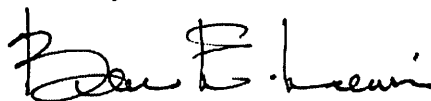


Planning Commission Commentary: There was one speaker who had concerns about the drainage ditch along the road and flooding in the area. The Commissioners understood the concerns, however drainage is outside their purview and will be reviewed during the permit review.

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

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2022-0609 TO****PLANNED UNIT DEVELOPMENT****SEPTEMBER 8, 2022**

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 2022-0609 to Planned Unit Development.

Location: 7080 Shawn Lane
Between Townsend Road and Morse Avenue

Real Estate Numbers: 015801-0010; 015800-0000

Current Zoning Districts: Residential Low Density-60 (RLD-60)
Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Thomas Ingram, Esq.
Sodl and Ingram PLLC
233 East Bay Street, Suite 1113
Jacksonville, FL 32202

Owner: Wayne Sweat
BMS Duval, LLC, as Trustee of Townsend Road Land
Trust #6751 and #7014
8705 Apple Court
Jacksonville, FL 32244

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0609 seeks to rezone approximately 23.51± acres of land from Residential Low Density-60 (RLD-60) and Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to PUD is being sought to permit the development of a maximum of 99 Single Family Homes. The PUD differs from the usual

application of the Zoning Code by allowing different front yard setbacks for corner lots, and a smaller road frontage requirement than the standard code allows for cul-de-sacs. Additionally, the PUD removes Churches, Golf Courses, and Country Clubs as permitted uses which are allowed in the standard RLD Zoning Categories.

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 applicant is requesting a change from PUD to PUD to permit a single-family subdivision with a maximum of 99 lots.

The subject site is 23.51 acres and is located in Planning District 4, Council District 10, and at the northwest quadrant of the intersection of Ricker Road and Townsend Road, both unclassified roads.

The subject site is located within the Low Density Residential (LDR) land use category. LDR is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Low Density Residential has a maximum allowable density of 7 dwelling units per acre when the site has access to both water and sewer service. The JEA letter of availability provided with the PUD application states that there are both water and sewer connections located along Ricker Road. The proposed development is consistent with the LDR land use category, if the proposed development connects to those services.

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

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

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The Subject Site will be served by both JEA Services.

Airport Environment Zone

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

Objective 2.5

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

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

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

(2) Consistency with the Concurrency Mobility and Management System

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

the Concurrency and Mobility Management System (CMMSO). The agent/owner will be required to submit a Mobility application & a CRC application to the Concurrency Office's.

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit the development of 99 Single Family Dwellings. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The streetscape: The proposed intent of development will provide a conventional streetscape that is similar to other neighborhood developments in the area.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Active recreation will be provided pursuant Section 656.420 of the Zoning Code which means the development will pay into the open space fee as the project is less than 100 lots.

The use of existing and proposed landscaping: Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations). Additionally, a 10 foot uncomplimentary Land Use Buffer will be provided for the lots adjacent to the address of 6969 Juliet Lane and 7045 Juliet Lane given the existing homes on the properties and their Zoning of RLD-60.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Ricker Road. Comments from Traffic & Engineering include:

- Provide a north bound left turn lane on Ricker Road into the site or provide a traffic study showing it is not warranted. The criteria used to determine the need for a left turn lane is found in Section 2.1.7 of the Land Development Procedures Manual. If a left turn lane will be installed, it shall be built to FDOT Standards with the deceleration length based on the posted speed limit and a minimum queue length of 50'. The limits of the widening on Ricker Road for the turn lane shall be resurfaced.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- The minimum road centerline radius for curves in the subdivision shall be 80'.

(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 in an area with residential properties as the prevailing use is Single Family Dwellings.

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	LDR	RR-Acre	Single-Family Dwellings
South	LDR	RR-Acre/RLD-60	Single-Family Dwellings
East	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RR-Acre/RLD-60	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the proposed LDR functional land use category and will allow for the development of a maximum of 99 Single Family Lots. The PUD is appropriate at this location because it is consistent with the surrounding residential uses.

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 August 25, 2022, JEA has no objection to proposed PUD. There is an existing JEA connection point for both services under Ricker Road.

(7) Usable open spaces plazas, recreation areas.

Active recreation will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

(8) Impact on wetlands

The development will be required to comply with all permitting requirements for any areas affected by wetlands on site.

(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.

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code.

(11) Sidewalks, trails, and bikeways

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

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 26, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0609** be **APPROVED with the following exhibits:**

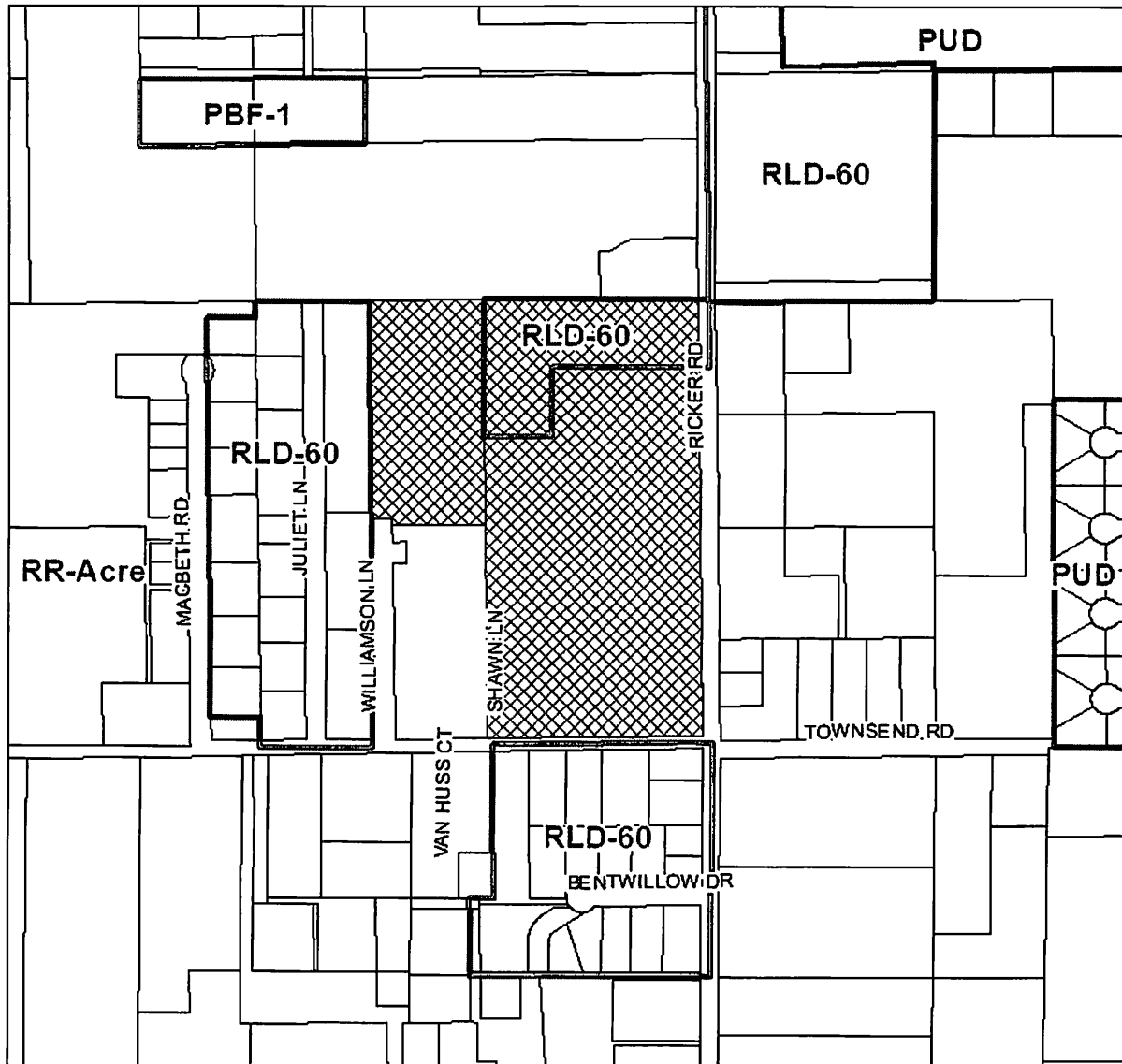
1. **The original legal description dated April 22, 2022**
2. **The original written description dated April 27, 2022**
3. **The original site plan dated April 27, 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0609** be **APPROVED W/ CONDITION.**

1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated August 30, 2022, or as otherwise approved by the Planning and Development Department.**



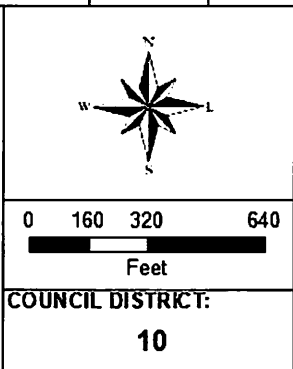
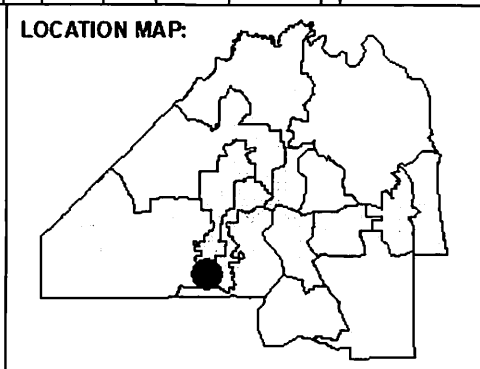
View of the intersection of Ricker Road and Towasend Boulevard where the Subject Site is Located



REQUEST SOUGHT:

FROM: RR-ACRE & RLD-60

TO: PUD



ORDINANCE NUMBER
 ORD-2022-0609

TRACKING NUMBER
 T-2022-4244

EXHIBIT 2
PAGE 1 OF 1

Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0609 **Staff Sign-Off/Date** CMC / 07/20/2022
Filing Date 07/27/2022 **Number of Signs to Post** 10
Hearing Dates:
1st City Council 09/13/2022 **Planning Commission** 09/08/2022
Land Use & Zoning 09/20/2022 **2nd City Council** N/A
Neighborhood Association ARGYLE AREA CIVIC COUNCIL
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4244 **Application Status** FILED COMPLETE
Date Started 04/27/2022 **Date Submitted** 04/27/2022

General Information On Applicant

Last Name INGRAM **First Name** THOMAS **Middle Name** O
Company Name SODL AND INGRAM PLLC
Mailing Address 233 E BAY STREET, SUITE 1113
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9046129179 **Fax** **Email** THOMAS.INGRAM@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SWEAT **First Name** WAYNE **Middle Name**
Company/Trust Name BMS DUVAL, LLC, AS TRUSTEE OF THE TOWNSEND ROAD LAND TRUST #6751 (12-11-2019)
Mailing Address 8705 APPLE COURT
City JACKSONVILLE **State** FL **Zip Code** 32244
Phone **Fax** **Email**

Last Name SWEAT **First Name** WAYNE **Middle Name**
Company/Trust Name BMS DUVAL, LLC, AS TRUSTEE OF THE TOWNSEND ROAD LAND TRUST #7014 (12-11-2019)
Mailing Address 8705 APPLE COURT
City JACKSONVILLE **State** FL **Zip Code** 32244
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 015801 0010	10	4	RLD-60,RR-ACRE	PUD
P 015800 0000	10	4	RR-ACRE	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 23.51

Development Number

Proposed PUD Name RICKER-TOWNSEND

Justification For Rezoning Application

PLEASE SEE WRITTEN DESCRIPTION.

Location Of Property

General Location

NW INTERSECTION OF TOWNSEND ROAD AND RICKER ROAD, SOUTH OF 103RD STREET

House #	Street Name, Type and Direction	Zip Code
7080	SHAWN LN	32244

Between Streets

TOWNSEND ROAD and MORSE AVENUE

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

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**
23.51 Acres @ \$10.00 /acre: \$240.00
- 3) Plus Notification Costs Per Addressee**
41 Notifications @ \$7.00 /each: \$287.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,796.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

April 22, 2022

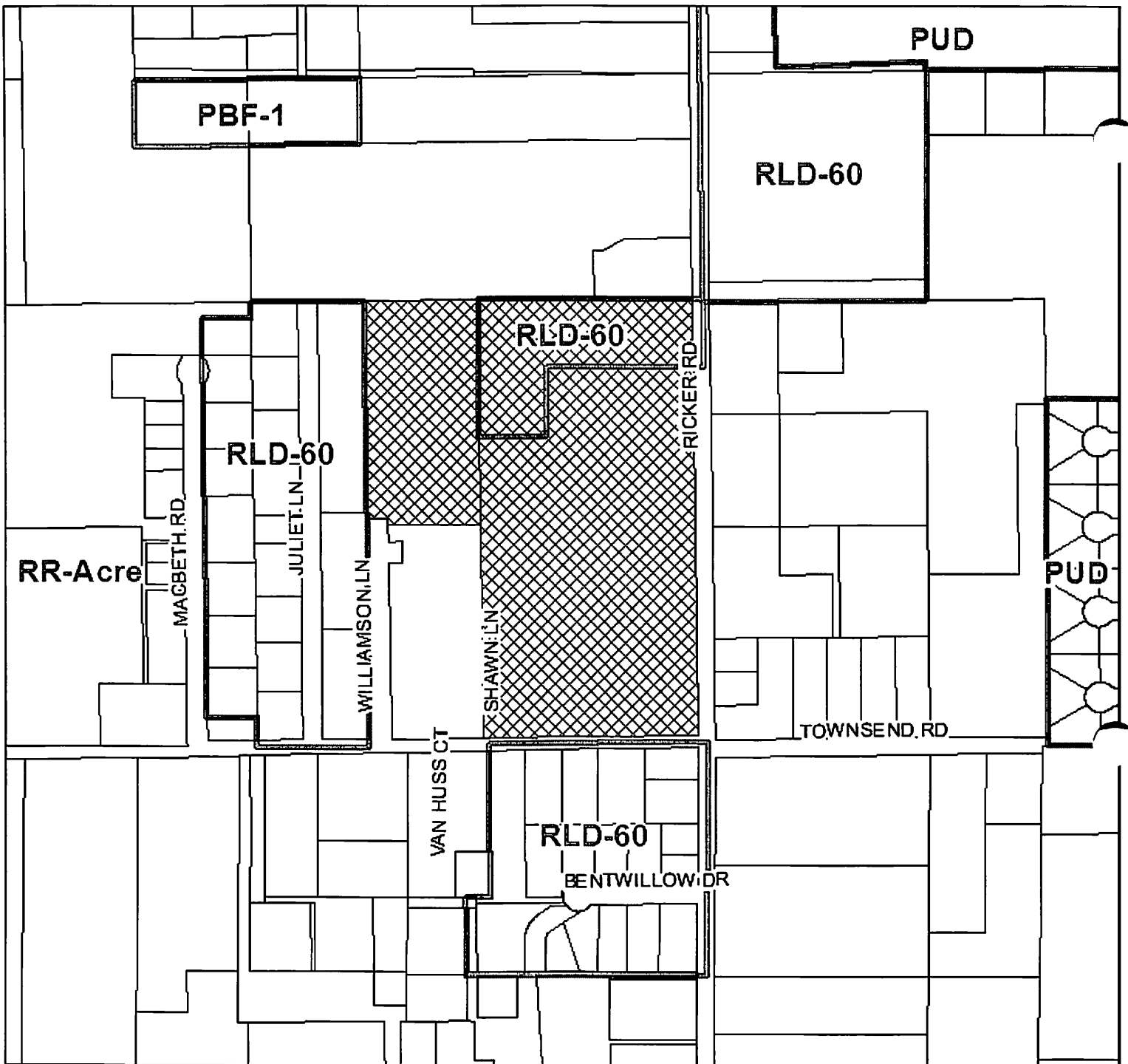
PARCEL 1

TRACTS 15 AND 16, BLOCK 3, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, EXCEPT PART IN COUNTY ROADS.

PARCEL 2

NORTH HALF OF TRACT 14, BLOCK 3, JACKSONVILLE HEIGHTS, SECTION 23, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH 15 FOOT EASEMENT FOR INGRESS AND EGRESS OVER SOUTH HALF OF TRACT 14, BLOCK 3, JACKSONVILLE HEIGHTS.

LESS AND EXCEPT THE LANDS CONVEYED TO THE CITY OF JACKSONVILLE BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4700, PAGE 938.

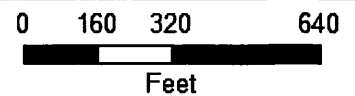
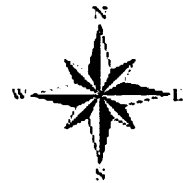
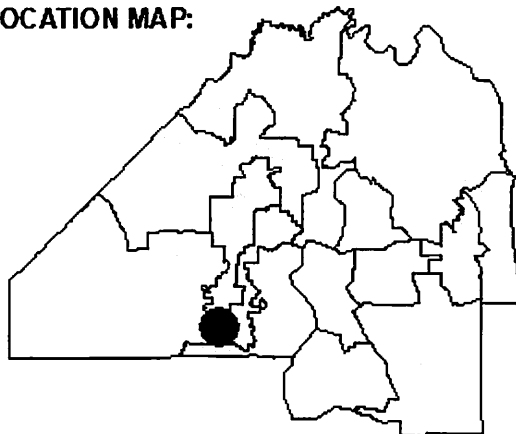


REQUEST SOUGHT:

FROM: RR-ACRE & RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2022-4244

**EXHIBIT 2
PAGE 1 OF 1**

Ricker-Townsend PUD

Written Description

April 27, 2022

I. PROJECT DESCRIPTION. The Ricker-Townsend PUD is an approximately 23.78-acre project located at the northwest intersection of Townsend Road and Ricker Road, south of 103rd Street. The property is located between the First Coast Expressway and I-295. This application would allow for development of a single-family subdivision with a maximum of 99 single family lots. The designated Land Use under the Comprehensive Plan for the area proposed for development is Low Density Residential, which allows up to seven (7) units per acre. The property is in the Suburban Development Area. The current zoning is RR-Acre and RLD-60. It is located in Council District 10 (Brenda Priestly-Jackson). Access would be provided via Ricker Road. Other existing and approved developments in the area include Overland Park (60 foot lots), Forest Crest (2019-14-E)(40 foot lots), and Ashers Landing (2021-233)(zoned for duplexes, 2 units per 60 foot lot)¹

Surrounding land uses:

	Land Use	Zoning	Use
North	LDR	RR-Acre	Agriculture/residential
East	LDR	RR-Acre	residential
South	LDR	RLD-60, RR-Acre	mobile home park
West	LDR	RLD-60, RR-Acre	Single family and mobile homes

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Single family detached dwelling units.
2. Foster care homes.
3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

¹ <https://jaxcityc.legistar.com/LegislationDetail.aspx?ID=4922237&GUID=9B6F0619-D976-41F3-B343-37AB0FC17989&Options=ID|Text|&Search=233>

5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
 6. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
 7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
 8. Mail center.
 9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 10. Excavations, lakes, and ponds, dug as part of the development's stormwater retention system.
 11. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.
 12. Agricultural and silvicultural uses prior to development of the property as a single family subdivision.
- B. Density. The maximum gross density of the PUD shall not exceed 7 units per gross acre.
- C. Permitted accessory uses and structures. Accessory uses and "accessory uses and structures in a residential district" are allowed in accordance with section 656.403, Jacksonville Zoning Code (May 1, 2022).
- D. Permissible uses by exception. None.
- E. Limitations on permitted or permissible uses by exception. N/A
- F. Lot requirements.
1. Minimum lot requirement (width and area).
 - a) Width – Forty (40) feet.
 - b) Area – 4,000 square feet.
 2. Maximum lot coverage by buildings and structures at ground level: 50%
 3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:

a) Front – Twenty (20) feet from the face of a front-facing garage; fifteen (15) feet from any other building face (such as a porch). For corner lots, the minimum front yard shall be ten (10) feet if no driveway is proposed on the front yard upon which this lower yard requirement is applied.

b) Side – Five (5) feet.

c) Rear – Ten (10) feet to the lot line or the top of bank of a pond, where the lot line extends into the pond.

d) Side street – Ten (10) feet.

4. Building height. The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (May 1, 2022).

5. Each residential lot shall have frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than twenty-five (25) feet or 80 percent of the minimum lot width, whichever is less.

G. Impervious surface ratios. The maximum impervious surface ratio for lots is 65%.

H. Recreation. The developer shall pay a park and recreation fee to satisfy park and recreation requirements in accordance with section 656.420, Jacksonville Zoning Code.

I. Differences from usual application of Zoning Code. (Comparing to RLD-40 zoning):

1. Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-40, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification. Agricultural uses are specifically allowed to continue.

2. The minimum lot frontage on a cul-de-sac is proposed to be 25 feet or 80 percent of the minimum lot width, whichever is less. Section 656.407, Jacksonville Zoning Code, normally requires the minimum lot frontage on a cul-de-sac to be 35 feet or 80 percent of the minimum lot width, whichever is less.

3. The minimum front yard for one side of a corner lot is proposed to be reduced to 10 feet where such side is not proposed to have a driveway. This modifies the application of front yard requirements found in the definition of “lot

frontage” under section 656.1601. This definition provides in part that all sides of a lot adjacent to streets shall be considered frontage and follow the Zoning Code’s yard requirements.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. **Parking Requirements.** A minimum of two spaces of off-street parking will be provided per dwelling unit.
2. **Vehicular Access.** Vehicular access shall be provided via a single access point on Ricker Road.
3. **Pedestrian Access.** The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

B. **Signage.** Signage shall be consistent with Part 13 of the Zoning Code (May 1, 2022), which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign under section 656.1312.

C. **Landscaping.** Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (May 1, 2022). A 10-foot uncomplimentary use buffer meeting the requirements of 656.1216 (May 1, 2022) will be placed adjacent to parcels 015799-0040 (6969 Juliet Lane) and 015799-0010 (7045 Juliet Lane) due to their current use. These sites are zoned RLD-60 and are currently used for manufactured homes. No other uncomplimentary uses exist around the perimeter of the site. However, buffers are provided in the areas shown and with the widths stated on the Site Plan. These include a 20 foot wide buffer along Townsend Road and Ricker Road, and a 40 foot wide buffer along the north boundary. Such buffers may be landscaped or natural and may be part of the surface water management system for the development.

D. **Open space.** At least 10 percent of the total site will be passive open space, which may consist of, in part, stormwater pond area.

E. **Utilities.** Utilities will be provided by JEA.

F. **Wetlands.** All wetlands impacts will be mitigated in accordance with state and federal regulations.

G. **Architectural standards.** The Architectural and Aesthetic Regulations for Single-Family Dwellings in Part 4 apply to residential buildings in this development.

H. **Stormwater retention.** Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

I. Schedule. Horizontal construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.

J. Continued operation and maintenance. Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owner's association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.

K. Conformance to Zoning Overlay. Not applicable.

IV. DEVELOPMENT PLAN APPROVAL. With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. EXISTING SITE CHARACTERISTICS. The existing site is an assemblage of multiple parcels, which contain single family homes and mobile homes.

VII. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives, and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the designated Low Density Residential future land use of the property. It will allow for a

single-family subdivision in an area with all necessary public infrastructure in place. It would provide for appropriate infill in an area which is predominately developed with single family homes.

Goal 3 -- To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Analysis: The proposed zoning allows for appropriate infill residential development in a suburban area.

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses and consistent with the designated future land use of the property.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. The residential uses proposed in this PUD are in an area designated for low density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Ricker Road.

E. External compatibility/intensity of development. The proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

F. Recreation/open space. The developer will pay a park/recreation fee in accordance with the requirements of section 656.420, Jacksonville Zoning Code.

G. Impact on wetlands. All wetlands impacts associated with the development of the property will be fully mitigated under state and federal regulations.

H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

- I. Off-Street parking & loading. See the parking requirements proposed above.
- J. Sidewalks, trails & bikeways. The project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

VIII. DEVELOPMENT TEAM

- A. Developer
KB Home
Paul Michael, Vice President, Land Acquisition
10475 Fortune Parkway, Suite 100
Jacksonville, FL 32256
(904) 596-6824
phmichael@kbhome.com

- B. Agent/Attorney:
Thomas O. Ingram, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

IX. Landowners, Tax Parcel Identification and Addresses:

Parcel 1:

015801-0010

Parcel Address: 7080 Shawn Lane, Jacksonville, FL 32244

Acreage: 18.53

Deed: ORB 19088/2372

Owner: Townsend Road Land Trust 6751, 8705 Apple Court, Jacksonville, FL 32244

Trustee: BMS Duval, LLC, a Florida limited liability company, as Trustee of the Townsend Road Land Trust #6751 dated December 11, 2019, 8705 Apple Court, Jacksonville FL 32244

Parcel 2:

015800-0000

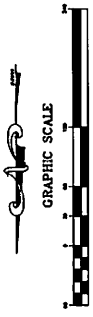
Parcel Address: 7014 Townsend Rd, Jacksonville, FL 32244

Acreage: 4.99

Deed: ORB 19089/00085

Owner: BMS Duval, LLC, a Florida limited liability company, as Trustee of Townsend Road Land Trust 7014, 8705 Apple Court, Jacksonville, FL 32244.

Wayne P. Sweat, Jr., is Manager of BMS Duval, LLC.



LEGEND

- = WETLANDS
- = UPLAND BUFFER
- = WETLAND IMPACT
- = OPEN SPACE (O.S.)

SITE SUMMARY

EXISTING/PROPOSED ZONING: LU-LDR & RR-ACRE
 PROPOSED PUD

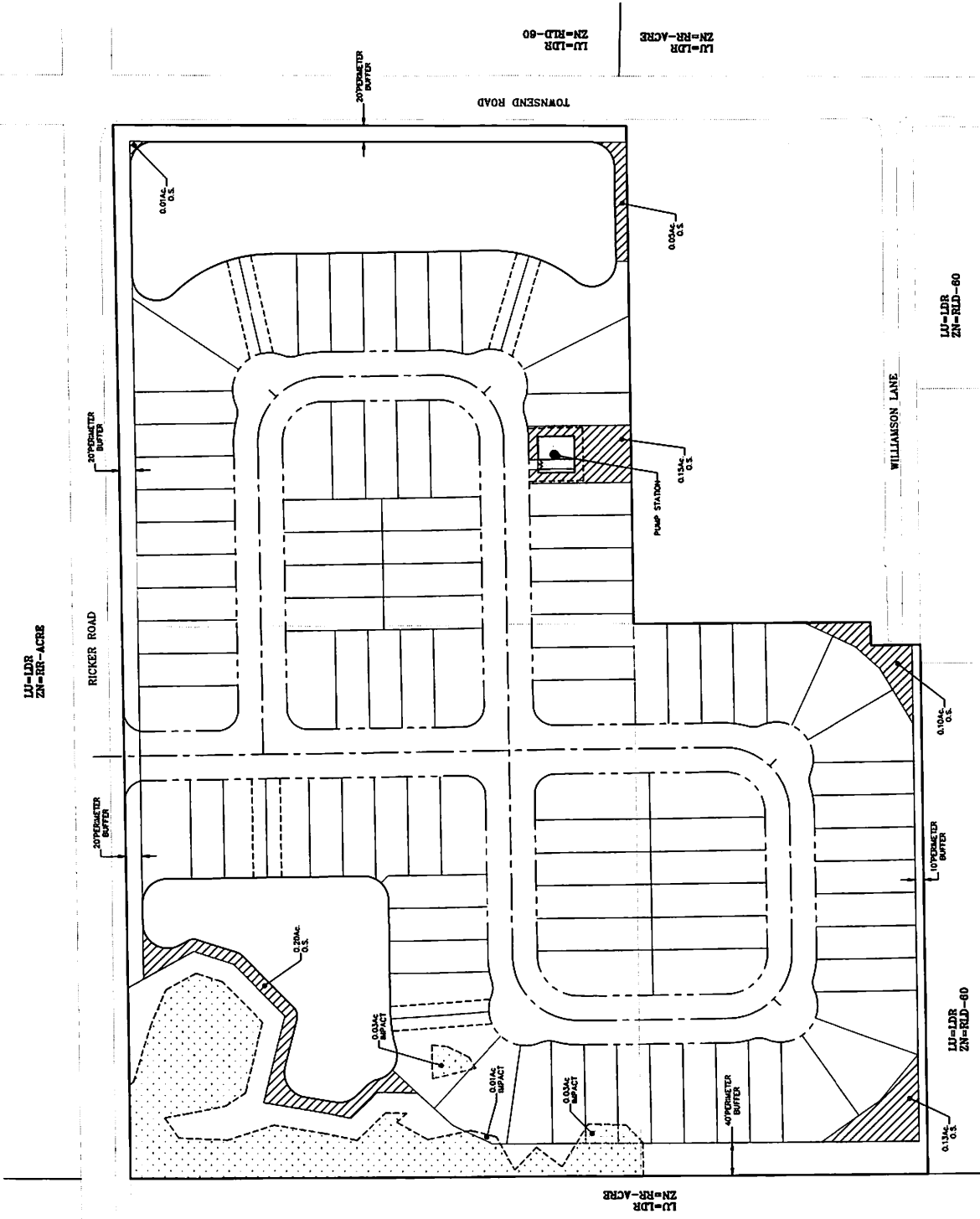
REAL ESTATE LOTS & LINES DATED: 01/30/1970 & 01/30/2000

SITE DATA:
 TOTAL GROSS ACREAGE = 23.78 AC. (10,000 S.F.)
 = 13.97 AC. (60,000 S.F.)
 = 10 S.U. MAX.
 = 4.2 LOTS/AC.

NUMBER OF S.F. LOTS: 0.00 AC. (0.00 S.F.)
 ACTIVE RECREATION: 6.65 AC. (28,000 S.F.)
 PAVEMENT OPEN SPACE: 4.08 AC. (17,000 S.F.)
 PUBLIC AND PRIVATE R/W: 50%
 MAX. COVERAGE OF BLDGS & STRUCTURES: 50%
 MAX. IMPERVIOUS SURFACE RATIO (ISR): 65%

FLOOD ZONE
 FLOOD HAZARD AREA LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP NO. 22010-0207R DATED JAN. 3, 2013 (NO BASE FLOOD ELEVATION ESTABLISHED FOR FEMA).

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, ROADWAY NETWORK, RIGHT-OF-WAYS, STORAGE WATER PONDS AND SEWAGE MUST BE ADJUSTED FOR ALL APPLICABLE REGULATORY AGENCIES AND ALL SITE PLANNING REQUIREMENTS.



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

DAVID M. DUNN
 REGISTERED PROFESSIONAL ENGINEER
 VINCENT J. DUNN
 REGISTERED PROFESSIONAL ENGINEER

RICKER-TOWNSEND PUD
 FOR:
 KB HOME JACKSONVILLE LLC
 DUVAL COUNTY, FLORIDA
 PUD SITE PLAN

Dunn & Associates, Inc.
 CIVIL ENGINEERS / LAND PLANNERS
 8647 Bayview Road, Suite 200
 Jacksonville, FL 32217
 Phone: (904)343-9916 Fax: (904)343-9917
 www.dunninc.com

NO.	DATE	REVISIONS	DESCRIPTION

DESIGNED BY: DAI
 DRAWN BY: -
 CHECKED BY: V. DUNN
 SCALE: 1" = 60'
 DATE: 4/27/2022
 PROJ. NO.: 0022-2

P:\POTENTIAL PROJECTS\WVA\RICKER RD. PUD SITE PLAN\04/27/2022_022_022_A0004a_Rack27

EXHIBIT F
LAND USE TABLE
Ricker-Townsend PUD
April 27, 2022

Total Gross Acreage 23.78 Acres 100%

Amount of each different use by acreage:

Single family 13.07 Acres 55.0%

Total number and type of dwelling units:

Single Family (detached) 99 D.U.

Other land use 0 Acres 0%

Active recreation and/or open space 0 Acres 0%

Passive open space, wetlands, pond 6.65 Acres 28.0%

Public and private right-of-way 4.06 Acres 17.0%

Maximum lot coverage of buildings and structures at ground level: 50%

Maximum impervious surface ratio as required by section 654.129: 65%



Availability Letter

Thomas Ingram

4/22/2022

Sodl & Ingram PLLC

233 E Bay St Ste 1113

Jacksonville, Florida 32202

Project Name: Ricker Townsend

Availability #: 2022-1601

Attn: Thomas Ingram

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

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special 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 (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity:

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

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

Sincerely,

 Susan West

westsr@jea.com

(904) 665-7980

Availability Number: 2022-1601

Request Received On: 4/19/2022

Availability Response: 4/22/2022

Prepared by: Susan West

Expiration Date: 04/21/2024

Project Information

Name: Ricker Townsend

Address: 7080 SHAWN LN, JACKSONVILLE, FL 32244

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 24750

Parcel Number: 015801 0010

Location:

Description: Subdivision with 99 single family detached units on 15801-0010 (7080 Shawn Ln) and 15800-0000 (7014 Townsend Rd)

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Ricker Road

Connection Point #2:

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

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 12 inch force main along Ricker Road

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

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

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

Subsequent steps you need to take to get service: **Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.**