

**PUD WRITTEN DESCRIPTION
TRAILS PLANNED COMMUNITY PUD
July 19, 2022**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 89 acres of property located at 0 Solomon Road (RE# 002398 0200) as more particularly described in Exhibit 1 (the “Property”) from PUD per Ordinance 2021-277 (the “Trails PUD”) to PUD to permit residential development. The Property is located within the Rural Residential (“RR”) land use category and the Rural Development Area.

Applicant requests this PUD to allow for two (2) alternative development plans. The first entails maintaining the existing development plan that was allowed pursuant to the Trails PUD (“Development Plan A”). The second plan allows for the reconfiguration of the eastern portion of the Trails PUD project to eliminate connections along Solomon Road and to adopt single-family regulations consistent with the development to the west (“Development Plan B”). A conceptual Site Plan is filed herewith to provide flexibility in locating residential uses, active and passive recreational areas, and wetland protection and mitigation where appropriate. Applicant will determine which development plan at the time of permitting.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	AGR-IV	PUD (2021-0277), AGR	Convenience store, Single-family
East	AGR-IV	PUD (1999-0895), AGR	Vacant, Single-family
South	RR, AGR-IV	PUD (2021-0277), RR, AGR	Vacant, Single-family
West	RR	PUD (2021-0277)	Vacant, Single-family

- B. Project name: Trails Planned Community PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project developer: Normandy Land Investors, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: RR.
- G. Current zoning district: PUD (Ordinance 2021-277).

H. Requested zoning district: PUD.

I. Real estate number: 002398 0200.

II. QUANTITATIVE DATA

A. Total acreage: ±89 acres.

B. Maximum number of dwelling units:

1. The total number of dwelling units for the Property and those subject to the Trails PUD located in the RR land use category may not exceed four thousand eight hundred fifty-six (4,856) units.
2. One (1) unit per gross acre if not connected to JEA water and sewer.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD is filed to allow for two (2) distinct plans of development, both of which are consistent with what was approved in the Trails PUD. Development Plan A proposes no changes to the Trails PUD and is subject to all provisions and conditions adopted as part of the Trails PUD. Development Plan B adopts the relevant conditions delineated in Revised Exhibit 5 of the Trails PUD, except for the design guidelines pertinent to lots fronting Solomon Road because such access is expressly prohibited herein. The Uses and Restrictions and Design Guidelines sections herein are applicable only to Development Plan B, which implements the following:

1. Non-emergency vehicular access to Solomon Road is prohibited.
2. The total number of dwelling units for the Property and those subject to the Trails PUD located in the RR land use category may not exceed four thousand eight hundred fifty-six (4,856) units. Residential development not connected to JEA water and sewer shall be limited to one (1) unit per gross acre.
3. No more than sixty percent (60%) of the total number of dwelling units, when considered with all other developments under the Trails PUD, shall be developed in accordance with the development standards of the RMD-A zoning district.
4. End units on townhomes shall be a minimum of twenty-five (25) feet wide.
5. All lots exceeding two (2) acres in area may keep horses at a carrying-capacity of up to one (1) horse per acre.

6. Sidewalks along Solomon Road are not required. In lieu of such sidewalks, pedestrian trails may be built.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

Development Plan A shall be subject to the Trails PUD provisions. The following shall apply to Development Plan B:

A. Permitted Uses:

1. Single-family dwellings.
2. Attached single-family (townhouse) only if located at future, internal nodal activity centers or in such locations as approved by the Planning and Development Department, and not to exceed twenty percent (20%) of total residential density.
3. Amenities/recreation facilities including, but not limited to, public and/or private parks, playgrounds, recreational fields or structures, equestrian facilities, swimming pools, community centers, residential amenity centers, and similar uses.
4. Off-street boat and recreational vehicle parking areas for resident use only.
5. Churches, including a rectory or similar use.
6. Schools meeting the performance standards and development criteria set forth in Part 4.
7. Animals, other than household pets, for personal use only, specifically including but not limited to horses, meeting the performance standards and development criteria set forth in Part 4; provided, however, that all lots exceeding two (2) acres in area may keep horses at a carrying-capacity of up to one (1) horse per acre. In addition, keeping of domestic and other livestock, but not beef cattle, buffalo or bison, shall be permitted on lots of at least two (2) acres in size.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4. In addition, equine barn or boarding facilities are permitted on lots of at least two (2.0) acres in size and shall be allowed to charge a fee for such

boarding and to conduct routine equine services, including equine veterinary services, for a fee.

9. Essential services including roads, water, sewer, gas, electric, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small private satellite dishes, and similar uses, meeting the performance standards and development criteria set forth in Part 4.
10. Conservation and wetland mitigation.
11. Silviculture.
12. Controlled open burning for silvicultural or agricultural purposes.
13. 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.
14. Excavations, lakes and barrow pits subject to the regulations contained in Part 9.
15. Outdoor storage of heavy equipment as required to facilitate the above uses, as well as general site maintenance.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

V. DESIGN GUIDELINES

Development Plan A shall be subject to the Trails PUD provisions. The following shall apply to Development Plan B:

A. Lot Requirements:

1. Single-family lots – Ninety (90) feet or greater.
 - a. Minimum lot area: Nine thousand nine hundred (9,900) square feet.
 - b. Minimum lot width: Ninety (90) feet.
 - c. Maximum lot coverage: Forty-five percent (45%).
2. Single-family lots – Eighty (80) to eighty-nine (89) feet.
 - a. Minimum lot area: Eight thousand eight hundred (8,800) square feet.

- b. Minimum lot width: Eighty (80) feet.
 - c. Maximum lot coverage: Forty-five percent (45%).
3. Single Family lots – Seventy (70) to seventy-nine (79) feet.
- a. Maximum lot area: Seven thousand two hundred (7,200) square feet.
 - b. Minimum lot width: Seventy (70) feet.
 - c. Maximum lot coverage: Forty-five percent (45%).
4. Single-family lots – Sixty (60) to sixty-nine (69) feet.
- a. Minimum lot area: Six thousand (6,000) square feet.
 - b. Minimum lot width: Sixty (60) feet.
 - c. Maximum lot coverage: Fifty percent (50%).
5. Single-family lots – Fifty (50) to fifty-nine (59) feet.
- a. Minimum lot area: Five thousand (5,000) square feet.
 - b. Minimum lot width: Fifty (50) feet.
 - c. Maximum lot coverage: Fifty percent (50%).
6. Single-family lots – Forty (40) to forty-nine (49) feet.
- a. Minimum lot area: Four thousand (4,000) square feet.
 - b. Minimum lot width: Forty (40) feet.
 - c. Maximum lot coverage: Fifty percent (50%).
7. Attached single-family / townhome lots.
- a. Minimum lot area: One thousand five hundred (1,500) square feet.
 - b. Minimum lot width: Fifteen (15) feet.
 - c. Maximum lot coverage: Seventy percent (70%).

- d. End unit width: End units on townhomes shall be no less than twenty-five (25) feet wide.
- 8. Minimum yard requirements.
 - a. Front – Twenty (20) feet.
 - b. Side – Five (5) feet, and zero (0) feet for single-family attached except that ten (10) feet shall be provided for end units.
 - c. Rear – Ten (10) feet.
- 9. Front yards: Each lot is intended to have one (1) front yard. For double frontage/corner lots, the location of the front yard will be determined upon submission for a building permit or plat and will generally include the portion of the lot which includes the residential driveway.
- 10. No more than sixty percent (60%) of the total number of dwelling units in this PUD, when considered with all other developments under the Trails PUD, shall be developed in accordance with the development standards of the RMD-A zoning district.
- 11. Maximum height of structures: Thirty-five (35) feet.
- 12. Encroachments: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, landscaping and other similar improvements shall be permitted within the minimum building setbacks.

B. Ingress, Egress and Circulation:

- 1. *Parking Requirements.* The parking requirements for this development shall be as provided in the prevailing ITE parking standards at such time as a permit is required.
- 2. *Vehicular Access.* Vehicular access to the Property shall generally be by way of Normandy Boulevard as conceptually shown on the Site Plan filed herewith. Non-emergency vehicular access to Solomon Road is prohibited. The final location of interior roads and access points is subject to the review and approval of the Development Services Division.
- 3. *Pedestrian Access.* As required by the 2030 Comprehensive Plan. Sidewalks along Solomon Road while permitted, shall not be required. However, if sidewalks along Solomon Road are not constructed, Applicant may, in their discretion, construct:

- a. A pedestrian trail along the easement in favor of Southern Natural Gas Company (the “Easement”); or,
- b. A pedestrian trail at some other location, as approved by the City Planning and Development Department (the “P&DD”); or,
- c. Any combination of the above, including sidewalks along Solomon Road, as approved by the P&DD.
- d. Nothing in this V.B.3. section requires Applicant to spend more than they would have been required to spend to construct sidewalks along Solomon Road.

C. Signs:

1. Residential subdivisions shall be permitted one (1) double-faced or two (2) single-faced, monument signs not to exceed twenty-four (24) square feet in area per sign face and twenty (20) feet in height at each primary entrance.
2. Directional signs shall be permitted throughout the Property. Vehicle oriented directional signs shall be a maximum of twenty (20) square feet per sign face.
3. Pedestrian oriented signs shall be a maximum of sixteen (16) square feet per side.
4. Temporary construction signs and other similar signs shall not exceed twenty-four (24) square feet.
5. External illumination is permitted.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that a minimum one hundred fifty (150) foot landscaped and/or screened buffer shall be provided for residential development along Solomon Road.

E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan. Private and semi-private amenities/recreation facilities including, but not limited to, parks, playgrounds, recreational fields or structures, equestrian facilities, swimming pools, community centers, residential amenity centers, and similar uses shall count toward recreation space requirements.

F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

G. Stormwater: Developers will coordinate with the City of Jacksonville Public Works Department at the time of permitting to meet or exceed City and State requirements for stormwater management. All storm runoff in the development must ultimately be

disposed of in a manner which will not cause damage to upstream or downstream property owners. Developers shall respect the rights of adjacent property owners with regard to overloading the stream or creating an excessive rise in water level in the receiving body of water.

H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. 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.
2. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
4. 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.

5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - (1) Creation of like uses;
 - (2) Creation of complementary uses;
 - (3) Enhancement of transportation connections;
 - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - 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 as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. 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.
9. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
10. 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.
11. 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.

12. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

Housing Element

13. Objective 1.1 - The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.
 14. Policy 1.1.1 - The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
 15. Policy 1.1.4 - The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.** The property is located within the Rural Character Area and is located within the RR land use category. The RR category is primarily intended to provide rural estate residential opportunities at a maximum gross density of up to two (2) units per acre. This PUD proposes density consistent with those parameters.
- D. Internal compatibility.** This PUD proposes compatible uses appropriate for land located within the RR land use category and Rural Character Area. The Site Plan attached as Exhibit E provides flexibility to ensure maximum internal consistency as the development builds out. Location of the access points is 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 complimentary to existing uses in the area. As originally contemplated, the Property falls within the larger Trails PUD, which allows for a diverse mix of residential, commercial and recreational opportunities. This PUD provides for residential uses consistent with the already developed subdivisions to the

west of the Property while precluding non-emergency vehicular access to Solomon Road and requiring a minimum one hundred fifty (150) foot landscape buffer along same.

- F. **Usable open spaces, plazas, recreation areas.** As required by the 2030 Comprehensive Plan.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** A listed species survey was conducted on the Property and primarily found that development would not be likely to adversely impact any listed species.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides parking consistent with the prevailing ITE code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the 2030 Comprehensive Plan.

EXHIBIT F
Land Use Table

Total gross acreage	89 _____ Acres	100 _____ %
Amount of each different land use by acreage		
Single family	89 _____ Acres	100 _____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.