

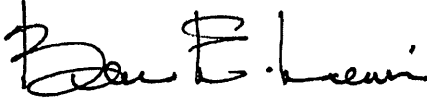


Planning Commission Report  
Page 2

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

PLANS PREPARED UNDER THE  
DIRECTION OF:  
MICHAEL R. LINDST  
P.E. 00080

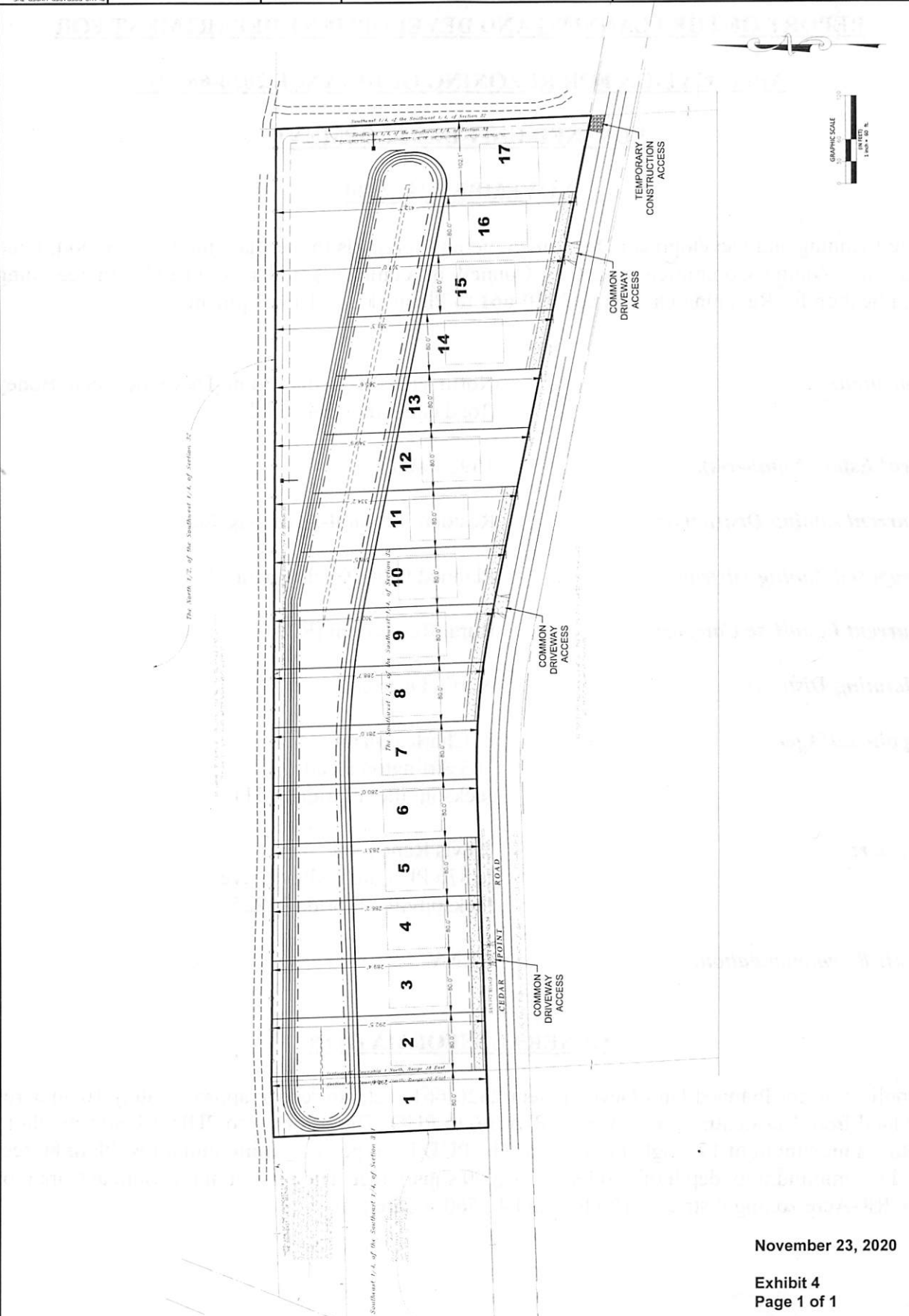
DATE: 07-19-2020  
CHECKED BY: MRL  
DESIGNED BY: MRL  
DRAWN BY: MRL

REVISIONS:  
DATE NO. 20-2021-00

**PRELIMINARY  
SITE PLAN  
RAWLS RANCH  
DUAL COUNTY  
JACKSONVILLE, FL**

Access Environmental & Engineering, Inc.  
425 Crescent Road Drive  
Saint Johns, FL 32259  
(904) 731-1400 (FL 2263)

**Fig. 1**  
DRAWING NUMBER



November 23, 2020  
Exhibit 4  
Page 1 of 1

Southwest 1/4 of the Southwest 1/4 of Section 37  
The North 1/2 of the Southwest 1/4 of Section 37

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2020-661 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 2020-661 to Planned Unit Development.

***Location:*** North side of Cedar Point Drive between Boney Road and Nungezer Road

***Real Estate Number(s):*** 159866-0000

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)

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

***Current Land Use Category:*** Rural Residential (RR)

***Planning District:*** North, District 6

***Applicant/Agent:*** L. Charles Mann  
165 Arlington Road  
Jacksonville, Florida 32211

***Owner:*** Rawls Ranch, Inc.  
13876 Pleasant Valley Drive  
Jacksonville, Florida 32225

***Staff Recommendation:*** DENY

**GENERAL INFORMATION**

Application for Planned Unit Development 2020-661 seeks to rezone approximately 10.36 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow a maximum of 17 single family lots. The PUD is proposing a minimum lot width of 80 feet and the minimum lot depth of 150 feet or 12,000 square feet. The minimum lot width and area for the RR-Acre zoning district is 100 feet and 43,560 square feet.

### **CRITERIA FOR REVIEW**

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

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

No. When applying the criteria of consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. Thus, the fact that the density of a proposed residential development does not exceed the gross density threshold of the land use category does not ensure overall consistency with the 2030 Comprehensive Plan. Therefore, the transition, compatibility, and intensity of uses are accomplished through appropriate zoning and are an important consideration to the welfare and sustainability of an area. This is especially important when smaller single family lots are introduced to a predominately rural area, as is proposed in this Planned Unit Development. Therefore, while the proposed uses are consistent with the category description of the functional land use category, the intensity and scale of the project is **not consistent** with the intent of the 2030 Comprehensive Plan.

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

No. This proposed rezoning to Planned Unit Development is **inconsistent** with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

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

The proposed PUD does not offer innovative site planning and smart growth techniques. The application is The PUD is being used to circumvent the Zoning Code

**Transportation Element**

**Policy 2.3.3** Three or more driveway approaches from an arterial or collector shall not be permitted for a single site unless otherwise authorized by the Traffic Engineering Division and the JPDD. Existing sites having three or more approaches from a particular street shall be required to

eliminate the excess drives or convert the excess drives to right-turn-only accesses or egresses at such time as application is made to the City for any change in land use, zoning or increase in gross leasable square footage. Final acceptance of revised driveway approaches shall be subject to the approval of the Traffic Engineering Division and the JPDD, or the appropriate authority.

Cedar Point Road is classified as a collector. The posted speed limit is 55 MPH. Allowing 17 driveways to access the road

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Rural Residential (RR). The Planning and Development Department finds that the proposed PUD is **inconsistent** with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

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

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

This proposed Planned Unit Development intends to utilize lands for 17 single family lots. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

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

- The streetscape: The proposed development will use development standards that create a similar streetscape within the subdivision.

- The use and variety of building setback lines, separations, and buffering: The development standards are similar to the RLD-80 Zoning District.
- The variety and design of dwelling types: The PUD does not propose any specific architectural styles.

***(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 **not achieved** by the following:

- The type, number and location of surrounding external uses: Many of the single family lots in the area are larger than the 1/4 acre lot size proposed by the PUD. The Tidewater subdivision to the south contains a variety of lot sizes with the smallest lot approximately 1/4 acre. The PUD will introduce a small lot size that is significantly smaller than the surrounding area which is not in a residential development.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RR	RR-Acre	Pumpkin Hill Creek Preserve
South	RR	PUD (03-574)	Single family subdivision (Tidewater)
East	RR	RR-Acre	Undeveloped
West	RR	RR-Acre	Oak Grove Baptist Church

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

The proposed development is consistent with the RR functional land use category as single family lots. However, the PUD is **inappropriate** at this location because the smaller lots will create 17 driveways, increasing the potential for vehicular accidents. The current zoning would allow 7 driveways.

- The existing residential density and intensity of use of surrounding lands: Many of the single family lots in the area are larger than the 1/4 acre lot size proposed by the PUD. The Tidewater subdivision to the south contains a variety of lot sizes with the smallest lot approximately 1/4 acre. The PUD will introduce a small lot size that is significantly smaller than the surrounding area.
- The availability and location of utility services and public facilities and services: JEA has indicated no objection to the proposed development. According to the City's GIS infrastructure map a 12-inch water main and an 8-inch sewer main is located approximately 840 feet west from the proposed rezoning site on Cedar Point Road. Connection to both water and sewer is required to develop on lots smaller than one acre in size.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will create 17 driveways on Cedar Point Road, which is classified as a collector roadway with a posted 55 MPH speed limit.

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

The project will be developed with the required amount of open space and recreation area and

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

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

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

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

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

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

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

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

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on November 3, 2020, the required Notice of Public Hearing sign was posted.

**RECOMMENDATION**

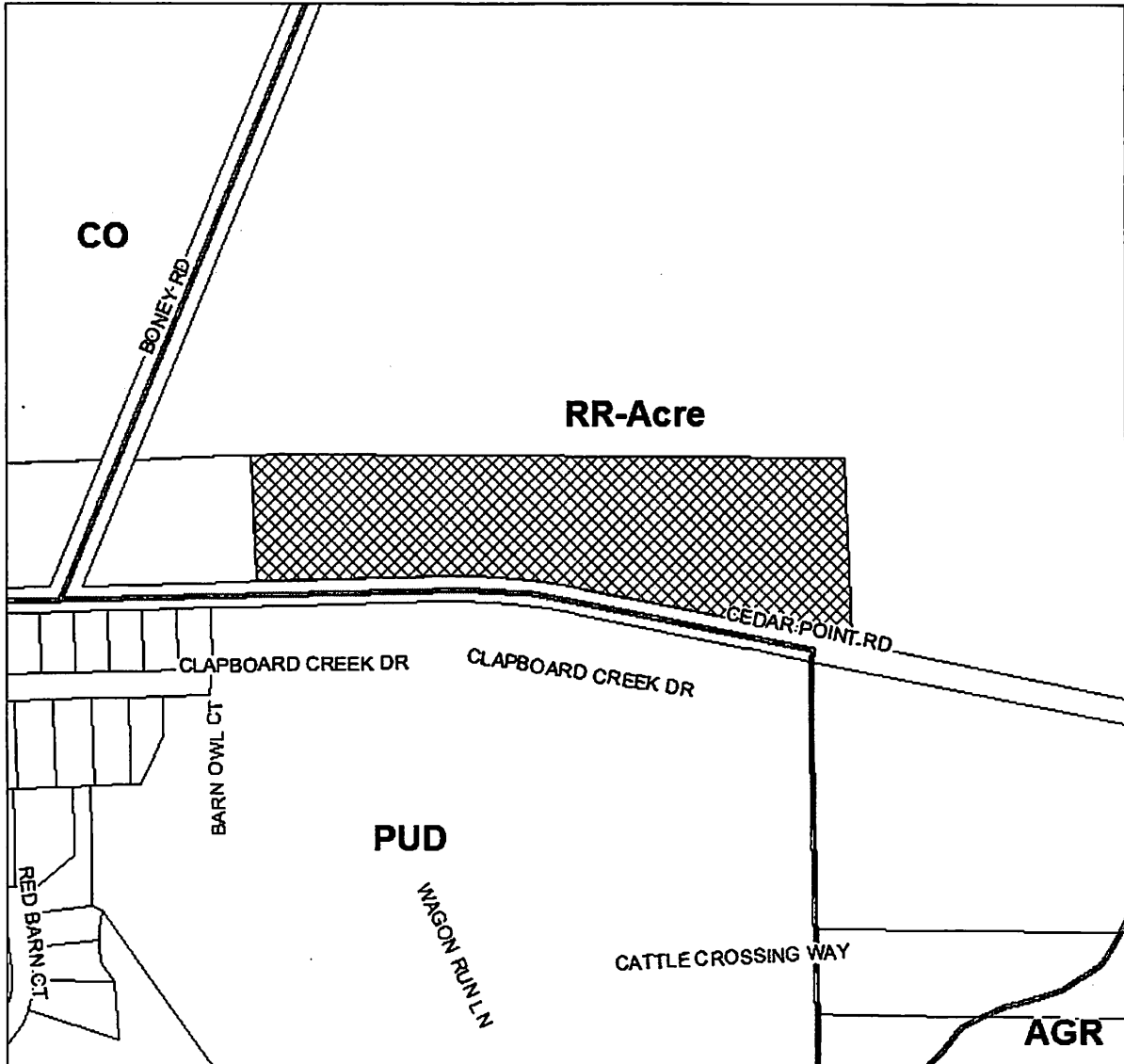
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2020-661 be **DENIED** with the following exhibits:

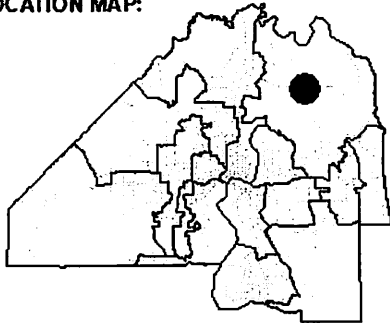
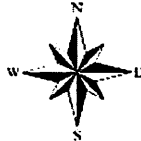
1. The original legal description dated August 20, 2020.
2. The original written description dated July 20, 2019.
3. The original site plan dated July 15, 2020.





Aerial view of subject property.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 130 260 520</p> <p>Feet</p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2020-0661</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2020-3044</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>2</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

**Application For Rezoning To PUD**

**Planning and Development Department Info**

Ordinance # 2020-0661 Staff Sign-Off/Date BEL / 09/24/2020

Filing Date 10/21/2020 Number of Signs to Post 3

**Hearing Dates:**

1st City Council 11/24/2020 Planning Commission 11/19/2020

Land Use & Zoning 12/01/2020 2nd City Council N/A

Neighborhood Association M & M DAIRY, INC., THE EDEN GROUP, INC., NPS TIMUCUAN ECOLOGICAL & HISTORIC PRE

Neighborhood Action Plan/Corridor Study NONE

**Application Info**

Tracking # 3044

Application Status PENDING

Date Started 08/06/2020

Date Submitted 08/20/2020

**General Information On Applicant**

<b>Last Name</b> MANN	<b>First Name</b> L	<b>Middle Name</b> CHARLES
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**Company Name**  
MANN-PELLICER

**Mailing Address**  
165 ARLINGTON ROAD

<b>City</b> JACKSONVILLE	<b>State</b> FL	<b>Zip Code</b> 32211
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<b>Phone</b> 9047211546	<b>Fax</b> 9047211582	<b>Email</b> CHARLIEMANN1@COMCAST.NET
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**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

<b>Last Name</b> INC.	<b>First Name</b> RAWLS	<b>Middle Name</b> RANCH
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**Company/Trust Name**  
RAWLS RANCH INC.

**Mailing Address**  
13876 PLEASANT VALLEY DRIVE

<b>City</b> JACKSONVILLE	<b>State</b> FL	<b>Zip Code</b> 32225
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<b>Phone</b> 9047211546	<b>Fax</b> 9047211582	<b>Email</b> CHARLIEMANN1@COMCAST.NET
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**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	159866 0000	2	6	RR-ACRE	PUD

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

**Existing Land Use Category**

RR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 10.36

Development Number

Proposed PUD Name RAWLS RANCH PUD

**Justification For Rezoning Application**

TO PERMIT INFILL DEVELOPMENT CONSISTENT WITH LOT SIZES AND DEVELOPMENT TRENDS ALONG THE CORRIDOR.

**Location Of Property**

**General Location**

NORTH SIDE OF CEDAR POINT ROAD, JUST EAST OF BONEY ROAD

House #	Street Name, Type and Direction	Zip Code
0	CEDAR POINT RD	32226

**Between Streets**

BONEY ROAD and NUNGEZER ROAD

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F**  Land Use Table
- Exhibit G**  Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H**  Aerial Photograph.
- Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K**  Site Location Map.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

### Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**10.36 Acres @ \$10.00 /acre: \$110.00**
- 3) Plus Notification Costs Per Addressee**  
**10 Notifications @ \$7.00 /each: \$70.00**
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,449.00**

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

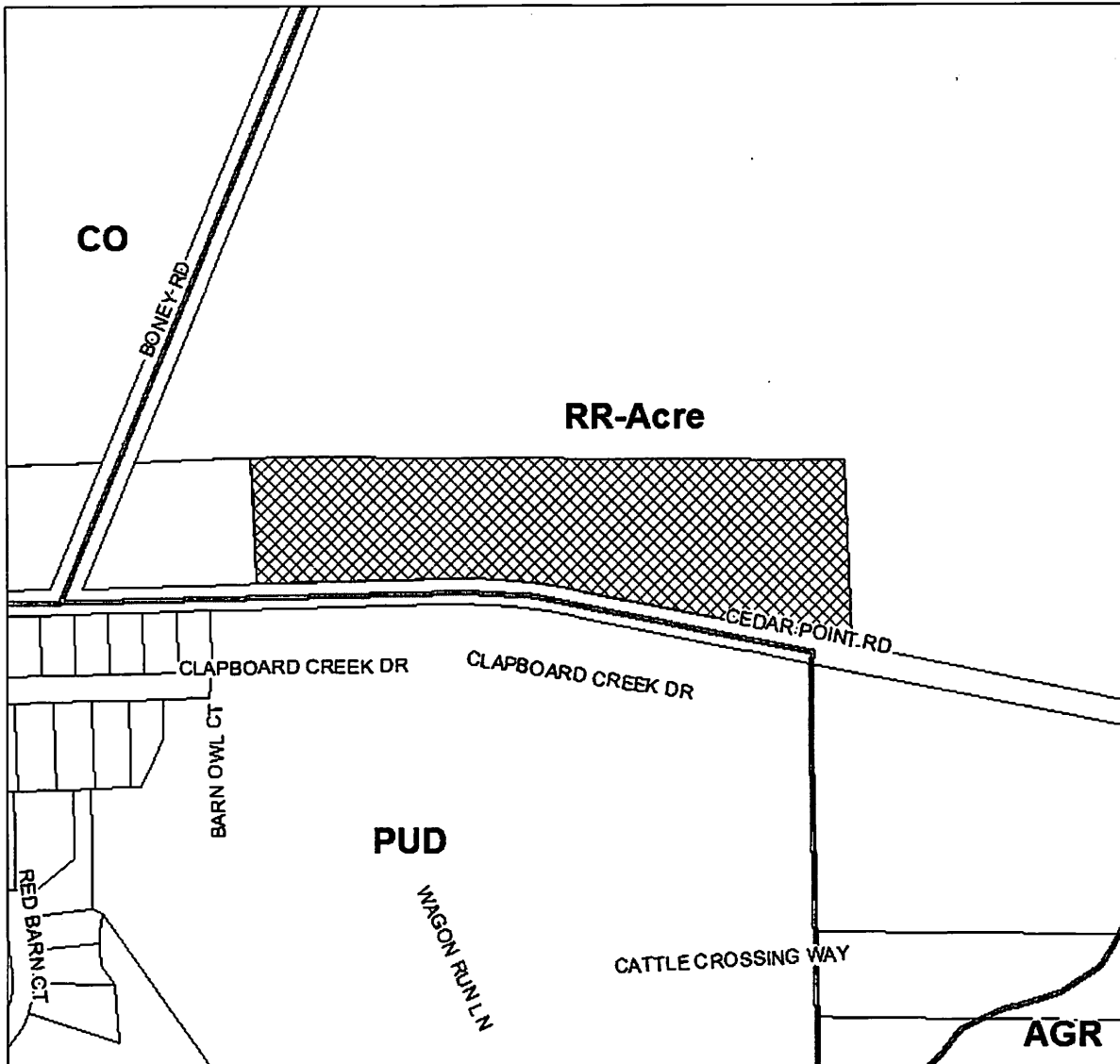
# LEGAL DESCRIPTION

August 20, 2020

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 28 EAST, ALL IN THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED NORTHEAST CORNER OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, AND RUN THENCE, SOUTH 02°14'37" EAST, ALONG THE MONUMENTED EASTERLY LINE OF SAID SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, A DISTANCE OF 433.06 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "CEDAR POINT ROAD", (FORMERLY KNOWN AS "SAWPIT ROAD./ COUNTY ROAD No. 54), A 60 FOOT PUBLIC ROAD RIGHT-OF-WAY AS PRESENTLY ESTABLISHED; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "CEDAR POINT ROAD", THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE No. 1: RUN THENCE, NORTH 78°36'29" WEST, A DISTANCE OF 707.89 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTH WESTERLY; COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 983.39 FEET, THROUGH A CENTRAL ANGLE OF 13°15'00" TO THE LEFT, AN ARC DISTANCE OF 227.41 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°13'59" WEST, 226.91 FEET; COURSE No. 3: RUN THENCE, SOUTH 88°08'32" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 468.94 FEET, TO A POINT ON THE MONUMENTED EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1377, PAGE 407 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 02°29'37" WEST, ALONG THE AFORESAID MONUMENTED EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1377, PAGE 407 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 295.65 FEET, TO A POINT ON THE MONUMENTED NORTHERLY LINE OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SAID SECTION 31; RUN THENCE, NORTH 87°56'38" EAST, ALONG THE AFORESAID MONUMENTED NORTHERLY LINE OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4, OF SAID SECTION 31, A DISTANCE OF 76.63 FEET, TO THE MONUMENTED COMMON BOUNDARY CORNER BETWEEN SECTIONS 31 AND 32, TOWNSHIP 1 NORTH, RANGE 28 EAST; RUN THENCE, SOUTH 89°36'43" EAST, ALONG THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 32, A DISTANCE OF 1,308.11 FEET, TO THE MONUMENTED NORTHEAST CORNER OF THE SOUTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SECTION 32, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 451,413 SQUARE FEET OR 10.36 ACRES, MORE OR LESS, IN AREA.

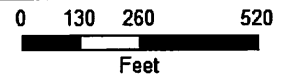
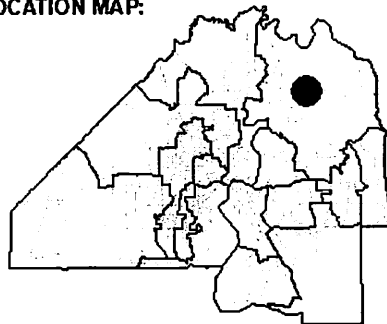


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2020-3044

EXHIBIT 2  
PAGE 1 OF 1

## **Exhibit "D"**

### **Rawls Ranch At Cedar Point PUD**

#### **Written Description**

**Date: July 20, 2019**

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

- A. Current Land Use Designation: RR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 159866-0000
- E. Project Planner: Charlie Mann
- F. Project Engineer: N/A
- G. Project Developer: N/A

#### **II. SUMMARY DESCRIPTION OF THE PLAN**

The Applicant proposes to rezone approximately 10.36± acres of property from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to seventeen (17) single family detached homes on lots exceeding one-half acre in area.

The proposed PUD differs from the usual application of the Zoning Code for RLD-80 by providing significantly larger parcels, larger yard areas, reduced lot coverages and additional buffers to the existing single-family homes and developments. The lot width, size, other setbacks and lot coverage are all the same as would be allowed under comparable traditional RLD zoning districts.

The subject property (the "Property") is currently owned by Rawls Ranch Inc., and is more particularly described in the legal description attached as Exhibit "1." The Property is located along Cedar Point Road, as would be the access for each new parcel. The land use designation of the Property is RR in the Future Land Use Map in the City's Comprehensive Plan and is undeveloped. The proposed gross density) of 1.6 units per acre is consistent with the allowable density currently permitted under the Comprehensive Plan.

The property currently is designated for timber use only, being held in a Silviculture status for reduced taxation on the raw acreage. The Property's elevation slopes gently from the center to the east



and west, and is not in any designated flood zones. The parcel does not contain any wetlands and sits immediately adjacent to an almost 100 acre portion the Pumpkin Hill Preserve, intended as open space by the St. Johns River Water Management District. This parcel acts as a beautiful backdrop to these estate style lots and forming a growth boundary as a natural feature.

The proposed residential product will consist of one- and two-story fee simple homes on a mixture of typical 80-foot-wide lots with varying depths, with all being more than twice as deep as required by the Zoning Code. The proposed development of the Property will be both aesthetically and environmentally appealing.

The project will be developed in one phase.

The combination of the larger lot sizes, the natural buffering to the north and developer imposed architectural controls will assure that this integrated community will blend into the surrounding area.

### **III. PUD DEVELOPMENT CRITERIA**

#### **A. Description of Uses.**

1. Maximum of Seventeen one- and two- story single family units with enclosed garages;
2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
4. Silviculture and other uses allowed in the RR Land Use category shall be permitted.
5. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

**B. Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

#### **C. Minimum Lot and Building Requirements.**

1. ***Minimum building setback and yard requirements.*** The building setbacks for all uses and structures are as follows:
  - a. Front – Thirty-Five (35) feet.
  - b. Side – Five (5) feet.

c. Rear – Twenty (20) feet.

**Note:** Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, patios, porches, screened enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. **Minimum Lot Requirements.** Eighty (80) feet wide by a minimum of one hundred and fifty (150) feet deep

3. **Maximum Height of Structures.** Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. **Maximum parcel coverage by all buildings.** Thirty (30) percent.

D. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowner's association dues.

E. **Access.** As shown on the Site Plan, access to the lots will be from Cedar Road. The engineering and related design of the access points as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.

F. **Pedestrian Circulation.** The development will either provide a sidewalk system consistent with the Comprehensive Plan, or pay into the Sidewalk Fund. The location of any sidewalks and final sidewalk plans are subject to the review and approval of the Planning and Development Department

G. **Recreational/Open Space.** As the development is less than 25 lots, no recreational area is required. Further, as the parcels will be in excess of one quarter of an acre, ample recreational opportunities exist on the individual properties. It is worth noting that two city parks, Jim Wingate Park, as well as Will F. Sheffield Regional Park are located less than seven-tenths and two miles respectively.

H. **Signage.** The PUD does not require any permanent signage. Temporary Construction signage and advertisement of the parcels shall be permitted consistent with the Zoning Code.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages, and sufficient driveway space to park two cars.

J. **Landscaping/Fencing/Screening.** Each homesite shall provide the required landscaping as per the Zoning Code.

K. **Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

L. **Utilities.** Electric power will be available to the site by JEA, water and sewer services will either be contained on each parcel or available to the site by JEA, depending on connection potentials.

M. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

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

O. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including internal circulation, location of stormwater ponds, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

P. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision.

#### IV. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the RR land use category, which permits residential development at a density of up to 5 units per acre. At 7.51± acres, the proposed density of 2.2u/a is consistent with the RR land use category. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.12, 1.1.17, 1.4.5, 3.1.5, 3.1.6 and 3.1.7.

B. **Roadways / Consistency with the Concurrency Management System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency will be submitted concurrently to the Concurrency Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access to the future parcels for the site. The final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded to the north and east by the Pumpkin Hill Preserve, a church to the west, and a 398 unit single-family subdivision of 80 foot wide lots, PUD (Ord 2003-574), to the south, across Cedar Point Road. The proposed use is compatible, being considerably larger parcels, but maintaining the lot widths and density of these surrounding uses and zoning districts.

F. **Recreation/Open Space.** Recreation and open space is not required. However, the parcels will abut a large preserve, owned by the State of Florida. Additionally, two parks are located in close proximity to this community.

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. **Sidewalks, Trails, and Bikeways.** The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

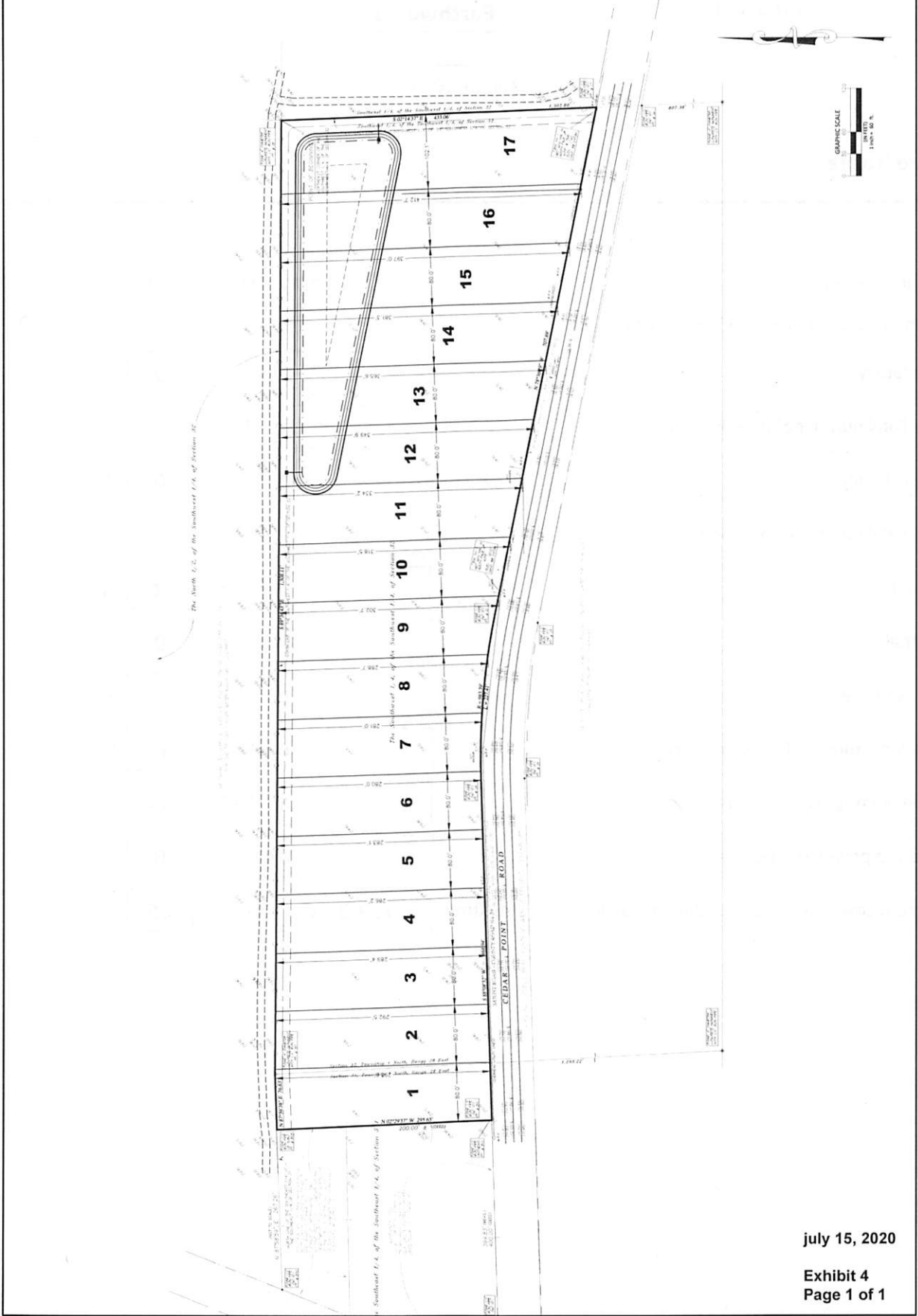
PLANS PREPARED UNDER THE  
DIRECTION OF:  
MICHAEL R. LHOI  
P.E.  
70650

REVISIONS:  
DATE: 07-15-2020  
CHECKED BY: ML  
DRAWN BY: ML

**PRELIMINARY  
SITE PLAN  
RAWL'S RANCH  
DUVAL COUNTY  
JACKSONVILLE, FL**

Access Environmental & Engineering, Inc.  
425 Crescent Pond Drive  
Suwanee, GA 30024  
(770) 371-4400 (3263)

**Fig. 1**  
DRAWING NUMBER



July 15, 2020

Exhibit 4  
Page 1 of 1

# EXHIBIT F

PUD Name

**Earthworks**

Date

Aug 21, 2020

## Land Use Table

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Total gross acreage	<b>4.71</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Commercial		Acres	<b>66</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b>	Acres	<b>0</b> %
Passive open space, wetlands, pond	<b>1.6</b>	Acres	<b>34</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures	<b>133,358</b>	Sq. Ft.	<b>65</b> %