multi-Family Residential Uses: Community Identity Monument Signs.*

Identity monument signs are permitted for each Multi-Family Residential use or development.

Each Multi-Family Residential use or development is permitted up to two (2) project identity monument signs (one or two sides) externally or internally illuminated not exceeding fifteen feet (15') in height and fifty (50) square feet in sign face area. No monument signs shall be located less than one hundred (100) feet apart.

5. *Other Signs (in addition to allowable signage listed above).*

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right of way for each tenant within the anchor/tenant/multi-family buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right of way. In the case of the project real estate marketing/sales center building, the maximum wall sign area shall not exceed twenty-five (25) percent of each side of the building facing a public or private right of way, internal access drive, parking area or pedestrian way.

Projecting signs and roof signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right of way to which side the projecting sign or roof sign is attached. The ten (10) percent shall be measured cumulatively with any wall signs on the same side of the building.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For vehicular directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials. Directional signage and architectural entry features shall be allowed within the right of way, including within medians and roundabouts, with the exact location of such signs subject to site development standards as approved by the City of Jacksonville.

Changing message devices are permitted subject to the provisions of Section 656.1302, Jacksonville Ordinance Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, logos or numbers on the sign.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festival banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening” or “Hiring Soon” banners) may be displayed for a maximum of thirty (30) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

Permanent banner signs will be permitted on street light poles within the Big Creek Timber right of way. Banner signs on street light poles will be permitted not to exceed thirty (30) square feet in area. Temporary directional real estate marketing and construction, non-illuminated signs shall be permitted during sales and construction within the right of way not to exceed 40 square feet.

Decorative street signs maintained by a property owner’s association shall be allowed subject to approval by the City of Jacksonville.

### Sign Guidelines

Sign Type	General Location	Quantity	Max Area /Side (sq. ft.)	Max Height (ft.)	Min Distance between Signs (ft.)
Project Identity Signs	At External Access Locations	8	300	35	300
Project Identity Monument Signs	At Access to Subdivisions	1 Per Subdiv	32	10	100
Commercial/Office/Institutional Identity Monument	Lots less than 1.5 acres	1 Per Lot	25	10	100
Commercial/Office/Institutional Identity Monument	Lots 1.5 acres to 5 acres	1 Per Lot	50	15	100
Commercial/Office/Institutional Identity Monument	Lots 5 acres to 20 acres	1 Per Lot	75	20	100
Commercial/Office/Institutional Identity Monument	Lots greater than 20 acres	1 Per Lot	100	20	100
Multi-Family Residential Community Identity Monument	Project Wide for each Project	Up to 2	50	15	100
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Projecting and Roof Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		10		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Festival Banners	Project Wide on Light Poles	N/A			

**G. Architectural Guidelines**

Prior to the issuance of a building permit for the construction of the first single family detached home within the PUD, covenants and restrictions shall be recorded for the Property that provides for architectural review by an architectural review board. The covenants and restrictions shall include the following requirements: (i) the front façade of each single-family detached home must have at least two different finishes, one being a primary finish and the secondary finish being an accent feature; (ii) no vinyl siding can be used on a single family detached home, and (iii) no panel siding can be used as the primary building product on the front façade of any single family detached home.

**H. Construction offices/model units/real estate rental or sales**

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 if permitted adjacent to model units.

**I. Modifications**

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code and subject to compliance with the MU Master Plan.

**J. Parking and Loading Requirements**

Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Vehicular parking shall be provided in garages, driveways, or common parking in accordance with the following minimum standards:
  - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
  - b. Office: 3.0 spaces per 1,000 s.f. GLA
  - c. Movie Theater: 1.0 space per 6.0 seats
  - d. Hotel: 1.0 space per room
  - e. Senior Housing: 1.0 space per 2 units/beds
  - f. Residential: 1.35 spaces per dwelling unit

2. Due to the compact, urban nature of the project that is located at a node at an interstate interchange, there shall be no maximum parking standard, retail and office uses shall not be subject to the Parking Lot Landscaping Matrix Figure B in Part 6 of the City's Zoning Code, and parking lots with 200 or more spaces shall not be required to provide a landscaped pedestrian connection from the parking lot to the entrance(s) of the buildings being served.
3. A minimum of two (2) loading spaces per apartment or condominium development shall be provided.
4. For multi-family residential uses, required parking may be provided in garages, driveways carports, or common parking. Tandem parking also is permitted.
5. Bicycle parking for multi-family residential uses shall be provided at a minimum ratio of 2% of the minimum required off-street vehicular parking. Bicycle parking for attached senior housing uses shall be provided at a ratio of one space per 5 bedrooms.
6. Shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department.
7. Valet parking is permitted to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.
8. On-street parking, including parallel and angled parking, is permitted on approved private streets and private drives, subject to the review and approval of the Planning and Development Department.

**K. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**L. Utilities**

The Property is served by JEA. The Landowner and JEA have a Master Service Agreement.

## **VI. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes the concept of a carefully planned clustered residential development pursuant to a number of best development practices including:

- The efficient use of land through clustering;
- Internal and external vehicular and pedestrian connectivity;
- Common theme of development
- Efficient provision of utilities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

The MU category compliant PUD establishes long term goals and projections. The Developer has designed roadways, utility locations, to meet the long range plan. Adjoining landowners, including the City of Jacksonville, are able to review with great transparency the future development of the area. The Florida Department of Transportation is able to project impacts on roadways and plan accordingly. Likewise, the City of Jacksonville can plan accordingly for impacts on public facilities, including schools.

## **VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and provides for the a more efficient use of land and infrastructure.

## **VIII. LAND USE TABLE**

A Land Use Table is attached hereto as Exhibit F.

## **IX. SUMMARY OF DEVIATIONS AND COMMITMENTS**

### **DEVIATIONS**

- Uses in all land use categories are limited from conventional entitlements
- Densities in all categories are less than allowed in conventional classifications

### **COMMITMENTS**

- Substantial open space
- Lands provided for PBF use
- Substantial space provided for passive and active recreation use



**X. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the proposed uses are consistent with the MU land use category.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the PUD site.

**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 will be maintained by an owners' association or community development district.

**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.

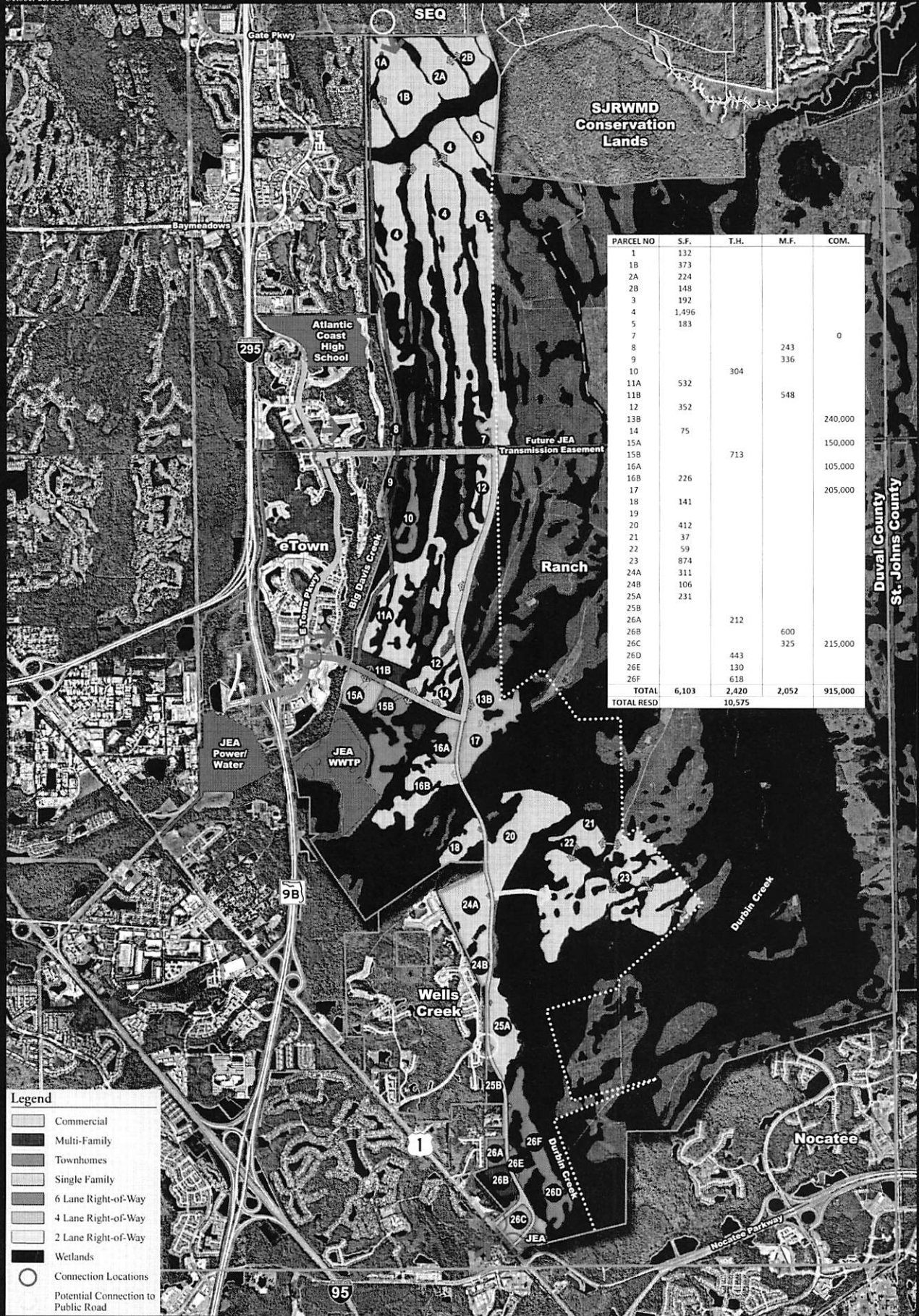
**I. Listed Species Regulations:** A report by a wildlife consultant is submitted with this application and the MU Masterplan.

**J. Parking Including Loading and Unloading Areas:** The PUD provides ample off-street parking.

**K. Sidewalks, Trails and Bikeways:** The PUD provides extensive pedestrian, bicycle, and golf cart connectivity by connecting to the trail system throughout the MU community.

# Big Creek Timber PUD Site Plan Exhibit E

Northeast Florida  
October 28, 2022



PARCEL NO	S.F.	T.H.	M.F.	COM.
1	132			
1B	373			
2A	224			
2B	148			
3	192			
4	1,496			
5	183			
7				0
8			243	
9			336	
10		304		
11A	532			
11B			548	
12	352			
13B				240,000
14	75			
15A				150,000
15B		713		
16A				105,000
16B	226			
17				205,000
18	141			
19				
20	412			
21	37			
22	59			
23	874			
24A	311			
24B	106			
25A	231			
25B				
26A		212		
26B			600	
26C			325	215,000
26D		443		
26E		130		
26F		618		
TOTAL	6,103	2,420	2,052	915,000
TOTAL RESD		10,575		

**Legend**

- Commercial
- Multi-Family
- Townhomes
- Single Family
- 6 Lane Right-of-Way
- 4 Lane Right-of-Way
- 2 Lane Right-of-Way
- Wetlands
- Connection Locations
- Potential Connection to Public Road



Note: This and prior master planning or conceptual site plans are subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was prepared based on limited information, therefore all acreage figures are unofficial and are subject to change.

**EXHIBIT F**

**PUD Name: Big Creek Timber LLC**

**Land Use Table**

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Total gross acreage	6,174 +/- acres
Single family/Townhomes	8,523
Multiple family	2,052
Total number of dwelling units	10,575
Commercial	915,000
Industrial	0
Other land use	NA
Active recreation and/or open space	1ac per 100 single family dwellings 1ac per 150 townhome dwellings
Passive open space	Approximately 1/3 of total gross acreages will be protected or placed in conservation
Public and private right-of-way	Not yet determined
Maximum coverage of buildings and structures	Not yet determined