

2. Siviculture operations shall be permitted if the applicant provides documentation that siviculture operations have been maintained on the property within the past twenty years, subject to the review and approval of the Planning and Development Department.
3. The applicant shall work with the Preservation Project and any other applicable entities to determine appropriate fencing, including installation and maintenance of such fencing, along all boundaries adjacent to Preservation Project lands.
4. A 1.5-acre area for public use within the community center shall be reserved by the Developer, Homeowners Association, or third-party developer.
5. If a school or child care facility is constructed, it shall be built such that at no time will the drop off/pick up queue extend into the public travel lanes. A queuing analysis will be required at the time of Civil Site Plan Review for either of these facilities.
6. Signs, landscaping or structures shall be located so they will not be horizontal sight obstructions.
7. A left and right turn lane shall be provided on Cisco Drive West at the subdivision entrance. The turn lanes shall be built to FDOT Standards with the deceleration distance based on the posted speed limit of Cisco Drive West. The left turn queue length shall be determined by the traffic study, but shall not be less than 50'.
8. The Village Center/Commercial parcels shall have no driveways on Cisco Drive West. Left turn lanes shall be provided on the proposed subdivision entrance road to the Village Center/Commercial parcel driveways.
9. A traffic study subject to the review and approval of the Transportation Planning Division shall be conducted by a professional traffic engineer. A methodology meeting shall be held with the City Traffic Engineer prior to the commencement of the study. The Traffic Study shall also include:
 - a. A signal warrant analysis at the intersection of the subdivision entrance and Cisco Drive West.
 - b. A signal warrant analysis/traffic impact analysis at the intersection of Chaffee Rd and Pritchard Rd.
 - c. A traffic impact analysis at the intersection of Jones Rd and Pritchard Rd
 - d. A signal warrant analysis/traffic impact analysis at the intersection of Cisco Drive West and Jones Rd
 - e. The study shall determine the need for improvements of the exiting railroad crossing of Chaffee Road between Pritchard Road and Presidents Court.
 - f. The study shall determine the need for improvements of the exiting railroad crossing of Jones Road just south of Cisco Drive West.
10. The following notices shall be recorded on the site plan, Covenants Deeds and Restrictions of the Community, and the plat:
 - a. "The Florida Forest Service owns and manages the Cary State Forest, which is adjacent to and near the lands within the Cope's Landing PUD. Part of the management of this publicly owned forest site may include using the forest management tools of prescribed burning and timber harvesting for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas."
11. A Lighting Plan shall be submitted and reviewed prior to installation of any lighting by the Planning and Development Department and NAS Jacksonville's Community Planning and Liaison Officer.
12. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit

documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

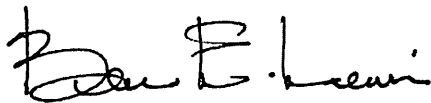
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were two speakers in opposition. Their concerns were the number of proposed subdivisions in the area, the existing poor road conditions and no sidewalks. The Commissioners understood the development was already entitled for the single family lots, and they have agreed to certain conditions by the neighborhood association.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0659 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 19, 2020

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 2020-0659 to Planned Unit Development.

Location: West Side of Cisco Drive West

Real Estate Numbers: 0033250-0000, 003325-0500, 003325-0970, 003325-2020
003325-0600, 003325-0960, 003325-2000, 003325-2010,
003325-1160 and 001332-0000

Current Zoning District: Planned Unit Development-Satellite Community (PUD-SC
2005-0412-E)

Proposed Zoning District: Planned Unit Development-Satellite Community (PUD-SC)

Current Land Use Categories: Agriculture-II (AGR-II) and Agriculture-III (AGR-III)

Planning District: 5-Northwest

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

Owners: Dorothy's Landing, LLC
C/O Carl Dawson
4220 Garibaldi Avenue
Jacksonville, Florida 32210

Kevin Allen Cope
4702 Cisco Road
Jacksonville, Florida 32219

Ivan L. Clay
441 9th Avenue SW
Cedar Rapids, Iowa 52404

Richardson Beverly Joan et al.
C/O Ben Cope
5214 Kingsbury Street
Jacksonville, Florida 32205

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0659** seeks to rezone approximately 473.78± acres of land from Planned Unit Development-Satellite Community (PUD-SC) to PUD-SC. The rezoning to a new PUD-SC is being sought in order to allow for a Rural Village development that contains a maximum of 950 single-family dwellings in conjunction with a wide range of commercial uses. The proposed lots will vary between 40 feet and 60 feet wide. The PUD is limiting the number of 40 foot wide lots to 215.

Rural Villages are developments that maximize the preservation of natural areas, do not contribute to urban sprawl, reduce the need for residents of the surrounding lands to travel the City's Urban area for work, recreation and shopping and encourage the interconnection of roadways and bikeways, greenways and trails.

The current PUD-SC, **2005-0412-E**, spans 475.42± acres and allows up to 950 single-family dwellings, 6.5± acres for commercial uses, 14.64± acres for park uses, and 11.64± acres for a community center. In relation to the current PUD, the proposed rezoning covers a slightly smaller 473.78± acres of land. The modified PUD-SC includes an updated site plan, smaller lot sizes, and a reconfiguration of the village centers and commercial uses. Staff also notes that the maximum number of requested dwellings remains unchanged at 950 dwellings. Nonetheless, **2005-0412-E** was enacted on May 24, 2005 with the following conditions:

- (a) The development shall be subject to the site plan dated January 2005, or as otherwise approved by the Planning and Development Department.
- (b) Siviculture operations shall be permitted if the applicant provides documentation that siviculture operations have been maintained on the property within the past twenty years, subject to the review and approval of the Planning and Development Department.
- (c) All tree credits are subject to the review and approval of the Landscape Architect and the Planning and Development.
- (d) Signage shall be as follows: one entry sign per access point to Cisco Drive West is permitted and each sign shall be limited to a monument style not exceeding 100 square feet in area and ten feet in height; each entry sign may be mounted in an entry feature such as a brick or masonry wall or fence; internal signage for residential development shall be subject to the RLD Zoning District requirements set forth in Part 13 of the Zoning Code; and signage for the community center and commercial area shall be limited to one monument sign per parcel not ten feet in height and 50 square feet in area.

- (e) The Development shall proceed in accordance with the Traffic Engineering Memorandum dated May 2, 2005 and attached hereto as Exhibit 3, and the Transportation Planning Division Memorandum dated April 19, 2005 and attached hereto as Exhibit 4, or as otherwise approved by the Planning and Development Department.
- (f) A 1.5-acre area for public use within the community center shall be reserved by the Developer, Homeowners Association, or third-party developer.
- (g) Along the westerly edge of the development there shall be an easement, to be determined, to allow construction of a JEA raw water transmission line running north/south to connect JEA well fields.
- (h) The applicant shall work with the Preservation Project and any other applicable entities to determine appropriate fencing, including installation and maintenance of such fencing, along all boundaries adjacent to Preservation Project lands.
- (i) All lighting installation plans for commercial uses and lighting installation plans for street lighting in the residential uses are subject to the review and approval of the Planning and Development to ensure no adverse lighting impacts on surrounding properties, including properties owned or operated by the United States Navy.

The Planning and Development has reviewed the conditions of the enacted ordinance and forwards the following comments:

Condition (a) is not being recommended by Staff for this report as the intent of this proposed rezoning is update the current Ordinance's site plan.

Condition (b) will be recommended by Staff for this report. According to the Written Description dated October 14, 2020, the applicant has expressed a desire to preserve siviculture uses and cattle operations as a permitted use until the property is developed.

Condition (c) is not being recommended is not being recommended for this report as Staff finds the condition unnecessary and inherent in the Department's standard 10-set review.

Condition (d) is being recommended (in a modified version) by Staff for this report in order to maintain compatibility with the Outlying Landing Field (OLF) Whitehouse and achieve consistency with the Rural Villages development standards as outlined in the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. However, recommends a max of 24 square feet in sign area for identity monument signs in the village centers and residential communities. Staff finds the in signage area reduction appropriate considering signage requirements in AGR, the conventional zoning district, allows for a maximum of 16 square feet in area.

Condition (e) is not being recommended by Staff for this report as the Traffic Engineering Division has submitted new comments for the proposed development, which are newly conditioned later in this report. As of Friday, November 13, 2020, however, the Transportation Planning Division has not submitted new comments—but are expected during 10-set review.

Condition (f) is being recommended by Staff for this report to maintain consistency and reiterate a previously held agreement.

Condition (g) is not being recommended by Staff for this report as easement access will be customarily reviewed during 10-set review.

Condition (h) is being recommended by Staff for this report in order to maintain consistency and preserve pre-existing partnerships.

Condition (i) is being recommended by Staff for this report in order to maintain consistency and compatibility with the Outlying Landing Field (OLF) Whitehouse, but in a revised format after further review by the US Navy.

CRITERIA FOR REVIEW

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

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. The Planning and Development Department finds that the subject property is located in the Agriculture-II (AGR-II) and Agriculture-III (AGR-III) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

According to the Category Descriptions for the Rural Development Area identified within the Future Land Use Element (FLUE), Agriculture (AGR) is a category intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning period. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products, and other resource dependent uses. In order to preserve the rural character of these areas, residential uses are permitted at very low densities or as a component of Rural Villages where uses are

clustered to limit their impact on surrounding character. When developed as a Rural Village, the maximum gross density for single family residential is 7 DU/Acre. The PUD-SC proposes a maximum of 950 dwelling units, which is within the maximum allowable density permitted for Rural Villages.

The AGR land use categories provide for the development of Rural Villages. The proposed PUD-SC is a revision to an existing PUD-SC. The proposed change maintains the existing characteristics of the original PUD-SC, including the same amount of residential units, and maintains a general consistency with the AGR land use category.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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

Future Land Use Element (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Rural Development Area and according to the attached JEA Availability Letter, **2019-3954**, the proposed development must connect to City water and sewer.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

Policy 3.1.6

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

The proposed rezoning to a PUD would allow for commercial and residential infill on traditionally vacant and rural parcels along Cisco Drive West. The PUD will also allow for a greater variety of mixed residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

As demonstrated on the attached site plan, the proposed development will provide at least two active recreation parks and a recreational community center.

Policy 2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

In accordance with the policy mentioned herein, the single-family dwelling subdivision outlined on the site plan, dated August 26, 2020, will provide active recreation/amenities at a ratio minimum of one acre per 100 residential lots.

(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 development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Agriculture-II (AGR-II) and Agriculture-III (AGR-III). Furthermore, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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, a portion of this development (RE: 003325-0000 and 001332-0000) is associated with Mobility Application # **104540.0**, which was approved/assessed on October 6, 2020 for 854 single family homes with a Mobility fee assessment of \$2,404,763.

The agent/owner will need to apply for a companion CCAS/CRC application for this project prior to permitting. They will also need to pay the Mobility fee prior to permit sign off by the Concurrency & Mobility Management System Office.

Furthermore, if the project is going to be for more than 854 single-family homes, then the agent/owner will need to apply for Mobility / CCAS / CRC applications for the additional residential units and/or commercial portion of the project as well.

(3) Allocation of residential land use

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

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape: The internal streetscape of the project contains a several thoroughfares to each respective residential community. Meanwhile, two ingress/egress points will be provided along Cisco Drive West.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The written description indicates that a minimum of 1.5 acres of land will be provided for public use, along with active and recreational parks, a public facility and other recreational areas. According to the site plan, active recreational uses are evenly distributed throughout the development. The applicant has also stated that recreation/amenities may include fitness centers, bike trails, event pavilions, pools, or a cabana/club house.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville. The applicant has also requested that the required landscaping for individual lots in the proposed Village Center have the option of being provided off-site within the Village Center or shared with other uses.

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide sidewalks and bicycle connectivity.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Cisco Drive West.

The variety and design of dwelling types: The proposed site plan dated August 26, 2020, depicts five (5) residential communities. Cumulatively, the entire development will contain a maximum of 950 single-family dwelling units and a variety of lot sizes. More specifically, a maximum of 316 lots will be 40 feet wide. Lots located along the perimeter of the property that are adjacent to existing residential uses (i.e., single family and mobile homes) will be a minimum of 60 feet wide (Residential Community #1, 3, and 5). The remainder of the single-family lots will be at least 50 feet wide.

The particular land uses proposed and the conditions and limitations thereon: The proposed project is a mixed-use development that contains a residential component with 950 dwelling units, an internal park system, a community center and a commercial component. The conceptual site plan, together with these uses, provides for a compact development that maximizes the preservation of natural areas and prevents urban sprawl while supporting the shopping, recreation and employment needs of the development's residents.

Compatible relationship between land uses in a mixed-use project: Developing the site for single-family dwellings and commercial uses creates an opportunity for unique and compact compatibility in the given area. This mixed-use development will further the intent of the Northwest Vision Plan, which is to create communities rather than subdivisions in the suburban areas of the Northwest Planning District.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located north of the Westlake Industrial Park and west of Cisco Drive West where single-family dwellings are the predominate use. 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.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	AGR-II/AGR-III	Cary State Forest
South	CSV	PUD 1973-0624	Conservation
	LI	PUD 2006-0842	Conservation
East	LDR/CGC	AGR-IV	Single-Family Dwellings
West	LDR/RPI	AGR-I/AGR-II/AGR-III	Cary State Forest

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD, which includes any existing or planned use of such lands: The subject property is adjacent to the Cary State Forest. The property is managed by the Florida Forest Service for invasive species, native species regeneration, and for forest fire control using controlled burn techniques that could generate heavy smoke affecting the residents on the subject property. Therefore, Staff recommends a notice be recorded on the site plan, Covenants Deeds and Restrictions of the Community, and the plat.

For more information, please see the attached comments from the State of Florida Department of Agriculture and Consumer Affairs dated November 3-4, 2020.

(6) Intensity of Development

The proposed development is consistent with Rural Villages as set forth in the AGR-II and AGR-III functional land use categories.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated October 27, 2020, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate 280,000 gpd.

School Capacity: Based on the Development Standards for impact assessment, the 473.78± acre proposed PUD rezoning has a development potential of 950 single-family dwellings. 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 2020-0659
Development Potential: 950 Single-Family Dwellings

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 8 & 2 MS (2&7)
Elementary	1	11,075	56%	158	63%	5,917	3,605
Middle	1	9,739	87%	69	90%	-85	184
High	1	8,520	84%	88	76%	2,759	931
Total New Students				353			

Total Student Generation Yield: 0.333

Elementary: 0.167
Middle: 0.073
High: 0.093

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

Public School Facilities Element

Policy 2.3.2

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

Policy 2.3.3

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

Objective 3.2

Adopted Level of Service (LOS) Standards

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

Policy 3.1.1

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

Supplemental School Information:

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

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	158	683	545	80%	96%
Highlands MS #244	1	69	1071	751	70%	77%
Jean Ribault #96	1	88	1683	1415	84%	69%
		315				

- Does not include ESE & room exclusions
- Analysis based on a **maximum 950 dwelling units** – PUD 2020-0659

The amount and size of open spaces, plazas, common areas and recreation areas: The written description indicates that a minimum of 1.5 acres of land will be provided for public use, along with active and recreational parks, a public facility and other recreational areas. According to the site plan, active recreational uses are evenly distributed throughout the development. The applicant has also stated that recreation/amenities may include fitness centers, bike trails, event pavilions, pools, or a cabana/club house.

The existence and treatment of any environment hazards to the proposed PUD property or surrounding lands: The site is located within the Military Notice Zone and the Outlying Landing Field (OLF) Whitehouse Lighting Regulation Zone. Uses located within the Notice Zone should

not encourage the potential for electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d). Additionally, The US Navy has reviewed the application and has issued comments. The Written Description has been revised to incorporate the Navy's comments.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via Cisco Drive. The Traffic Engineer has reviewed the application and has issued comments. **Staff supports the Engineer's findings and forwards to you the following:**

- If a school or child care facility is constructed, it shall be built such that at no time will the drop off/pick up queue extend into the public travel lanes. A queuing analysis will be required at the time of Civil Site Plan Review for either of these facilities.
- Signs, landscaping or structures shall be located so they will not be horizontal sight obstructions.
- Provide a left and right turn lane on Cisco Drive West at the subdivision entrance. The turn lanes shall be built to FDOT Standards with the deceleration distance based on the posted speed limit of Cisco Drive West. The left turn queue length shall be determined by the traffic study, but shall not be less than 50'.
- The Village Center/Commercial parcels shall have no driveways on Cisco Drive West. Left turn lanes shall be provided on the proposed subdivision entrance road to the Village Center/Commercial parcel driveways.
- Provide a traffic study for the entire PUD. The Traffic Study shall include:
 - A signal warrant analysis at the intersection of the subdivision entrance and Cisco Drive West.
 - A signal warrant analysis/traffic impact analysis at the intersection of Chaffee Rd and Pritchard Rd.
 - A traffic impact analysis at the intersection of Jones Rd and Pritchard Rd
 - A signal warrant analysis/traffic impact analysis at the intersection of Cisco Drive West and Jones Rd
 - The study shall determine the need for improvements of the exiting railroad crossing of Chaffee Road between Pritchard Road and Presidents Court.
 - The study shall determine the need for improvements of the exiting railroad crossing of Jones Road just south of Cisco Drive West.

The application was also forwarded to the Transportation Planning Division on October 23, 2020 for review. As of Friday, November 12, 2020, no comments have been received.

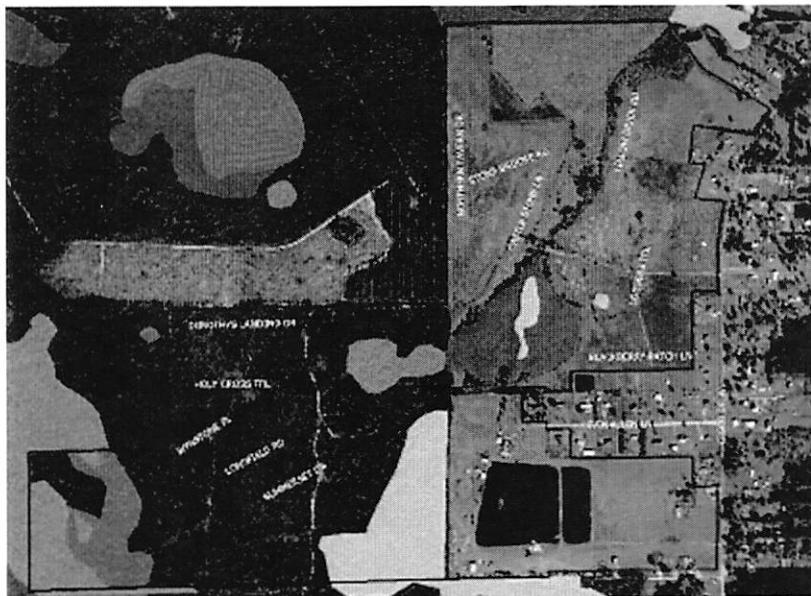
(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policies 2.2.2 and 2.2.3 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District confirmed the presence of Category II and III wetlands on site.

Approximately 101.56± acres of wetlands are located along the western portion and within the center of the subject site. Nonetheless, the written description has indicated that any impacts to wetlands will be permitted for in accordance with the rules and regulations of the St. Johns River Water Management District.



Wetlands Map.

For more information regarding wetlands, please see the attached memo from Community Planning Division.

(9) Listed species regulations

Peacock Consulting Group, LLC. prepared the Listed Wildlife & Habitat Assessment Report The property was surveyed for species protected by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (FWS) listed in the publication Florida's *Endangered and Threatened Species, Updated December 2018*. Gopher tortoises, were identified on the property during the site assessment. On May 24, 2007, Florida Fish & Wildlife

Conservation Commission (FWC) granted an Incidental Take Permit DUV-215 to Mr. Carl Dawson, which impacted 55.2 acres of occupied gopher tortoise habitat. According to the species report, a gopher tortoise relocation permit was not issued because it is not legally required to develop the property.

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

The residential communities and Commercial/Village Centers will be developed in accordance with Part 6 of the Zoning Code.

The applicant has also requested that the required parking for individual lots in the proposed Commercial/Village Centers have the option of being provided off-site within each Village Center or shared with other uses as long as overall off-street parking is provided onsite.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **November 5, 2020** by the Planning and Development Department, the Notice of Public Hearing sign **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0659** be **APPROVED** with the following exhibits:

1. The original legal description dated September 1, 2020
2. The revised written description dated November 11, 2020
3. The original site plan dated August 26, 2020

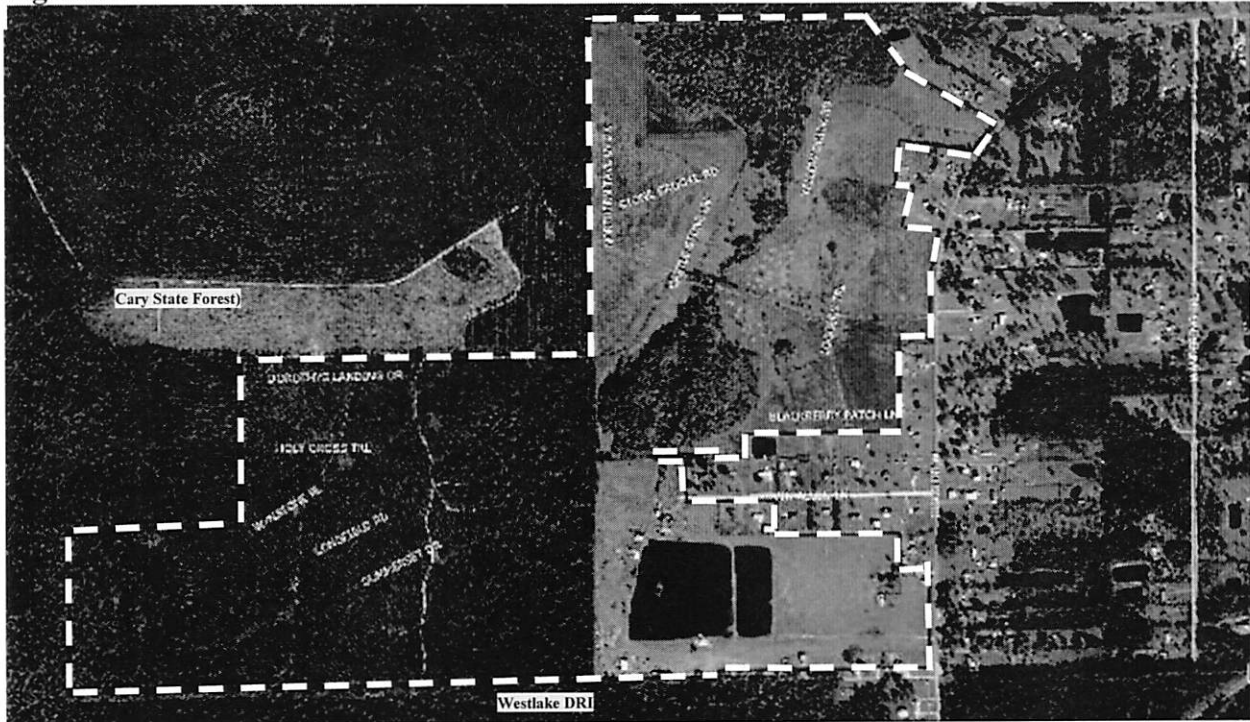
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0659 be **APPROVED WITH CONDITIONS**.

1. Signage shall be as follows: one entry sign per access point to Cisco Drive West is permitted and each sign shall be limited to a monument style not exceeding 100 square feet in area and ten feet in height; each entry sign may be mounted in an entry feature such as a brick or masonry wall or fence; internal signage for residential development shall be subject to the RLD Zoning District requirements set forth in Part 13 of the Zoning Code; and signage for the village centers shall be limited to one monument sign per parcel not exceeding ten feet in height and 25 square feet in area.
2. Siviculture operations shall be permitted if the applicant provides documentation that siviculture operations have been maintained on the property within the past twenty years, subject to the review and approval of the Planning and Development Department.
3. The applicant shall work with the Preservation Project and any other applicable entities to determine appropriate fencing, including installation and maintenance of such fencing, along all boundaries adjacent to Preservation Project lands.
4. A 1.5-acre area for public use within the community center shall be reserved by the Developer, Homeowners Association, or third-party developer.
5. If a school or child care facility is constructed, it shall be built such that at no time will the drop off/pick up queue extend into the public travel lanes. A queuing analysis will be required at the time of Civil Site Plan Review for either of these facilities.
6. Signs, landscaping or structures shall be located so they will not be horizontal sight obstructions.
7. A left and right turn lane shall be provided on Cisco Drive West at the subdivision entrance. The turn lanes shall be built to FDOT Standards with the deceleration distance based on the posted speed limit of Cisco Drive West. The left turn queue length shall be determined by the traffic study, but shall not be less than 50'.
8. The Village Center/Commercial parcels shall have no driveways on Cisco Drive West. Left turn lanes shall be provided on the proposed subdivision entrance road to the Village Center/Commercial parcel driveways.
9. A traffic study subject to the review and approval of the Transportation Planning Division shall be conducted by a professional traffic engineer. A methodology meeting shall be held with the City Traffic Engineer prior to the commencement of the study. The Traffic Study shall also include:
 - a. A signal warrant analysis at the intersection of the subdivision entrance and Cisco Drive West.
 - b. A signal warrant analysis/traffic impact analysis at the intersection of Chaffee Rd

and Pritchard Rd.

- c. A traffic impact analysis at the intersection of Jones Rd and Pritchard Rd
 - d. A signal warrant analysis/traffic impact analysis at the intersection of Cisco Drive West and Jones Rd
 - e. The study shall determine the need for improvements of the exiting railroad crossing of Chaffee Road between Pritchard Road and Presidents Court.
 - f. The study shall determine the need for improvements of the exiting railroad crossing of Jones Road just south of Cisco Drive West.
10. The following notices shall be recorded on the site plan, Covenants Deeds and Restrictions of the Community, and the plat:
- a. "The Florida Forest Service owns and manages the Cary State Forest, which is adjacent to and near the lands within the Cope's Landing PUD. Part of the management of this publicly owned forest site may include using the forest management tools of prescribed burning and timber harvesting for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas."
11. A Lighting Plan shall be submitted and reviewed prior to installation of any lighting by the Planning and Development Department and NAS Jacksonville's Community Planning and Liaison Officer.
12. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

Figure A:



Source: Planning & Development Dept, 6/24/20
Aerial view of the subject site and parcel, facing north.

Figure B:

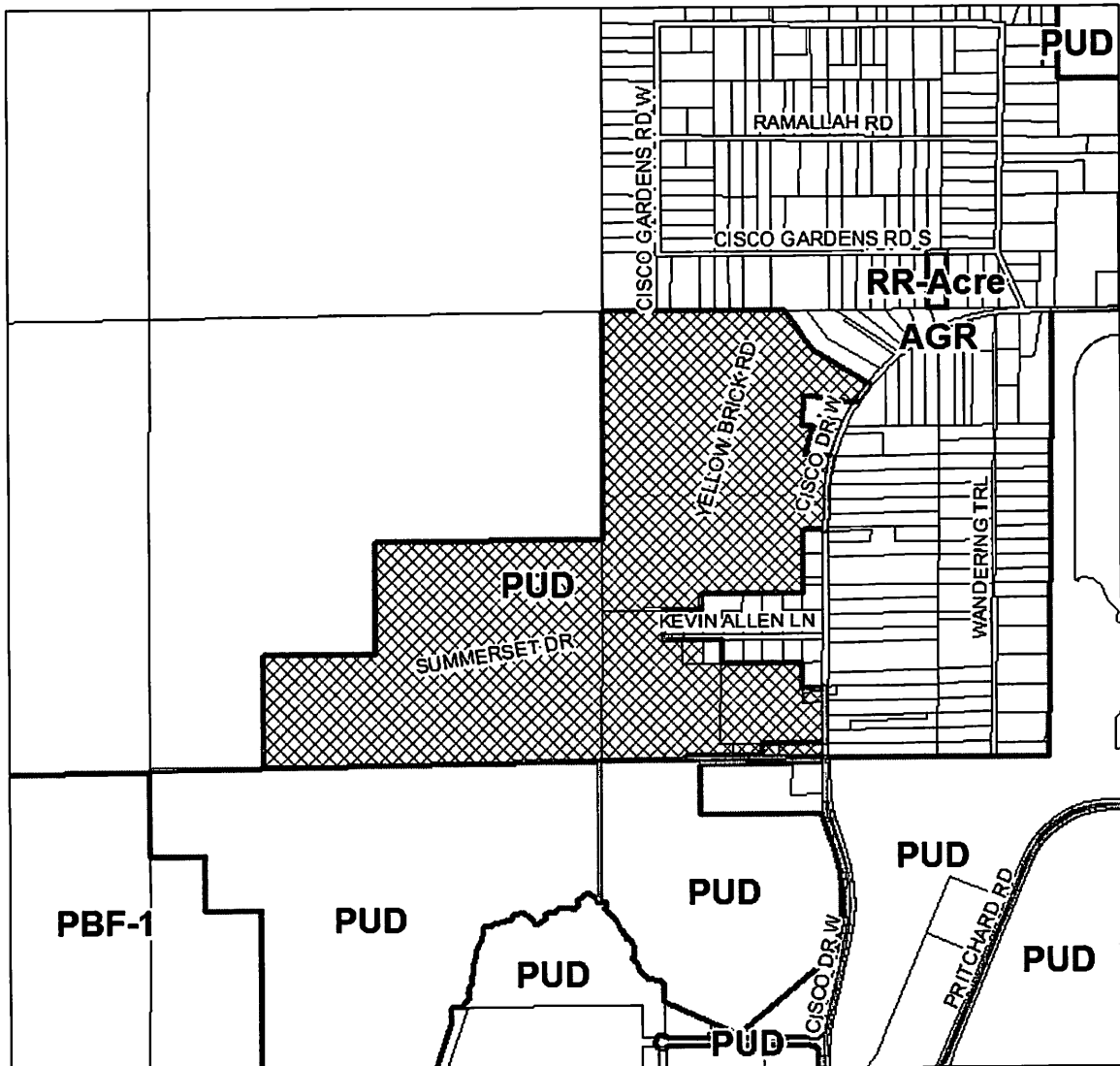


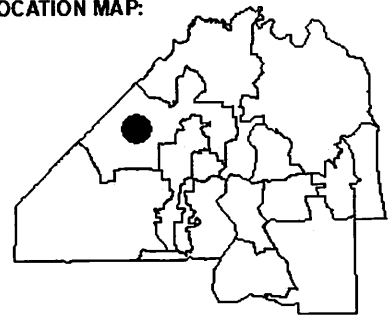
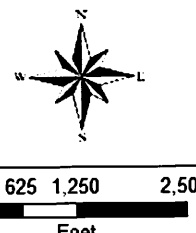
Source: Planning & Development Dept, 11/05/20
View of Cisco Drive West and the subject site facing west.

Figure C:



Source: Planning & Development Dept, 11/05/20
View of Cisco Drive West and the subject site facing west.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD-SC</p> <p>TO: PUD-SC</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0659</p>	<p>TRACKING NUMBER</p> <p>T-2020-2919</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD**Planning and Development Department Info****Ordinance #** 2020-0659 **Staff Sign-Off/Date** ATW / 10/05/2020**Filing Date** 10/21/2020 **Number of Signs to Post** 10**Hearing Dates:****1st City Council** 11/24/2020 **Planning Commission** 11/19/2020**Land Use & Zoning** 12/01/2020 **2nd City Council** 12/08/2020**Neighborhood Association** CISCO GARDEN CIVIC ASSOCIATION**Neighborhood Action Plan/Corridor Study** NONE**Application Info****Tracking #** 2919**Application Status** FILED COMPLETE**Date Started** 06/02/2020**Date Submitted** 06/08/2020**General Information On Applicant****Last Name**

HAINLINE

First Name

T.R.

Middle Name**Company Name**

ROGERS TOWERS, P.A.

Mailing Address

1301 RIVEPLACE BOULEVARD, SUITE 1500

City

JACKSONVILLE

State

FL

Zip Code

32207

Phone

9043465531

Fax

9043960663

Email

THAINLINE@RTLAW.COM

General Information On Owner(s) **Check to fill first Owner with Applicant Info****Last Name**

SEE

First Name

BELOW

Middle Name**Company/Trust Name**

DOROTHYS LANDING, L.L.C.

Mailing Address

C/O CARL DAWSON, 4220 GARIBALDI AVE.

City

JACKSONVILLE

State

FL

Zip Code

32210

Phone**Fax****Email****Last Name**

COPE

First Name

KEVIN

Middle Name

ALLEN

Company/Trust Name**Mailing Address**

4702 CISCO ROAD

City

JACKSONVILLE

State

FL

Zip Code

32219

Phone	Fax	Email

Last Name	First Name	Middle Name
GRINER	JACK	FLOYD

Company/Trust Name

Mailing Address

City	State	Zip Code
JACKSONVILLE	FL	32210

Phone	Fax	Email

Last Name	First Name	Middle Name
CLAY	IVAN	L

Company/Trust Name

Mailing Address

City	State	Zip Code
CEDAR RAPIDS	IA	52404

Phone	Fax	Email

Last Name	First Name	Middle Name
RICHARDSON	BEVERLY	JOAN

Company/Trust Name

Mailing Address

City	State	Zip Code
JACKSONVILLE	FL	32205

Phone	Fax	Email

Last Name	First Name	Middle Name
BURNETT	ELIZABETH	ANNETTE

Company/Trust Name

Mailing Address

City	State	Zip Code
JACKSONVILLE	FL	32219

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	001332 0000	8	5	PUD-SC	PUD
Map	003325 0000	8	5	PUD-SC	PUD
Map	003325 1160	8	5	PUD-SC	PUD
Map	003325 0500	8	5	PUD-SC	PUD
Map	003325 0600	8	5	PUD-SC	PUD
Map	003325 0960	8	5	PUD-SC	PUD
Map	003325 0970	8	5	PUD-SC	PUD
Map	003325 2000	8	5	PUD-SC	PUD
Map	003325 2010	8	5	PUD-SC	PUD
Map	003325 2020	8	5	PUD-SC	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

SEE EXHIBIT "3" ATTACHED.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="0"/>	<input type="text" value="DOROTHYS LANDING DR"/>	<input type="text" value="32219"/>

Between Streets and

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
473.78 Acres @ \$10.00 /acre: \$4,740.00
- 3) Plus Notification Costs Per Addressee
61 Notifications @ \$7.00 /each: \$427.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$7,486.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

(SURVEYOR'S DESCRIPTION)

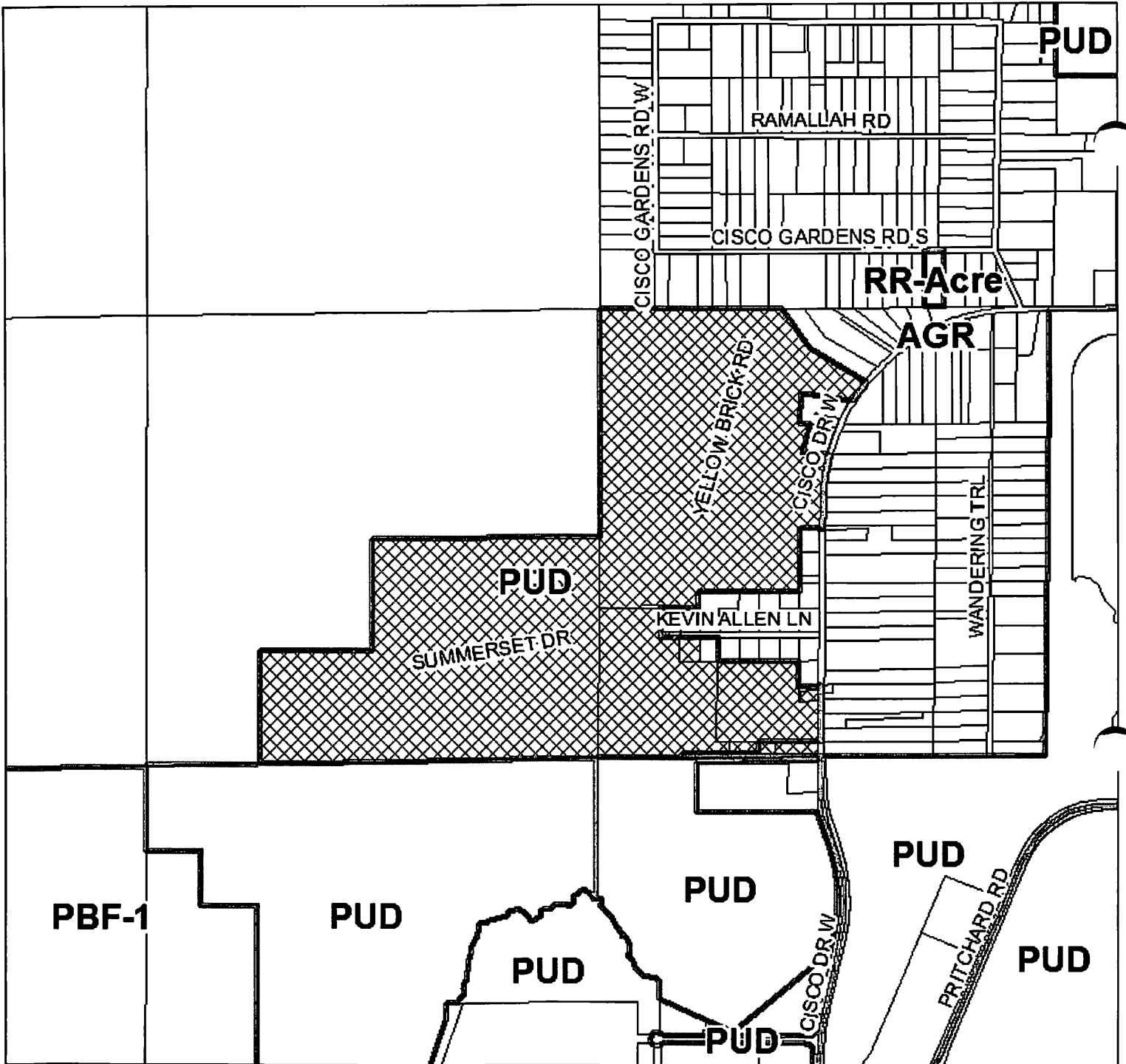
A PORTION OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 24 EAST AND A PORTION OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 89°32'15" EAST, ALONG THE SOUTH LINE OF SECTION 19, OF LAST SAID TOWNSHIP AND RANGE, A DISTANCE OF 2087.96 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 9724, PAGE 1952, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 36°59'10" EAST, ALONG THE SOUTHWEST LINE THEREOF, A DISTANCE OF 595.07 FEET TO AN ANGLE POINT; THENCE SOUTH 60°35'04" EAST, CONTINUING ALONG SAID SOUTHWEST LINE, A DISTANCE OF 757.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF CISCO DRIVE WEST, BEING A 60 FOOT RIGHT OF WAY, SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2321.83 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 277.52 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°39'18" WEST TO THE END OF SAID CURVE AT A NON-TANGENT POINT BEING THE NORTHEAST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 17217, PAGE 2042 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 80°40'19" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS AND THE NORTHERLY LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 18250, PAGE 2066 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 578.85 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS; THENCE SOUTH 07°04'11" WEST, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 358.16 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 84°51'01" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 153.20 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 16481, PAGE 753 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 17°54'44" WEST, ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 339.92 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 84°11'30" EAST, ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 292.49 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF CISCO DRIVE WEST, SAID POINT LYING ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2321.83 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 586.62 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°59'28" WEST, 585.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°25'38" WEST, CONTINUING ALONG LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 330.97 FEET TO A POINT OF CUSP (BEING THE NORTHEAST CORNER OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 18811, PAGE 2200, OF SAID CURRENT PUBLIC RECORDS) WITH A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND DEPARTING LAST SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 39.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°20'10" WEST, 35.69 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°34'47" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 208.56 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°38'16" WEST, ALONG THE WEST LINE OF LAST SAID LANDS, AND ALONG THE

WEST LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 19205, PAGE 2141 AND OFFICIAL RECORDS BOOK 7708, PAGE 1069 AND OFFICIAL RECORDS BOOK 7280, PAGE 949, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 715.56 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 8934, PAGE 1089; THENCE SOUTH 89°35'12" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS AND ALONG THE NORTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 8922, PAGE 1969 AND OFFICIAL RECORDS BOOK 12187, PAGE 1774 AND OFFICIAL RECORDS BOOK 9097, PAGE 1817, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1163.18 FEET TO THE NORTHWEST CORNER OF LAST SAID LANDS; THENCE SOUTH 00°36'19" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 187.25 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 19034, PAGE 2056, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°35'42" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 232.60 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 13158, PAGE 1676, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°37'35" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 40.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°35'42" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 465.21 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°36'44" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 14439, PAGE 2346, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°35'15" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 232.54 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°37'40" WEST, ALONG AN EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 281.00 FEET TO AN ANGLE POINT; THENCE NORTH 89°36'09" EAST, ALONG A NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 232.60 FEET; THENCE SOUTH 00°37'40" WEST, ALONG THE WESTERLY TERMINUS OF KEVIN ALLEN ROAD, BEING A 60 FOOT RIGHT OF WAY, A DISTANCE OF 59.99 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 17683, PAGE 1262, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°35'54" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 232.60 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00°37'40" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 281.00 FEET TO A POINT ON AN EASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 14439, PAGE 2346; THENCE NORTH 89°35'54" EAST, ALONG LAST SAID LINE AND ALONG THE NORTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 14427, PAGE 1090, OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1163.10 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE SOUTH 00°36'02" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 301.09 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 14427, PAGE 1083, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 85°02'33" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 235.02 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT OF LINE OF CISCO DRIVE WEST; THENCE SOUTH 00°38'16" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 798.16 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 8700, PAGE 1261, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°39'03" WEST, ALONG THE SOUTH LINE THEREOF AND ALONG THE SOUTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 18982, PAGE 2409 AND OFFICIAL RECORDS BOOK 11344, PAGE 1998, AND OFFICIAL

RECORDS BOOK 14439, PAGE 2346, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1600.05 FEET; TO AN ANGLE POINT IN LAST SAID LANDS; THENCE SOUTH 00°37'39" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, SAID POINT LYING ON THE SOUTH LINE OF AFOREMENTIONED SECTION 30; THENCE SOUTH 89°39'03" WEST, ALONG LAST SAID LINE, A DISTANCE OF 976.55 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 30, SAID CORNER LYING ON THE NORTH LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 13814, PAGE 1124, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°03'32" WEST, ALONG LAST SAID NORTH LINE, ALSO BEING THE NORTH LINE OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 24 EAST, A DISTANCE OF 4007.41 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH 00°06'58" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1321.74 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE NORTH 89°13'42" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, A DISTANCE OF 1336.56 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°09'32" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1318.00 FEET TO THE NORTHEAST CORNER THEREOF, ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 89°23'35" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 2675.07 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°14'07" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 2620.51 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 473.78 ACRES, MORE OR LESS.

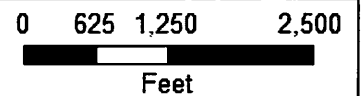
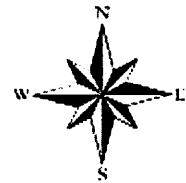
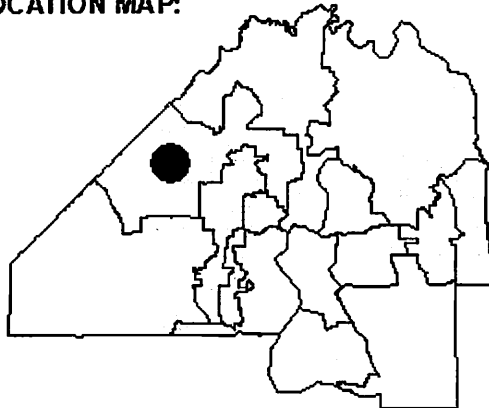


REQUEST SOUGHT:

FROM: PUD-SC

TO: PUD-SC

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2020-2919

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT "3"

Style Definition:
Heading 4: No
widow/orphan control

WRITTEN DESCRIPTION

**Cope's Landing Rural Village PUD-SC
November ~~11~~18, 2020**

Current Land Use Designation: AGR-II & AGR-III

Current Zoning District: PUD-SC & AGR

Proposed Zoning District: PUD-SC

**RE #s: 001332-0000, 003325-0000, 003325-1160, 003325-0500, 003325-0600,
03325-0960, 003325-0970, 003325-2000, 003325-2010 & 003325-2020**

I. SUMMARY DESCRIPTION OF THE PLAN

D.R. Horton, Inc. - Jacksonville (the "Applicant") propose to rezone approximately 478.78± acres of property from a Planned Unit Development – Satellite Community (PUD-SC) to PUD-SC.

The subject property is located on the west side of Cisco Drive West, south of Cisco Gardens Road South. The property is more particularly described by the legal description to the application as Exhibit "1" (the "Property"). This Property was originally zoned PUD-SC in 2005 (Ordinance 2005-412-E) and was called the Dorothy's Landing Rural Village PUD-SC. The revised PUD-SC maintains the same basic characteristics of the prior PUD-SC, i.e., a mix of up to 950 single-family residential units located in distinct residential communities located around a village center with property set aside for a public use. The modified PUD-SC includes an updated Site Plan, a change in the lot sizes to better meet market demand, and a reconfiguration of the village centers and commercial uses to better serve the community.

The Property is located within the Agricultural-II (AGR-II) and Agricultural-III (AGR-III) future land use categories in the 2030 Comprehensive Plan and is in the Rural Development Area. The PUD-SC will be consistent with the AGR – Rural Development Area in that the Property will be developed as a Rural Village comprised of several neighborhoods designed in a compact nature around three Village Centers.

The Site Plan, attached to the application as Exhibit "4", includes a mix of residential communities, commercial uses and public facilities connected by bike trails and a series of parks and open space. The residential communities will consist of up to 950 single-family homes with variety of lots ranging in size from 40 feet wide to 60 feet wide. The commercial uses may include retail, service, institutional and office uses. Additionally, a minimum of one and one-half (1.5) acres shall be reserved ~~or~~for public use within the PUD-SC.

II. SITE SPECIFICS

The majority of the Property is vacant. However, there are a few single-family homes and mobile homes located on the southern part of the Property- (Residential Community 5). Those uses will be permitted to remain under the PUD-SC.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	MU & CSV	PUD	Heavy & Light Manufacturing, Warehouse/Distribution, Single-family residential, JEA & Vacant
West	AGR-II & AGR-III	AGR	Silviculture & Vacant
North	AGR-I, AGR-II & AGR-IV	AGR	Single-family Residential, Mobile home & Vacant
East	AGR-IV & MU	AGR & PUD	Single-family Residential, Mobile home & Light Manufacturing

PUD-SC DEVELOPMENT CRITERIA

III. PERMITTED USES

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

As shown on the Site Plan, the PUD-SC proposes development of a rural village with five (5) Residential Communities and three (3) Village Centers that include commercial types of uses, one of which incorporates public facilities. The Residential Communities and Village Centers are connected via an internal roadway network, along with bike and walking trails. The parcels are identified solely for the purpose of defining permitted uses within the PUD-SC; they do not define or correlate to ownership and do not subdivide the Property. Further, the PUD-SC Site Plan is conceptual only and may be subject to change, due to site characteristics and design and engineering factors. The PUD-SC Site Plan, including the location, size (in area), and configuration of the parcels is subject to the review and approval of the Planning and Development Department. A Minor Modification of this PUD-SC will be required for the adoption of a site plan for Residential Community 5 prior to any development on that portion of the Property.

A. Parcels—Permitted Uses

Within the Residential Communities, up to 950 single-family dwelling units are permitted as set forth under Residential below.

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Within Village Center 1, Commercial uses as described below are permitted.

Within Village Center 2, Community Center uses as described below are permitted.

Within Village Center 3, Community Center and Public Facilities uses as described below are permitted.

Within the Preservation Areas, Preservation uses as described below are permitted.

B. Residential

1. *Permitted Uses and structures:*

a. Single-family residential uses, with a maximum of 950 dwelling units, with no more than 215 of those dwelling units being located on lots a minimum of 40 feet wide.

(1) Lots located along the perimeter of the Property that are adjacent to existing residential uses (single family and mobile homes) will be a minimum of 60 feet wide as shown on the Site Plan.

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(2) The lots in Residential Community 3 will be a minimum of 50 feet wide, except where required to be a minimum of 60 feet wide pursuant to Subsection B.1.a.(1) above.

(3) Additionally, lots located within 300 feet of Cisco Drive West and within 300 feet of any existing residential uses (single family and mobile homes) will be a minimum of 50 feet wide.

(4) The 40-foot lots will be dispersed among the minimum 50-foot lots within Residential Communities 1, 2 and 4 as shown, for illustrative purposes only, on the colored rendering attached as Exhibit "5" to the Application.

(5) A Minor Modification of this PUD-SC will be

required for the adoption of a site plan for Residential Community 5 prior to any development on that portion of the Property.

- b. **Mobile-homes currently located in Residential Community 5 may continue to be occupied or may be replaced with a new mobile-home or single-family home.**
 - c. **Neighborhood parks, pocket parks, playgrounds, playfields, and recreational structures, which may include soccer fields, racketball/pickleball courts, and similar uses, but not basketball courts.**
 - d. **Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.**
 - e. **Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.**
 - f. **Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.**
 - g. **Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.**
 - h. Wireless communication facilities, including towers and antennas, meeting Part 15 of the Zoning Code, only in Residential Community 5.
2. ***Permissible Uses by Exception: None.***
3. ***Permitted accessory uses and structures: Accessory uses consistent with Part 4 of the Zoning Code are permitted.***
4. ***Single Family – 40' Wide Lots: Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:***
- a. **Minimum lot width: Forty (40) feet. For lots located on cul-de-sacs, the minimum width shall be twenty five (25) feet at the curb. As long as a cul-de-sac lot is forty (40) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met.**

- b. Minimum Area: 4,000 square feet.
- c. Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- d. Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Three (3) feet.
 - (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.
- e. Maximum height of structures: Thirty-five (35) feet.

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5. *Single Family – 50' Wide Lots: Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:*

- a. Minimum lot width: Fifty (50) feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. As long as a cul-de-sac lot is fifty (50) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met.
- b. Minimum Area: 5,000 square feet.
- c. Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- d. Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Five (5) feet.
 - (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

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- e. Maximum height of structures: Thirty-five (35) feet.
6. *Single Family – 60' Wide Lots: Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:*
- a. Minimum lot width: Sixty (60) feet. For lots located on cul-de-sacs, the minimum width shall be thirty-five (35) feet at the curb. As long as a cul-de-sac lot is sixty (60) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met.
 - b. Minimum Area: 6,000 square feet.
 - c. Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
 - d. Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Five (5) feet.
 - (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.
 - e. Maximum height of structures: Thirty-five (35) feet.

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C. Commercial

- 1. *Permitted uses and structures:*
 - a. Medical and dental or chiropractor offices and clinics (but not hospitals).
 - b. Professional and business offices.
 - c. Commercial retail sales and service establishments.
 - d. Restaurants, cafes and food establishments (including drive-in and drive-through) including the retail sale and service of all alcoholic beverages (liquor, beer or wine) for on-premises consumption.
 - e. Restaurants, cafes and food establishments with permanent outside sale and service of food and alcoholic beverages meeting

the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- f. Banks, with or without drive-thru tellers, financial institutions, loan companies, mortgage brokers, stockbrokers, and similar uses.
- g. Libraries, museums and community centers.
- h. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- i. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- j. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- ~~k. Wireless communication facilities, including towers and antennas, meeting Part 15 of the Zoning Code.~~
- ~~k.~~ Employment office (but not a day labor pool).
- ~~m.~~ Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- ~~n.~~ Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
- ~~o.~~ Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- ~~p.~~ Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- ~~q.~~ Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
- ~~r.~~ Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters and similar uses.

- ~~s-r.~~ Vocational, trade or business schools and similar uses.
- ~~t-s.~~ 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.
- ~~u-t.~~ Independent living, assisted living, and memory care housing for the elderly.
- ~~v-u.~~ Adult Congregate Living Facility.
- ~~w-v.~~ Skilled nursing facilities.
- ~~x-w.~~ Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- ~~y-x.~~ Retail plant nurseries and feed stores including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- ~~z-y.~~ Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- ~~aa-z.~~ Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- ~~bb-aa.~~ Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- ~~ee-bb.~~ Private clubs.
- ~~dd-cc.~~ Billiard parlors.
- ~~ee-dd.~~ Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Permissible uses by exception:* Those uses permitted by exception under the CN and CCG-1 Zoning Districts (except those listed above as permitted uses by right) shall be allowed with the granting of a Zoning Exception by the Planning Commission, except as prohibited below.
3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements, "lot" refers to the

parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.

- a. Minimum lot requirement (width and area): None, except as required for certain uses.
- b. Minimum lot area: None, except as required for certain uses.
- c. Maximum lot coverage by all buildings: None, except as required for certain uses. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- d. Minimum yard requirements: For the purpose of these requirements, "lot" refers to the parcel within which the office and retail commercial use is located and "yard" refers to distance from the parcel boundary.
 - (1) Front: None.
 - (2) Side: None, except where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet.
 - (3) Rear: Ten (10) feet.
- e. Maximum height of structures: Sixty (60) feet.

4. *Limitations on permitted or permissible uses by exception.* Products shall be sold only at retail.

D. Community Center

1. *Permitted uses and structures:*

- a. Parks, playgrounds, playfields, ball fields, a sportsplex, outdoor event pavilion and related recreational structures.
- b. Swimming pools, pool slides, gymnasiums, tennis courts, racketball/pickleball courts, volleyball courts, ~~basketball parks~~, skate parks, fitness centers and similar uses, but not basketball courts.
- c. Community centers, indoor pavilions and similar facilities, which may include a restaurant, cafe or snack shop, including the service of beer, wine or alcohol, for on-premises consumption with indoor and outdoor seating.

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- d. Childcare facilities.
- 2. Permissible Uses by Exception: None.
- 3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use:* For the purpose of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.
 - a. Minimum lot requirement (width and area): None, except as required for certain uses.
 - b. Minimum lot area: None, except as required for certain uses.
 - c. Maximum lot coverage by all buildings: None, except as required for certain uses. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
 - d. Minimum yard requirements: For the purpose of these requirements, "lot" refers to the parcel within which the office and retail commercial use is located and "yard" refers to distance from the parcel boundary.
 - (1) Front: None.
 - (2) Side: None, except where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet.
 - (3) Rear: Ten (10) feet.
 - e. Maximum height of structures: Sixty (60) feet.

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E. Public Facilities

Property at least 1.5 acres in size must be set aside for a public facility within that portion of the Property designated as Village Center 3. Public facilities permit the following uses.

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- 1. *Permitted uses and structures.*
 - a. A library, community center, or similar space open for use by the public (a fee may be charged), or similar uses.
 - b. A public sports fields, park, play area, playfields playground, and similar facilities.

- c. An event pavilion or similar use.
- d. A public school or public childcare facility.
- e. The following uses are permitted only in conjunction with one or more of the above uses:

- (1) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

- ~~(2) Wireless communication facilities, including towers and antennas, meeting Part 15 of the Zoning Code.~~

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2. *Permissible Uses by Exception:* None.

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

- a. Minimum lot requirement (width and area): None, except as required for certain uses.
- b. Minimum lot area: None, except as required for certain uses.
- c. Maximum lot coverage by all buildings: None, except as required for certain uses. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- d. Minimum yard requirements: For the purpose of these requirements, "lot" refers to the parcel within which the office and retail commercial use is located and "yard" refers to distance from the parcel boundary.

- (1) Front: None.

- (2) Side: None, except where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet.

- (3) Rear: Ten (10) feet.

- e. Maximum height of structures: Sixty (60) feet.

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F. Preservation

Those portions of the Property designated as Preservation permit the following uses.

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1. *Permitted uses and structures.*
 - a. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
 - b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
 - c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - d. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.
2. *Permitted Uses by Exception: None.*
3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each use: For the purpose of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.*
 - a. Minimum lot requirement (width and area): None.
 - b. Maximum lot coverage by all buildings: None.
 - c. Minimum yard requirements: None.
 - d. Maximum height of structure: None.

G. Permitted Uses and Criteria Applicable for All Uses in All Portions of the Property

1. *Recreational/open space uses:*
 - a. In any portion of the Property except those parcels designated as Preservation, the following uses shall be permitted: parks, playgrounds, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, 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 and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.

- b. All active and passive recreational uses located within the parent Property will count towards the recreation requirements for any residential use.

2. Public and Private Schools and Child Care Facilities:

- a. A queuing analysis shall be required at the time of Civil Site Plan Review for any public or private school or child care facility proposed within the PUD-SC.
- b. Any public or private school or child care facility constructed within the PUD-SC must be built such that at no time will the drop-off/pick-up queue extend into the public travel lanes.

H. Accessory Uses and Structures

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

- 1. Accessory uses shall not be located in required front or side yards except as follows:
 - a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the property line.
- 2. Accessory uses and structures related to residential uses within the PUD-SC shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally

be expected with regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.

3. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.
4. Dumpsters, Propane Tanks, Etc.: Dumpsters, propane tanks and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the principle use, such that the dumpster, propane tank, and similar appurtenances are screened from view from the surrounding roadways and adjacent properties. Utility tracts, maintenance areas, and loading/unloading zones shall be screened from surrounding roadways by landscaping and/or opaque fencing which is aesthetically compatible with other structures located on the Property.

I. Recreation

For any Residential uses, active recreation/amenities shall be provided in accordance with the requirements of the 2030 Comprehensive Plan and the Zoning Code. However, all active and passive recreation located within the parent Property will count towards compliance with the residential recreation requirements.

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J. Access

1. Access from Cisco Drive West will be generally as shown on the Site Plan. The final location of all the Cisco Drive West access points is subject to the review and approval of the City's Traffic Engineer.
2. The entrance roads and other internal access roads and drives may be public or private. Private internal access roads for the Residential Communities may be gated. Internal access shall be provided by reciprocal easements among the driveways of the various parcels if ownership or occupancy is subdivided among more than one person or entity.
3. Where possible, interconnectivity between the various parcels will be provided for both vehicular and pedestrian access.
4. Signs, landscaping and structures will be located so that they do not obstruct horizontal sight lines.

K. Signage

The signage shall be generally be part of the unified signage package for the overall PUD-SC development. The purpose of these sign criteria standards is to provide for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with each other and with the buildings represented.

1. *Development Identity Monument Signs – Overall Site:* Up to two (2) Development Identity Monument Signs shall be permitted and utilized to identify the overall development. These signs may be single or double sided and externally or internally illuminated or non-illuminated. These Development Identity Monument Signs shall be generally located at the two entrances on Cisco Drive West. The signs will not exceed ten (10) feet in height and one hundred (100) square feet (each side) in area. Each Identity Monument Sign shall be mounted in an entry feature such as a brick or masonry wall or fence, or similar feature. The Development Identity Monument Signs shall all contain the project name and/or logo, and may contain the names and logos of the residential communities. The two (2) signs shall all be architecturally similar in design and appearance with each other.
2. *Individual Parcel/Use Identity Monument Signs – Village Centers:* Each parcel or use within the Village Centers shall be permitted one (1) single or double sided on-site or “off-site” Individual Parcel/Use Identity Monument Sign which may be externally or internally illuminated or non-illuminated. The Individual Parcel/Use Identity Monument Sign shall not exceed ~~eight (8)~~ ten (10) feet in height and ~~fifty (50)~~ twenty-five (25) square feet (each side) in area.
3. *Identity Monument Signs – Residential Communities:* Up to two (2) identity monument signs will be permitted at the entrance of each Residential Community. These signs may be single or double sided and externally illuminated or non-illuminated. The monument signs will not exceed ~~fifteen (15)~~ ten (10) feet in height and ~~fifty (50)~~ twenty-four (24) square feet (each side) in area.
4. *Other Signs – Village Centers:*
 - a. Wall signs are permitted in the Village Centers and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way, approved private street or parking lot.
 - b. Under canopy/wall blade signs are permitted. One (1) under the canopy sign/wall blade sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs on the building in question, unless such sign is erected perpendicular to the building

facades – blade sign.

- c. Awning signs are permitted: One (1) awning sign per occupancy is permitted. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches.
5. *Directional signs – Overall Site:* Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating major buildings, common areas, various building entries, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.
 6. *Real Estate & Construction Signs – Overall Site:* Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.
 7. *All signs – Overall Site:*
 - a. Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD-SC, they may 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, or numbers on the sign.
 - b. Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD-SC is to be considered as a single development without regard to property ownership boundaries. Thus, individual parcels or lots which may own their sites in fee simple may have signage anywhere within the PUD-SC even though such signage would otherwise be considered “off-site” pursuant to the Zoning Code.
 8. *Temporary Banner Signs:* Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.
 9. *Required Signage:* Signs required by environmental permitting to be posted in

common areas such as stormwater facilities shall be permitted.

L. Silviculture & Cattle Operations.

The Property owner reserves the right to continue silviculture and cattle operations in any portion of the undeveloped land unit such time as the entire property has been developed.

M. Landscaping & Buffer.

1. Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:
 - a. Landscaping standards shall be applied taking into consideration the entire use or development at issue. For individual lots within the Village Centers which may own their sites in fee simple, required landscaping may be provided "off-site" within the Village Center and may be shared with other uses, so long as the Applicant demonstrates that the Village Centers, in their entirety, provide sufficient landscaping for all proposed uses therein.
 - b. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD-SC subject to the review and approval of the Planning and development Department.
2. A buffer/screen shall be provided as required in Section 656.1216, Zoning Code, between commercial uses within the Village Centers and residential uses within the Residential Communities.

N. Lighting Regulation Zone/Airport Notice Zone.

The Property is subject to the Lighting Regulation Zone and Airport Notice Zone (Military) due to its proximity to Outlying Field Whitehouse and will comply with Part 10 of the Zoning Code.

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1. *Lighting Regulation Zone:*
 - a. With the exception of the provisions set forth subsection (c) below, all artificial lighting equipment, including but not limited to flood lights and searchlights, whether temporary or permanent installations, shall have positive optical control so that no light is emitted above the horizontal plane. This restriction shall be set forth in any and all covenants and restrictions for Cope's Landing.
 - b. Street lighting shall comply with all applicable JEA requirements.

Prior to the installation of any street lighting, a street lighting plan shall be submitted to the Planning Department and NAS Jax's Community Planning and Liaison Officer for review and approval to ensure that the street lighting will not emit light above the horizontal plane.

- c. During construction any cranes, lights or other structures which exceed 50 feet in height shall have orange/white checkered flags for day use and a strobe for night use and shall otherwise comply with all FAA requirements for obstruction reporting and operation requirements.
2. *Airport Notice Zone*: The PUD will comply with those requirements set forth in Section 656.1010, Zoning Code, as amended from time to time, including:
- a. All subdivision plats within Cope's Landing shall include in a prominent place the following statement: "NOTICE: Individual lots may be located in an Airport Environ Zone and/or Air Installation Compatible Use Zone (AICUZ) and may be subject to increased noise or hazard levels associated with air traffic operations." Additionally, a separate note on each plat shall indicate which lots are within the Airport Notice Zone, and such lots shall be annotated with a reference to the paragraph of the note which indicates that the lot is within the Airport Notice Zone.
 - b. The covenants and restrictions for any subdivision within Cope's Landing shall contain the same notice set forth above and shall identify which lots are within the Airport Notice Zone.
 - c. The owner of property that is not subject to a final plat or subdivision shall execute an Airport Notice Zone Acknowledgement which shall be recorded in the public records of Duval County, Florida prior to issuance of a building permit for a multi-family use or residential use.
 - d. No person shall sell, or otherwise transfer, lease or offer to lease or offer to sell, or otherwise transfer a structure or land within the Airport Notice Zone, that is not otherwise subject to the subdivision plat notice requirements set forth above, unless the prospective transferee or lessee has been given an Airport Notice Zone Acknowledgement in writing, at the time of contract of sale, transfer, or lease, which Airport Notice Zone Acknowledgement shall be included in the contract of sale, transfer, or lease agreement for leases greater than three months. For conveyances

evidenced by a recorded instrument, the Airport Notice Zone Acknowledgement shall be recorded simultaneously with the instrument that conveys the real property interest in the lands lying within the aforereferenced Noise and Airport Notice Zones. It shall be the responsibility of the buyer or lessee to perform all reasonable due diligence prior to entering into any contract to purchase or lease property within a Noise or Airport Notice Zone. Any person who knowingly violates the provisions of this section shall be subject to an enforcement action by the City. Nothing in this section shall affect the validity or enforceability of any sale, transfer, or lease or contract for the sale, transfer, or lease of any interest in real property, nor shall anything in this section create a defect in the sale, transfer, or lease agreement. Lease transactions shall require an Airport Notice Zone Acknowledgement signed by two witnesses. Sales transactions shall require a fully executed and recorded Airport Notice Zone Acknowledgement.

O. Cary State Forest.

The PUD-SC borders Cary State Forest along its western boundary.

1. The Developer shall work with the City of Jacksonville Department of Parks, Recreation and Community Services, and any other applicable entities, to determine appropriate fencing, including the installation and maintenance of such fencing, along all boundaries adjacent to Cary State Forest.
2. The following notice shall be included in all Covenants and Restrictions for the PUD-SC and shall be recorded on all plats:

"The Florida Forest Service owns and manages the Cary State Forest, which is adjacent to and near the lands within the Cope's Landing PUD. Part of the management of this publicly owned forest site may include using the forest management tools of prescribed burning and timber harvesting for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular,

landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas."

P. Traffic Study.

1. A traffic study conducted by a professional traffic engineer shall be conducted subject to the review and approval of the Transportation Planning Division and the City Traffic Engineer (the "Traffic Study"). A methodology meeting shall be held with the City Traffic Engineer prior to commencement of the study. The Traffic Study shall also include:
 - a. Turn lane analysis: Cisco Drive West at the proposed Project Driveway (Northbound left turn and southbound right turn lane on Cisco Drive West)
 - b. Intersection Analysis at the following intersections:
 - i. Cisco Drive West and proposed Project Driveway
 - ii. Pritchard Road and Cisco Drive
 - iii. Cisco Drive and Jones Road
 - iv. Pritchard Road and Jones Road
 - c. Signal Warrant Analysis at the following intersections (Installation of Traffic Signal if warranted):
 - i. Cisco Drive West at the proposed Project Driveway
 - ii. Pritchard Road and Cisco Drive
 - d. Existing Railroad Roadway Crossing Improvement Analysis:
 - i. Chaffee Road between Pritchard Road and Presidents Court
 - ii. Jones Road south of Cisco Drive West
2. The applicant shall be responsible for roadway improvements as warranted by the Traffic Study and as required by the City Traffic Engineer. Regarding the requirement of a study of the railroad crossings,

for clarification, this condition does not require the applicant to design, permit, or construct any railroad crossing improvements. Also, although the applicant shall make diligent and good faith efforts to seek the input of the railroad company regarding the methodology of the study, this condition does not require the railroad company's approval of the methodology or results of the study.

Q-Q. Modifications.

1. Amendment A Minor Modification of this PUD-SC will be required for the adoption of a site plan for Residential Community 5 prior to any development of that portion of the Property.
2. Additional amendments to this approved PUD-SC district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD-SC or by Section 656.341 of the Zoning Code.

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P-R. Vehicular and Bicycle Parking.

1. Vehicular off-street parking will be provided in accordance with Subpart A of Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) with the following additional and superseding provisions:
 - a. For lot owners within the Village Centers, required off-street parking may be provided "off-site" within each of the Village Centers and may be shared with other uses, so long as all of the uses within that Village Center, in its entirety, provides sufficient off-street parking for all proposed uses therein.
 - b. A modification from the requirements of Part 6 of the Zoning Code (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles) may be permitted within the PUD-SC subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.
2. Bicycle parking will be provided in accordance with Subpart B of Part 6 of the City's Zoning Code (Off-Street Parking for Bicycles).

Q-S. Sidewalks.

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and Code of Subdivision Regulations.

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widow/orphan control

R.T. Utilities

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

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S.U. Pre-application conference.

A pre-application conference was held regarding this application on February 26, 2020.

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T.V. Justification for the PUD-SC Rezoning.

This PUD-SC allows for the development of the Rural Village. The Rural Village will contain a mix of residential, commercial and public facilities and will be designed to provide for internal capture of daily trips for work, shopping and recreation. Development on the site will be clustered such that it creates minimal impact to the surrounding rural areas. A significant portion of the property will be preserved. The PUD-SC provides for flexibility in the site design by way of a mix of uses on one site that could not otherwise be accomplished with conventional zoning.

U.W. PUD-SC/Difference from Usual Application of the Zoning Code

The PUD-SC differs from the usual application of the zoning code in the following respects:

Element	Zoning Code	Proposed PUD-SC
Development Identity Monument Signs	<p>§656.1303(e) <i>Agriculture (AGR) zoning district:</i></p> <p>(1) One nonilluminated sign not exceeding a maximum of 16 square feet in area is permitted.</p> <p>(2) One nonilluminated sign not exceeding a maximum of 32 square feet in area may be allowed, provided it is specifically authorized in the grant of an exception.</p>	<p>Up to two (2) Development Identity Monument Signs shall be permitted and utilized to identify the overall development. These signs may be single or double sided and externally or internally illuminated or non-illuminated. These Development Identity Monument Signs shall be generally located at the two entrances on Cisco Drive West. The signs will not exceed ten (10) feet in height and one hundred (100) square feet (each side) in area. Each Identity Monument Sign shall be mounted in an entry feature such as a brick or masonry wall or fence, or similar feature. The Development Identity Monument Signs shall all contain the project name and/or logo, and may contain the names and logos of the residential communities. The two (2) signs shall all be architecturally similar in design and appearance with each other.</p>
Individual Parcel/Use Identity Monument Signs	<p>§656.1303(e) <i>Agriculture (AGR) zoning district:</i></p> <p>(1) One nonilluminated sign not exceeding a maximum of 16 square feet in area is permitted.</p> <p>(2) One nonilluminated sign not exceeding a maximum of 32 square feet in area may be allowed, provided it is specifically authorized in the grant of an exception.</p>	<p><i>Individual Parcel/Use Identity Monument Signs – Village Centers:</i> Each parcel or use within the Village Centers shall be permitted one (1) single or double sided on-site or "off-site" Individual Parcel/Use Identity Monument Sign which may be externally or internally illuminated or non-illuminated. The Individual Parcel/Use Identity Monument Sign shall not exceed eight (8) feet in height and fifty (50) square feet (each side) in area.</p> <p><i>Identity Monument Signs – Residential Communities:</i> Up to two (2) identity monument signs will be permitted at the entrance of each Residential Community. These signs may be single or double sided and externally illuminated or non-illuminated. The monument signs will not exceed fifteen</p>

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		(15) ten (10) feet in height and fifty (50) twenty-four (24) square feet (each side) in area.
Other Signage	<p>§656.1303(e) <i>Agriculture (AGR) zoning district:</i></p> <p>(1) One nonilluminated sign not exceeding a maximum of 16 square feet in area is permitted.</p> <p>(2) One nonilluminated sign not exceeding a maximum of 32 square feet in area may be allowed, provided it is specifically authorized in the grant of an exception.</p>	<p><i>Other Signs – Village Centers:</i></p> <p>Wall signs are permitted in the Village Centers and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way, approved private street or parking lot.</p> <p>Under canopy/wall blade signs are permitted. One (1) under the canopy sign/wall blade sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs on the building in question, unless such sign is erected perpendicular to the building facades – blade sign.</p> <p>Awning signs are permitted: One (1) awning sign per occupancy is permitted. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches.</p> <p><i>Directional signs – Overall Site:</i> Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating major buildings, common areas, various building entries, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p><i>Real Estate & Construction Signs – Overall Site:</i> Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.</p> <p><i>All signs – Overall Site:</i></p> <p>Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD-SC, they may 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, or numbers on the sign.</p> <p>Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD-SC is to be considered as a single development without regard to property ownership boundaries. Thus, individual parcels or lots which may own their sites in fee simple may have signage anywhere within the PUD-SC even though such signage would otherwise be considered “off-site” pursuant to the Zoning Code.</p> <p><i>Temporary Banner Signs:</i> Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.</p> <p><i>Required Signage:</i> Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>

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Min Yard Requirements & Building Setbacks	For AGR: (i) Front—25 feet. (ii) Side—Ten feet, provided, that the combined side yards shall not be less than 25 feet. (iii) Rear—Ten feet.	Residential: (1) Front—20 feet. (2) Side—5 feet. (3) Rear—10 feet. Commercial: (1) Front – None. (2) Side – None, except where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet. (3) Rear – 10 feet. Public Facilities: (1) Front – None. (2) Side – None, except where the commercial use is immediately adjacent to a residential lot, then a minimum of fifteen (15) feet. (3) Rear – 10 feet. Preservation: (1) Front – None. (2) Side – None. (3) Rear – None.
Max Height	For AGR: <i>Maximum height of structures.</i> 35 feet.	Residential: Thirty-five (35) feet. Commercial: Sixty (60) feet. Public Facilities: Sixty (60) feet. Preservation: None.
Max Lot Coverage	For AGR: <i>Maximum lot coverage by all buildings.</i> Ten percent.	Residential: 50% Commercial: None. Public Facilities: None. Preservation: None.
Min Lot Requirement (width & area)	For AGR: <i>Minimum lot requirements (width and area) for all uses are as follows except as may be herein modified herein by specific use performance standards and development criteria, or for residential uses.</i> (1) Width—100 feet. (2) Area—Two and one-half acres.	Residential: Single Family 40' Wide Lots: a. Minimum lot width: Forty (40) feet. For lots located on cul-de-sacs, the minimum width shall be twenty five (25) feet at the curb. As long as a cul-de-sac lot is forty (40) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met. b. Minimum Area: 4,000 square feet. Single Family 50' Wide Lots: a. Minimum lot width: Fifty (50) feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. As long as a cul-de-sac lot is fifty (50) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met. b. Minimum Area: 5,000 square feet. 6. Single Family – 60' Wide Lots: a. Minimum lot width: Sixty (60) feet. For lots located on cul-de-sacs, the minimum width shall be thirty-five (35) feet at the curb. As long as a cul-de-sac lot is sixty (60) feet in width at some point, the structure can be built anywhere on the lot as long as required setbacks and required building restriction lines are met. b. Minimum Area: 6,000 square feet. Commercial: None, except as required for certain uses. Public Facilities: None, except as required for certain uses.

		Preservation: None.
Landscaping & Buffer	Part 12, Chapter 656, Zoning Code.	<p>Landscaping & Buffer.</p> <ol style="list-style-type: none"> 1. Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions: <ol style="list-style-type: none"> a. Landscaping standards shall be applied taking into consideration the entire use or development at issue. For individual lots within the Village Centers which may own their sites in fee simple, required landscaping may be provided "off-site" within the Village Center and may be shared with other uses, so long as the Applicant demonstrates that the Village Centers, in their entirety, provide sufficient landscaping for all proposed uses therein. b. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD-SC subject to the review and approval of the Planning and development Department. 2. A buffer/screen shall be provided as required in Section 656.1216, Zoning Code, between commercial uses within the Village Centers and residential uses within the Residential Communities.
Lighting Regulation Zone/Airport Notice Zone	Part 10, Chapter 656, Zoning Code.	<p>The Property is subject to the Lighting Regulation Zone and Airport Notice Zone (Military) due to its proximity to Outlying Field Whitehouse and will comply with Part 10 of the Zoning Code.</p> <ol style="list-style-type: none"> 1. Lighting Regulation Zone: <ol style="list-style-type: none"> a. With the exception of the provisions set forth subsection (c) below, all artificial lighting equipment, including but not limited to flood lights and searchlights, whether temporary or permanent installations, shall have positive optical control so that no light is emitted above the horizontal plane. This restriction shall be set forth in any and all covenants and restrictions for Cope's Landing. b. Street lighting shall comply with all applicable JEA requirements. Prior to the installation of any street lighting, a street lighting plan shall be submitted to the Planning Department and NAS Jax's Community Planning and Liaison Officer for review and approval to ensure that the street lighting will not emit light above the horizontal plane. c. During construction any cranes, lights or other structures which exceed 50 feet in height shall have orange/white checkered flags for day use and a strobe for night use and shall otherwise comply with all FAA requirements for obstruction reporting and operation requirements. 2. Airport Notice Zone: The PUD will comply with those requirements set forth in Section 656.1010, Zoning Code, as amended from time to time, including: <ol style="list-style-type: none"> a. All subdivision plats within Cope's Landing shall include in a prominent place the following statement: "NOTICE: Individual lots may be located in an Airport Environ Zone and/or Air Installation Compatible Use Zone (AICUZ) and may be subject to increased noise or hazard levels associated with air traffic operations." Additionally, a separate note on each plat shall indicate which lots are within the Airport Notice Zone, and such lots shall be annotated with a reference to the paragraph of the note which indicates that the lot is within the Airport Notice Zone.

		<p>b. The covenants and restrictions for any subdivision within Cope's Landing shall contain the same notice set forth above and shall identify which lots are within the Airport Notice Zone.</p> <p>c. The owner of property that is not subject to a final plat or subdivision shall execute an Airport Notice Zone Acknowledgement which shall be recorded in the public records of Duval County, Florida prior to issuance of a building permit for a multi-family use or residential use.</p> <p>d. No person shall sell, or otherwise transfer, lease or offer to lease or offer to sell, or otherwise transfer a structure or land within the Airport Notice Zone, that is not otherwise subject to the subdivision plat notice requirements set forth above, unless the prospective transferee or lessee has been given an Airport Notice Zone Acknowledgement in writing, at the time of contract of sale, transfer, or lease, which Airport Notice Zone Acknowledgement shall be included in the contract of sale, transfer, or lease agreement for leases greater than three months. For conveyances evidenced by a recorded instrument, the Airport Notice Zone Acknowledgement shall be recorded simultaneously with the instrument that conveys the real property interest in the lands lying within the aforementioned Noise and Airport Notice Zones. It shall be the responsibility of the buyer or lessee to perform all reasonable due diligence prior to entering into any contract to purchase or lease property within a Noise or Airport Notice Zone. Any person who knowingly violates the provisions of this section shall be subject to an enforcement action by the City. Nothing in this section shall affect the validity or enforceability of any sale, transfer, or lease or contract for the sale, transfer, or lease of any interest in real property, nor shall anything in this section create a defect in the sale, transfer, or lease agreement. Lease transactions shall require an Airport Notice Zone Acknowledgement signed by two witnesses. Sales transactions shall require a fully executed and recorded Airport Notice Zone Acknowledgement.</p>
Cary State Forest	None	<p>The PUD-SC borders Cary State Forest along its western boundary.</p> <p>1. The Developer shall work with the City of Jacksonville Department of Parks, Recreation and Community Services, and any other applicable entities, to determine appropriate fencing, including the installation and maintenance of such fencing, along all boundaries adjacent to Cary State Forest.</p> <p>2. The following notice shall be included in all Covenants and Restrictions for the PUD-SC and shall be recorded on all plats:</p> <p><u>"The Florida Forest Service owns and manages the Cary State Forest, which is adjacent to and near the lands within the Cope's Landing PUD. Part of the management of this publicly owned forest site may include using the forest management tools of prescribed burning and timber harvesting for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas."</u></p>

<p>Parking for Vehicles</p>	<p>§656.604(b) Institutional Uses:</p> <p>(1) Sanitariums, rest homes, nursing homes, convalescent homes and homes for the aged—One space for each four beds plus one space for each employee or resident manager.</p> <p>(2) Community residential homes—One space for each employee or resident manager, plus one space for each four beds.</p> <p>(3) Hospitals—One and one-half spaces for each bed.</p> <p>(4) Churches and funeral homes—One space for each three seats in a sanctuary or chapel area, or one space per 35 square feet of gross floor area in the main auditorium, whichever is greater.</p> <p>(5) Art galleries, libraries and museums—One space for each 500 square feet of gross floor area.</p> <p>(6) Orphans' homes—One space for each employee plus one space for each six beds.</p> <p>§656.604(c) Schools, educational uses and care centers:</p> <p>(1) Kindergarten, elementary and junior high schools—Two spaces for each classroom, office room and kitchen.</p> <p>(2) Senior high schools—Five spaces for each classroom, office room, kitchen, gymnasium and auditorium.</p> <p>(3) Day care/care center—One and one-half spaces for each employee plus adequate provision for loading and unloading of persons.</p> <p>(4) Dance, art and music studios—One space for each 300 square feet of gross floor area.</p> <p>(5) Vocational, trade and business schools—One space for each 300 square feet of gross floor area.</p> <p>(6) Colleges/universities—Four tenths of a space per commuter student plus five tenths of a space per resident student, plus 0.85 of a space per faculty or staff member; provided, however, that the Chief may adjust these requirements where warranted to reflect project mass transit utilization and existing or proposed</p>	<p>Vehicular off-street parking will be provided in accordance with Subpart A of Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) with the following additional and superseding provisions:</p> <p>a. For lot owners within the Village Centers, required off-street parking may be provided "off-site" within each of the Village Centers and may be shared with other uses, so long as all of the uses within that Village Center, in its entirety, provides sufficient off-street parking for all proposed uses therein.</p> <p>b. A modification from the requirements of Part 6 of the Zoning Code (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles) may be permitted within the PUD-SC subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.</p>
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	<p>availability of carpooling and/or vanpooling programs.</p> <p>§656.604(d) <i>Assembly, recreational and similar uses:</i></p> <p>(1) Private clubs—One space for each four seats or one space for each 200 square feet of gross floor area, whichever is greater.</p> <p>(2) Restaurants—One space for each four patron seats (including indoor and outdoor patron seating) plus one space for each two employees on a peak hour shift.</p> <p>(3) Theaters—One space for each four seats.</p> <p>(4) Bowling alleys—Three spaces for each alley, plus required parking for any other uses on the site.</p> <p>(5) Stadiums and arenas—One space for each four seats.</p> <p>(6) Community center, meeting rooms, recreational facilities—One space for each 200 square feet of gross floor area or one space for each three seats, whichever is greater.</p> <p>(7) Billiard parlors—Three spaces for every two tables.</p> <p>(8) Public, private and commercial parks, campgrounds and recreational areas—One space for each campsite or picnic area.</p> <p>(9) Golf driving ranges—One space for each tee plus required parking for other ancillary uses on site.</p> <p>(10) Nightclubs—Nightclubs not located within the Downtown Overlay Area shall provide parking spaces based on the formula (GFA * .0904) * F = PS where "GFA" is the square footage of Gross Floor Area of the structure(s) occupied by the Nightclub, where ".0904" is a constant number, where "PS" is the total number of parking spaces derived through and resulting from application of the formula rounded up to the nearest whole number, and where "F" is an occupancy factor based on the GFA as follows: 0 to 14,999 GFA - F = .25; 15,000 to 24,999 GFA - F = .2; 25,000 to 39,999 GFA - F = .13; 40,000 GFA and above - F = .12. Nightclubs located within the Downtown Overlay</p>	
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	<p>Area shall be treated as "restaurants" for purposes of determining the required number of parking spaces.</p> <p>(11) Fitness centers—five parking spaces per 1,000 square feet gross or one space per 200 square feet gross.</p> <p>656.604(e) <i>Office and professional uses:</i></p> <p>(1) Professional and business offices, including medical and dental offices or clinics—Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.</p> <p>(2) Research laboratories—One space for each two employees plus one space for each company vehicle plus two spaces for patron parking.</p> <p>(3) Radio or television broadcasting office or studio—One space for each 500 square feet of gross floor area.</p> <p>656.604(f) <i>Commercial uses:</i></p> <p>(1) Business, commercial or personal service establishments (not otherwise listed)—Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.</p> <p>(3) Auto service station—Two spaces plus four spaces for each service bay.</p> <p>(4) Auto repair—One space per 200 square feet of gross floor area.</p> <p>(5) Bus, railroad or other transportation terminals—One space for each 400 square feet of non-storage floor area, plus one space for each two employees.</p>	
<p>Uses</p>	<p>§656.331A.I.: Agriculture (AGR) District.</p> <p>(a) Permitted uses and structures.</p> <p>(1) Agricultural, horticultural and forestry uses, including the keeping and raising of farm animals and poultry, if structures for animals and poultry are not located within 25 feet of a property line and if goats, sheep or swine are not</p>	<p>Residential:</p> <p>1. Permitted Uses and structures:</p> <p>a. Single-family residential uses, with a maximum of 950 dwelling units, with up to 215 of those dwelling units being located on lots 40 feet wide.</p> <p>(1) Lots located along the perimeter of the property that are adjacent to existing residential uses (single family and mobile homes) will be a minimum of 60 feet wide as shown on the Site Plan.</p> <p>(2) The minimum lots size in Residential Community 3 will be 50 feet, with the 60 feet lots adjacent to existing residential uses (single family and mobile homes).</p>

	<p>kept or permitted within 200 feet of a property line.</p> <p>(2) Dude ranches, riding academies, or boarding stables, if structures for the housing of animals are not located within 100 feet of a property line, private camps, country clubs, golf courses, parks, camping grounds and recreational areas and travel trailer parks.</p> <p>(3) Game preserves, wildlife management areas, fish hatcheries and refuges.</p> <p>(4) Bird sanctuaries meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Watersheds, water reservoirs, control structures and wells.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Roadside stands only for the sale of agricultural products grown on the premises.</p> <p>(8) Barns, greenhouses, stables and other uses customarily accessory to agricultural, horticultural or forestry activities.</p> <p>(9) Land application of grade I domestic sludge when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department, and when applied pursuant to the requirements of F.A.C. 17-7.540(4), as may be amended or renumbered from time to time, is considered to be a normal accessory use in conjunction with a permitted farming operation subject to no more than six dry tons being applied per acre per year.</p> <p>(10) Land application of grade II domestic sludge and mixtures of grade I and grade II domestic sludge, when applied utilizing a splash pan or equivalent device approved by the Director of the Duval County Health Department is considered to be a normal accessory use in conjunction with a permitted farming operation. Application rates shall be those specified in the permit required under Section 474.103.</p> <p>(11) Animal hospitals, veterinary clinics, animal boarding places and dog kennels located on an individual and separate lot,</p>	<p>(3) 40-foot wide lots will be located a minimum of 300 feet from Cisco Drive West and a minimum of 300 feet from any existing residential uses (single family and mobile homes.)</p> <p>(4) The 40 foot lots will be dispersed among the minimum 50-foot lots within Residential Communities 1, 2 and 4 as shown, for illustrative purposes only, on the colored rendering attached as Exhibit "5" to the Application.</p> <p>(5) A Minor Modification of this PUD-SC will be required for the adoption of a site plan for Residential Community 5 prior to any development on that portion of the Property.</p> <p>b. Mobile-homes currently located in Residential Community 5 may continue to be occupied or may be replaced with a new mobile-home or single-family home.</p> <p>c. Neighborhood parks, pocket parks, playgrounds, playfields, and recreational structures, which may include soccer fields, racketball/pickleball courts, and similar uses, but not basketball courts.</p> <p>d. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.</p> <p>e. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>f. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.</p> <p>g. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.</p> <p>h. Wireless communication facilities, including towers and antennas, meeting Part 15 of the Zoning Code, only in Residential Community 5.</p> <p>Commercial:</p> <p>1. Permitted uses and structures:</p> <p>a. Medical and dental or chiropractor offices and clinics (but not hospitals).</p> <p>b. Professional and business offices.</p> <p>c. Commercial retail sales and service establishments.</p> <p>d. Restaurants, cafes and food establishments (including drive-in and drive-through) including the retail sale and service of all alcoholic beverages (liquor, beer or wine) for on-premises consumption.</p> <p>e. Restaurants, cafes and food establishments with permanent outside sale and service of food and alcoholic beverages meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>f. Banks, with or without drive-thru tellers, financial institutions, loan companies, mortgage brokers, stockbrokers, and similar uses.</p> <p>g. Libraries, museums and community centers.</p> <p>h. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.</p> <p>i. Veterinarians meeting the performance standards and development criteria set forth in Part 4.</p> <p>j. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>k. Wireless communication facilities, including towers and antennas, meeting Part 15 of the Zoning Code.</p> <p>l. Employment office (but not a day labor pool).</p> <p>m. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>n. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).</p> <p>o. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.</p> <p>p. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.</p>
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<p>provided all yards, area, frontage and other requirements of the Zoning Code are met for each structure within the zoning district of which it is a part, and fur farms, provided that no structures for the housing of animals shall be located within 200 feet of a property line unless in a soundproof building.</p> <p>(12) Marinas meeting the siting criteria of the Conservation/Coastal Management Element.</p> <p>(13) Cemeteries and mausoleums.</p> <p>(14) Single-family dwellings or mobile homes as follows: (i) One dwelling unit (d.u.) per 100 acres of land for lots of record of 640 acres (section) or more in size. (ii) One dwelling unit (d.u.) per 40 acres of land area for lots of record of 160 acres (one-quarter section) up to but not including 640 acres (section) in size. (iii) One dwelling unit (d.u.) per ten acres of land area for lots of record of 40 acres and up to but not exceeding 160 acres. (iv) One dwelling unit (d.u.) per two and one-half acres of land for lots of record up to but not including 40 acres. (v) Family homestead partitions for construction of single-family dwellings or mobile home(s), shall be permitted on a conforming lot for occupation by immediate family member(s).</p> <p>(15) Home occupation meeting the performance standards and development criteria set forth in Part 4.</p>	<p>q. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.</p> <p>r. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters and similar uses.</p> <p>s. Vocational, trade or business schools and similar uses.</p> <p>t. 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.</p> <p>u. Independent living, assisted living, and memory care housing for the elderly.</p> <p>v. Adult Congregate Living Facility.</p> <p>w. Skilled nursing facilities.</p> <p>x. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>y. Retail plant nurseries and feed stores including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>z. Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>aa. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>bb. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>cc. Private clubs.</p> <p>dd. Billiard parlors.</p> <p>ee. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>Community Center</p> <p>1. Permitted uses and structures:</p> <p>a. Parks, playgrounds, playfields, ball fields, a sportsplex, outdoor event pavilion and related recreational structures.</p> <p>b. Swimming pools, pool slides, gymnasiums, tennis courts, racketball/pickleball courts, volleyball courts, basketball parks, skate parks, fitness centers and similar uses, but not basketball courts.</p> <p>c. Community centers, indoor pavilions and similar facilities, which may include a restaurant, cafe or snack shop, including the service of beer, wine or alcohol, for on-premises consumption with indoor and outdoor seating.</p> <p>d. Childcare facilities.</p> <p>Public Facilities:</p> <p>1. Permitted uses and structures.</p> <p>a. A library, community center, or similar space open for use by the public (a fee may be charged), or similar uses.</p> <p>b. A public sports fields, park, play area, playfields playground, and similar facilities.</p> <p>c. An event pavilion or similar use.</p> <p>d. A public school or public childcare facility.</p> <p>e. The following uses are permitted only in conjunction with one or more of the above uses:</p> <p>(1) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(2) Wireless communication facilities, including towers and antennas, meeting Part 15 of the Zoning Code.</p> <p>Preservation:</p> <p>1. Permitted uses and structures.</p> <p>a. Conservation, open space, greenspace, and passive open space uses, including recreational paths, benches, picnic tables, informational</p>
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		<p>displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.</p> <p>b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.</p> <p>d. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria as set forth in Part 4 of the Zoning Code.</p>
<p>Permitted Accessory Uses & Structures</p>	<p>Section 656.403, Zoning Code.</p>	<p>Permitted Uses and Criteria Applicable for All Uses in All Portions of the Property</p> <p>1. Recreational/open space uses:</p> <p>a. In any portion of the Property except those parcels designated as Preservation, the following uses shall be permitted: parks, playgrounds, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, 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 and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.</p> <p>b. All active and passive recreational uses located within the parent Property will count towards the recreation requirements for any residential use.</p> <p>Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principle use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principle building. Accessory uses shall not involve operations or structures not in keeping with character of the principle use and shall be subject to the following:</p> <p>1. Accessory uses shall not be located in required front or side yards except as follows:</p> <p>a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the property line.</p> <p>2. Accessory uses and structures related to residential uses within the PUD-SC shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children’s play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.</p> <p>3. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.</p> <p>4. Dumpsters, Propane Tanks, Etc.: Dumpsters, propane tanks and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the principle use, such that the dumpster, propane tank, and similar appurtenances are screened from view from the surrounding roadways and adjacent properties. Utility tracts, maintenance areas, and loading/unloading zones shall be screened from surrounding roadways by landscaping and/or opaque fencing which is aesthetically compatible with other structures located on the Property.</p>

<p>Permissible Uses by Exception</p>	<p>For AGR: Permissible uses by exception.</p> <p>(1)Radio or television transmitters, antenna and line-of-sight relay devices.</p> <p>(2)Airports, airparks, airstrips and airfields.</p> <p>(3)Class II or Class III sanitary landfills and construction and demolition debris landfills or recycling facility only in conjunction with an aforementioned use; provided, however, that such landfills and recycling facilities must meet the performance standards and development criteria set forth in Part 4.</p> <p>(4)Poultry and animal slaughtering and dressing and livestock auction facilities.</p> <p>(5)Rifle, shotgun or pistol shooting ranges, field archery ranges, golf driving ranges and par-three golf courses.</p> <p>(6)Race tracks for animals or vehicles.</p> <p>(7) Columbariums and crematories.</p> <p>(8)Sludge disposal or utilization site.</p> <p>(9)Truck stops.</p> <p>(10)Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11)Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12)Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13)Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14)Borrow pits, subject to the regulations contained in Part 9.</p> <p>(15)Sale and service of alcoholic beverages for on-premises or off-premises consumption in conjunction with a permitted or permissible use.</p> <p>(16)Sawmills.</p> <p>(17)Bait and tackle shops, commercial hunting or fishing camps.</p> <p>(18)Yard waste composting facility including the mulching process, meeting the</p>	<p>Residential: None.</p> <p>Commercial: Those uses permitted by exception under the CN and CCG-1 Zoning Districts (except those listed above as permitted uses by right) shall be allowed with the granting of a Zoning Exception by the Planning Commission, except as prohibited below.</p> <p>Community Center: None.</p> <p>Public Facilities: None.</p> <p>Preservation: None.</p>
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	<p>performance standards and development criteria set forth in Part 4.</p> <p>(19) School buses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Retail outlets for live plants, fresh fruits and vegetables grown on premises, feed, fertilizer and other farm supplies. Retail outlets for live plants, fresh fruits and vegetables shall not be on lots or parcels having road frontage of less than 200 feet.</p> <p>(21) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p>	
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V.X. Continued Operation of Common Areas.

Regarding the intent for the continued operation and maintenance of those areas and functions and facilities which are not to be provided, operated, or maintained by the City of Jacksonville or other public entity: it is the Applicant's intent for the Applicant, a successor developer or a Community Development District (CDD) to operate and maintain these matters initially and, ultimately, for an owners' association or CDD to operate and maintain these matters in perpetuity.

W.Y. Approximate Dates of Phases

Construction of the horizontal improvements is anticipated to be begin in 2021 and to be completed as the market dictates. Construction of the Residential Communities and the Village Centers will be initiated when the market dictates and will be completed as the market dictates. Construction of the Public Facilities will be dictated by the public entity that ultimately constructs the use.

X.Z. Names of Development Team

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

Planners and Engineers: Dunn & Associates, Inc.

Architects: TBD

Y.AA. Land Use Table

A Land Use Table is attached to the application.

IV. PUD-SC REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: The PUD-SC will be developed consistent with the applicable land use categories of the 2030 Comprehensive Plan and is otherwise compatible with the following Goals, Objectives and Policies:

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The Cope's Landing PUD-SC ensures the efficient use of infrastructure, a compact pattern of land use, resulting in economical and efficient provision of public services. The PUD-SC does not result in urban sprawl in that it is designed according to the Rural Village criteria. The PUD-SC creates minimal impact to the surrounding rural character of the area and provides for internal capture of daily trips for work, shopping and recreational activities.

FLUE Policy 1.1.9 Permit commercial infill on commercially designated sites outside nodal areas where the infill development would: 1. Create a more compact land use pattern than development of new commercial nodes in the same area. 2. Incorporate shared access with adjacent commercial sites, and/or direct access to a frontage or parallel road facility rather than a collector or arterial street; or 3. Support the commercial integrity of an historic district.

The proposed mix of residential, commercial and warehouse uses in the Cope's Landing PUD-SC will result in a more compact pattern of land use than if the residential and commercial uses were to be developed separately.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, state and federal regulations.

The proposed rezoning utilizes the PUD-SC category in order to provide for a Rural Village which includes a mix of uses, clusters those uses to minimally impact surrounding rural areas, and provides for internal capture of daily trips for work, shopping and recreational activities. The project is required to meet all applicable federal, state, and local regulations.

FLUE Policy 1.1.11 Ensure that mixed and multi-use projects enhance rather than detract from the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects.

It is the purpose and intent of the Cope's Landing PUD-SC to meet the requirements of a Rural Village. By utilizing the Rural Village criteria, the PUD-SC ensures that the proposed mixed use project enhances rather than detracts from the character of the surrounding areas.

FLUE Policy 1.1.20 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl.

The proposed plan of development maintains compact and compatible uses of land by utilizing the development criteria for a Rural Village.

FLUE Policy 3.1.22 The City shall limit residential development in the Agricultural Land Use categories to the densities pursuant to the Rural Development Area as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions; and to locations most suitable for development, avoiding wetlands, natural habitat and other significant natural resources. Large contiguous parcels under common ownership, in the Agricultural Land Use Category which are suitable for agriculture use, shall be left intact through proper site design, and such other methods as clustering, etc.

The PUD-SC complies with the City's criteria for a Rural Village within the Agricultural Land Use category. The proposed development is clustered and much of the property will remain in preservation.

FLUE 3.1.24 Encourage the clustering of residential development in agricultural areas by allowing a system of density transfers between contiguous parcels in the four Agriculture Land Use Classifications (AGR i-iv). This system shall operate as described in the Agriculture plan category description.

The PUD-SC clusters the residential development within five Residential Communities and preserves much of the site as Preservation.

Operative Provisions: Rural Village Locational Restrictions

- *A Rural Village should not be located any closer than 1 mile from another Rural Village. General locations of possible rural villages are shown on the map included in the background data and analysis. The map shall be updated to show actual boundaries as specific villages are approved.*

The Cope's Landing PUD-SC is not located within 1 mile of another Rural Village.

- *A Rural Village shall have direct access to a roadway classified as an arterial or collector roadway. Alternatively, access to the Village may be via a new collector roadway directly accessing an existing arterial or collector roadway, the cost of which shall be borne entirely by the developer.*

The Cope's Landing PUD-SC has direct access to Cisco Drive West.

- *A Rural Village shall include public infrastructure, such as potable water and sewer facilities which are designed according to JEA standards and which do not encourage urban sprawl.*

The Cope's Landing PUD-SC will include potable water and sewer from JEA.

Operative Provisions: Rural Villages Sizes and Density

- *Rural Villages should be a minimum of approximately 500 acres and a maximum of approximately 3,500 acres.*

The Cope's Landing PUD-SC is approximately 478.5± acres in size.

- *Rural Villages shall include a Village Center and a minimum of two distinct residential neighborhoods, which may contain smaller neighborhood centers.*

Cope's Landing includes five Residential Communities, preservation areas and three Village Centers, one of which will include a public facility on a minimum of 1.5 acres.

- *The minimum and maximum gross density of a Rural Village is less than 1 unit per gross acre and 7 units/ per gross acre for single family, 2 units/per gross acre to 15 units/ per gross acre for multi-family.*

The gross density of Cope's Landing is 2 units/acre.

Operative Provisions: Rural Village Land Use Mix

- *There must be a mix of at least three uses, including public facilities as one. Between 50% and no more than 90% of the land area should be residential.*

Cope's Landing includes residential, commercial, public facility and preservation uses. The residential use is between 50% and 90% of the land area.

- *As part of the development of Rural Villages, the City's Land Development Regulations shall identify the need for centrally located park or town square, vehicular, pedestrian and bicycle access within the Village Center and the residential areas. There should also be an interconnected network of streets and bicycle/walking/riding paths. These standards shall protect and promote a Rural Village character and be consistent with the adopted District Vision Plan.*

Cope's Landing includes 4 Residential Communities and 3 Village Centers which are all interconnected by a network of streets and bike/walking paths and sidewalks.

- *Rural Villages shall be zoned as Planned Unit Development Satellite Community (PUD-SC).*

Cope's Landing is currently zoned PUD-SC and AGR is being rezoned to PUD-SC.

- *The Neighborhood Centers should generally not exceed 10 acres each.*

There are two neighborhood parks located adjacent to the Residential Communities. One park is approximately 1 acre in size and the other is approximately 2.25 acres in size.

- *The Village Center should range from approximately 20 acres to 150 acres.*

The three Village Centers combined total approximately 23.80 acres in size. The Village Centers are sized to meet the needs of the future residents of Cope's Landing.

- *Office and industrial acreage should range from less than 50 and no more than 200 acres or around 10% of the land area.*

Cope's Landing permits office uses within the Village Centers. The Village Centers are approximately 23.80 acres in total size.

- *The Rural Villages proposed mix of land uses must be protected to result in a minimum internal capture rate of 15% of the total PM peak hour trip generation at build out of the Rural Village development.*

Cope's Landing has been designed to result in a minimum internal capture rate of 15% of the total PM peak hour trip generation at build-out.

B. Consistency with the Concurrency Management System: A Mobility Fee Calculation Certificate and CCAS or CRC have been filed or will be filed for the proposed development within the PUD-SC.

C. Allocation of Residential Land Use: The PUD-SC is consistent with land use allocations under the 2030 Comprehensive Plan. Consistent with the Standards for Rural Villages, Cope's Landing gross density of 2 units/acre falls within the minimum and maximum gross density of a Rural Village (more than 1 unit/acre and less than 7 units/acre).

D. Internal Compatibility: The PUD-SC provides for integrated design and compatible uses within the PUD-SC and is designed to meet the criteria for a Rural Village.

E. External Compatibility/Intensity of Development: The PUD-SC proposes uses and provides design mechanisms which are compatible with surrounding uses and are consistent with the Rural Village criteria to minimize impacts to adjacent rural uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by one or more owners' association(s) or a CDD.

G. Usable Open spaces, Plazas, Recreation Areas: The PUD-SC 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 Listed Species Survey is attached to the application.

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

K. **Sidewalks, Trails, and Bikeways:** The PUD-SC provides extensive pedestrian connectivity and recreational opportunities with the inclusion of parks, community center spaces and a series of bike/walking paths, trails and sidewalks.

FOREST SERVICE NOTE:

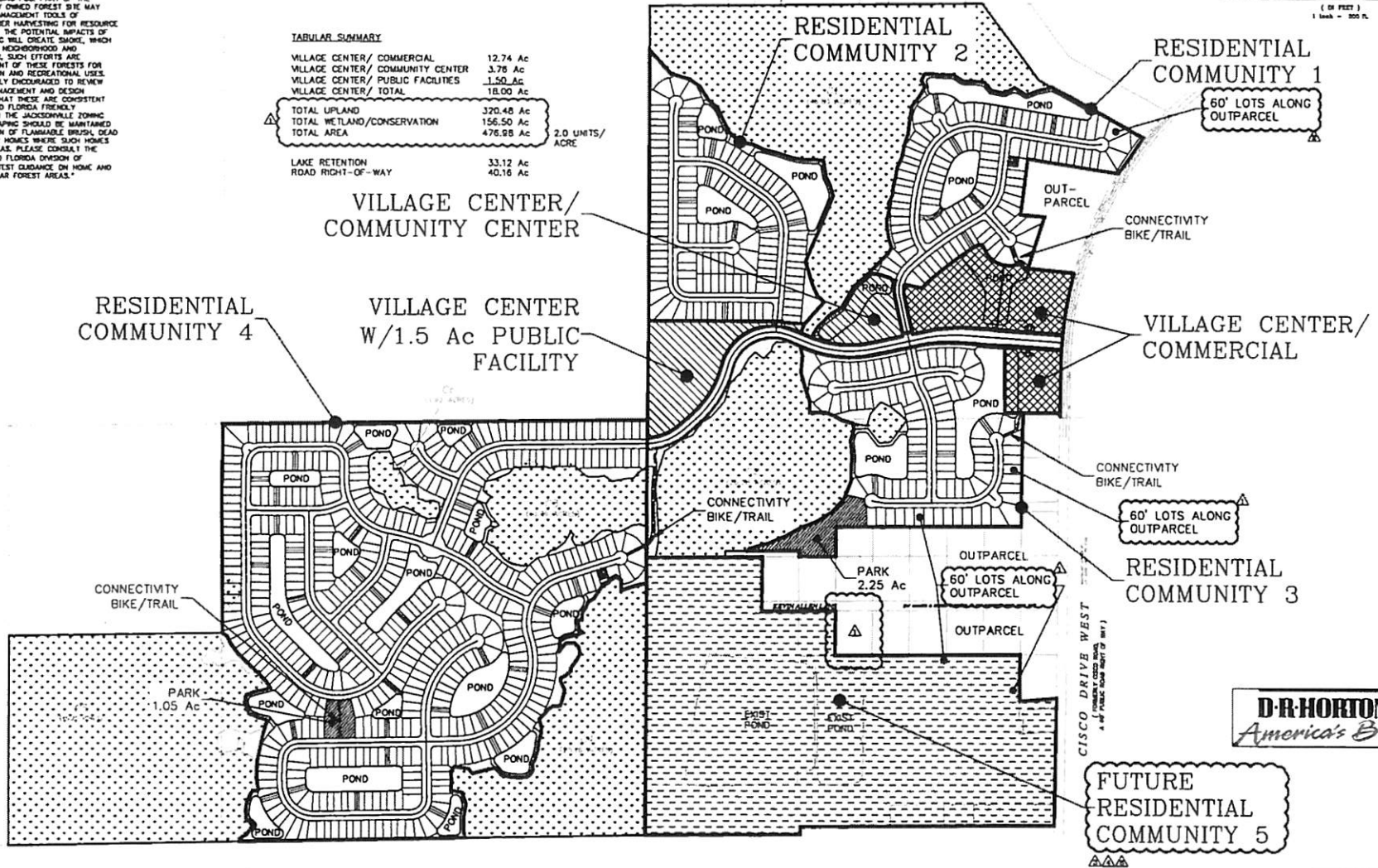
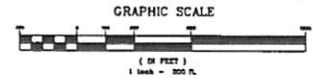
"THE FLORIDA FOREST SERVICE OWNS AND MANAGES THE CARY STATE FOREST, WHICH IS ADJACENT TO AND NEAR THE LANDS WITHIN THE COPE'S LANDING PUD. PART OF THE MANAGEMENT OF THIS PUBLICLY OWNED FOREST SITE MAY INCLUDE USING THE FOREST MANAGEMENT TOOLS OF PRESCRIBED BURNING AND TIMBER HARVESTING FOR RESOURCE ENHANCEMENT AND TO REDUCE THE POTENTIAL IMPACTS OF WILDFIRE. PRESCRIBED BURNING WILL CREATE SMOKE, WHICH MAY TEMPORARILY IMPACT THE NEIGHBORHOOD AND SURROUNDING AREAS. HOWEVER, SUCH EFFORTS ARE NECESSARY TO THE MANAGEMENT OF THESE FORESTS FOR WILDFIRE, RESOURCE PROTECTION AND RECREATIONAL USES. ALL HOMEOWNERS ARE STRONGLY ENCOURAGED TO REVIEW AND IMPLEMENT "FINESSE" MANAGEMENT AND DESIGN TECHNIQUES TO THE EXTENT THAT THESE ARE CONSISTENT WITH WATER CONSERVATION AND FLORIDA FRIENDLY LANDSCAPING REQUIREMENTS IN THE JACKSONVILLE ZONING CODE. IN PARTICULAR, LANDSCAPING SHOULD BE MAINTAINED TO PREVENT THE ACCUMULATION OF FLAMMABLE BRUSH, DEAD LEAVES OR LANDSCAPING NEAR HOMES WHERE SUCH HOMES ARE ADJACENT TO FOREST AREAS. PLEASE CONSULT THE FLORIDA FOREST SERVICE'S AND FLORIDA DIVISION OF EMERGENCY MANAGEMENT'S LATEST GUIDANCE ON HOME AND LANDSCAPING MAINTENANCE NEAR FOREST AREAS."

TABULAR SUMMARY

VILLAGE CENTER/ COMMERCIAL	12.74 Ac
VILLAGE CENTER/ COMMUNITY CENTER	3.78 Ac
VILLAGE CENTER/ PUBLIC FACILITIES	1.50 Ac
VILLAGE CENTER/ TOTAL	18.00 Ac
TOTAL UPLAND	320.48 Ac
TOTAL WETLAND/CONSERVATION	156.50 Ac
TOTAL AREA	476.98 Ac

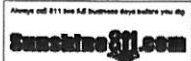
LAKE RETENTION	33.12 Ac
ROAD RIGHT-OF-WAY	40.16 Ac

2.0 UNITS/ACRE



FUTURE RESIDENTIAL COMMUNITY 5

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



REVISIONS			
NO.	DATE	DESCRIPTION	BY:
1	11/18/20	DESIGNED BY MR	MR
2	11/18/20	DRAWN BY MR	MR
3	11/18/20	CHECKED BY VJD	VJD
4	11/18/20	SCALE: 1" = 300'	
5	11/18/20	DATE: November 18, 2020	
6	11/18/20	PROJ NO.: 0019-40	

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

COPE'S LANDING
 FOR:
D.R. HORTON, INC. - JACKSONVILLE
 DUVAL COUNTY, FLORIDA
PUD SITE PLAN

Sheet No. 1 of 1
PUD
 DWG. NO.

Exhibit 4

EXHIBIT F
LAND USE TABLE
Revised September 1, 2020

Total Gross Acreage	473.78 Acres	100%
Amount of Each Different Land Use by Acreage		
Residential Communities 1 through 5	220.13 Acres	46.5%
Village Centers	16.5 Acres	3.5%
Public Facilities	1.50 Acres	0.3%
Total Amount of Active Recreation and/or Open Space	10.60 Acres	2.2%
Total Amount of Passive Open Space – including wetlands	189.60 Acres	40.0%
Amount of Public and Private Right-of-Way	40.16 Acres	8.5%
Maximum Coverage of Commercial Buildings and Structures at Ground Level (200,000 SF based on 11,000 SF per Ac.)	4.59 Acres	
Impervious Surface Ratios as Required by Section 654.129		
40' Wide Lots		70%
50' Wide Lots		65%
60' Wide Lots		65%
Commercial		85%
Community Center		85%
Public Facility		85%

- The acreage listed above are estimates.
- The maximum coverage of buildings and structures at ground level is based upon an industry average of 10,000 to 12,000 square feet per acre, but may be different based upon the uses ultimately constructed.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

John Gislason
DR Horton
4220 Race track Road
St. Johns, FL, 32259

November 19, 2019

Project Name: Dorothy's Landing
Availability#: 2019-3954

Attn: John Gislason,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

Offsite Improvements:

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

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

EXHIBIT J



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC WATER SEWER RECLAIMED

Availability#: 2019-3954
Request Received On: 11/12/2019
Availability Response: 11/19/2019
Prepared by: Susan West

Project Information

Name: Dorothy's Landing
Type: Single Family
Requested Flow: 280,000 gpd
Location: 0 Cisco Drive W, north of the intersection of Pritchard and Cisco. Parcel ID: 0033250000/0013320000
Parcel ID No.: 0033250000
Description: Roughly 800 single family lots, existing PUD that will be modified

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 18 inch water main along Cisco Dr W approx 2,800 feet south of property
Connection Point #2: NA
Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
Connection Point #1: Existing 12 inch gravity sewer main along Pritchard Road at the Chaffee Rd N intersection
Connection Point #2: Existing 18 inch gravity sewer main along Pritchard Road 2,100 feet west of Directors Road (see Special Conditions)
Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). POC #2: Easement(s) may be required to access facilities.

Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1: This property is not located within the JEA Reclaimed Water System Service Area.
Connection Point #2: NA
Special Conditions:

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at [https:// www.jea.com/engineering_and_construction/ request_an_as-built_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).