

Garden Street PUD

Written Description

May 6, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE ## 002870-0010, 002870-0000; and a portion of RE # 002870-0020
- B.** Current Land Use Designation: AGR
- C.** Proposed Land Use Designation: LDR
- D.** Current Zoning District: AGR
- E.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Coastland Group, LLC (the “Applicant”) proposes to rezone approximately 16.13 acres of property located generally in the northwest quadrant of the intersection of Garden Street and Jones Road, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with single family homes with a common scheme of development, as shown on the PUD Conceptual Site Plan dated April 22, 2025 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4.”**

The proposed development of the Property with single family homes is consistent and compatible with the surrounding area. The Property is .35 miles to the east of the Tarragon PUD, approved pursuant to Ordinance 2018-0523, which permits up to 360 50’ single family lots, among other single family uses. As well, the Property is located 1.25 miles to the west of a large area of platted 50’ single family lots, some in conventional RLD-50 zoning (2021-0829) and some approved in a PUD pursuant to Ordinance 2020-0174. Notably, there are 35 acres of newly approved CGC land use (2023-0852) and CCG-1 zoning (2023-0853) in the southwest quadrant of the intersection of Garden Street and Jones Road, which will complement the proposed residential uses well. Further, Ordinance 2021-0685 approved a single family development .5 miles to the south of the Property, on the eastern side of Jones Road. And Ordinances 2022-0538 and 2023-0586 approved two PUDs for single family development on the western side of Jones Road. Lastly, approximately 1 mile south of the Property is a Southeast Toyota Distributors Center and Southeast Toyota Technical Center.

Given its location, development of the Property with single family homes would position the eventual residents well to use nearby recreational areas (Cary State Forest), would provide more housing opportunities to employees at the growing industrial and commercial uses in the area, and would be compatible with the surrounding neighborhoods.

The Property lies within the Agriculture (AGR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Low Density Residential (LDR). Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR, AGR, CGC	RLD-100A, AGR, CCG-1, RLD-90	Single family residential
East	AGR, NC, LDR	AGR, CN, RLD-90	Single family residential
North	AGR	PUD, AGR	Single family residential
West	AGR, LDR, CGC	PUD, RLD-80, CCG-1	Single family residential

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan controlling the LDR land use category in the Suburban Development Area (with water and sewer available), the maximum gross density of the PUD shall not exceed 4.5 dwelling units per acre or a total of 71 dwelling units. This PUD permits 71 total units despite how many lots are actually shown on the Site Plan.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, 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. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property.

C. Permitted Uses

1. *Permitted uses and structures.*
 - a. Single family detached dwellings.
 - b. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- c. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - d. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - e. Mail center.
 - f. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - g. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
2. *Permissible uses by exception.* Those uses permitted by right (and not otherwise listed as a permitted use herein) and permitted by exception in the RLD zoning districts.

D. Lot and Yard Requirements

- 1. Single Family Residential
 - a. *Minimum lot requirement (width and area).*
 - i. Width—Fifty (50) feet.
 - ii. Area—5,000 square feet.
 - b. *Maximum lot coverage—50%.*
 - c. *Impervious surface ratio—65%.*
 - d. *Minimum yard requirements:*
 - i. Front—Twenty (20) feet.
 - ii. Side—Five (5) feet.
 - iii. Rear—Ten (10) feet.
 - e. *Maximum height of structure.* Thirty-five (35) feet.

Decorative rooftop structures including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

D. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code.

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Recreation

The Property will comply with the requirements in the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

B. Stormwater Retention

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

C. Access/Traffic Circulation

Access will be provided as shown on the Site Plan via Garden Street, a Collector road according to the Functional Highway Classification Map in the 2045 Comprehensive Plan. Interior access drives may be either privately owned or dedicated to the City of Jacksonville. If privately owned, the interior access roads will be maintained by the owner, an owners' association and/or a management company. As well, if privately owned, the internal access drives may be gated at the developer's or owner's option. The location and design of the access point(s) and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

D. Phasing

The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, or in multiple phases by multiple developers.

E. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

F. Signage

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the RLD-50 zoning district.

G. Landscaping/Buffer and Tree Protection

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations).

In addition, as shown on the Site Plan, along the Garden Street frontage of the Property, the proposed development will contain a 25-foot landscaped buffer area. The 25-foot buffer area shall contain a visual screen or fence with a minimum of 85 percent opacity and a minimum height of 6 feet. As well, the 25-foot buffer area shall contain a berm which is 2 feet in height and one tree for each 15 linear feet of required buffer strip. These buffering requirements along Garden Street frontage provide significantly more than what is required by Part 12 of the Zoning Code.

H. Single-Story Restriction

As shown on the site plan, one (1) lot on the northern end of the proposed development is restricted to a single story. Any home constructed on this lot shall be no taller than one story.

I. Modifications

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

J. Silviculture

Silviculture operations are a permitted use in this PUD and may continue until build-out.

K. Parking

Parking will be provided in accordance with Part 6 of the City’s Zoning Code.

L. Lighting

Any lighting installed on the Property shall be designed and installed so as to prevent glare or excessive light on adjacent property.

M. Sidewalks, Trails and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

N. Utilities

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

O. Pre-application Conference

A pre-application conference was held regarding this application on October 2, 2024.

V. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of the Property with single family homes with a common scheme of development. Furthermore, as described in greater detail above, this type of development will provide adequate housing choices for residents and employees in this area and will complement the surrounding community.

VI. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner and successors to this Written Description and the PUD Site Plan, unless modified.
2. It provides for site-specific access requirements.
3. It provides for substantial buffering and landscaping requirements in addition to that required by the Zoning Code.
4. It imposes a single-story restriction for one lot, as shown on the Site Plan.
5. It permits on-site, temporary construction offices/models unit/sales and leasing offices.
6. And it limits permitted uses on the property, as compared to those uses permitted in the RLD zoning districts.

VII. NAMES OF DEVELOPMENT TEAM

- Developer: Coastland Group, LLC
- Planner/Engineer: Toco Engineering, L.L.C.
- Agent: Roger Towers, P.A.

VIII. LAND USE TABLE

A Land Use Table is attached hereto as Exhibit “F.”

IX. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the LDR land use category of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.2, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.12, 3.1.1, 3.1.7, 3.1.11, and 4.1.2.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. As explained above, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, if any, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. Impact on Wetlands:

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

8. Off-Street Parking Including Loading and Unloading Areas:

The PUD provides adequate off-street parking.

9. **Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2045 Comprehensive Plan with regards to sidewalks.