

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

March 23, 2023

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2023-074**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

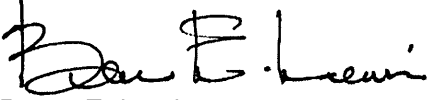
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 8-0

| | |
|-------------------------|-----|
| Alex Moldovan, Chair | Aye |
| Ian Brown, Vice Chair | Aye |
| Jason Porter, Secretary | Aye |
| Marshall Adkison | Aye |
| Daniel Blanchard | Aye |
| Jordan Elsbury | Aye |
| Joshua Garrison | Aye |
| David Hacker | Aye |

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 2023-74 TO
PLANNED UNIT DEVELOPMENT

MARCH 9, 2023

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 2023-74 to Planned Unit Development.

Location: West of Tan Tara Trail between Panther Lake Parkway and Fox Hollow Court

Real Estate Number(s): 001879-0500, 001979-0000

Current Zoning District(s): 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: Wyman R. Duggan, Esquire
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville Florida 32207

Owner: Anatoliy Sushinskiy
1331 Kendall Drive
Jacksonville Florida 32211

John C. Harris
11940 Rosetta Road
Jacksonville Florida 32221

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2023-74 seeks to rezone approximately 14.54 acres of land from RR-Acre to PUD. The rezoning to PUD is being sought to add a maximum of 61 lots to

the existing Panther Creek development. The minimum lot area and width are 5,000 square feet and 50 feet, respectively.

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?

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD is for single family lots with a density of 4.2 lots/acre, below the 7 lots/acre allowed in the LDR category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

Future Land Use Element:

FLUE 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.

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.

FLUE 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.

(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): 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) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a 61 lot single family subdivision. 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: Reviewing the written description and site plan indicates the proposed development will have a streetscape that is similar to the existing Panther Creek development, maintaining consistency with the surrounding area.
- Traffic and pedestrian circulation pattern: The property will have access to Chaffee Road, and POW-MIA Memorial Parkway, through the proposed Liberty Square development. Within the proposed subdivision, internal vehicular access shall be provided to each dwelling unit as well as common areas as shown on the site plan. All internal roadways shall meet the standards required by the Code of Subdivision Regulations.

- The use and variety of building setback lines, separations and buffering: The proposed housing development with a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet. The minimum yard requirements within the proposed PUD are 20 feet for the front yard, 5 feet for the side yard, and 10 feet for the rear yard.
- Traffic and pedestrian circulation patterns: The site plan shows a loop road connecting to Tan Tara Trail in the existing Panther Creek subdivision.

(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 surrounded on the north and east by the existing Panther Creek subdivision, which has similar lot sizes. To the west is a 26 acre parcel under one owner and to the south are 1.5 to 3 acres parcels with 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 | PUD (18-760) | Single family subdivision (Panther Creek) |
| South | LDR | RR-Acre | Single family dwellings |
| East | LDR | PUD (18-760) | Single family subdivision (Panther Creek) |
| West | LDR | RR-Acre | Single family dwellings |

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category as a single family subdivision. The PUD is appropriate at this location because it is a logical extension of the existing Panther Creek subdivision, which is being developed with similar lot sizes.

- The existing residential density and intensity of use of surrounding lands: The proposed development is surrounded on the north and east by the existing Panther Creek subdivision, which has similar lot sizes. To the west is a 26 acre parcel under one owner and to the south are 1.5 to 3 acres parcels with single family dwellings.
- The availability and location of utility services and public facilities and services: JEA indicates that both water and sewer are not available to this site. However the 3rd Phase of Panther Creek is under development and water and sewer are expected to be provided in the near future.

The Duval County School District projects the proposed development will generate approximately a total of 14 students for Chaffee Trail ES, Baldwin MS and Baldwin HS. The four year projection has the schools nearing or exceeding their capacity.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed subdivision will have access to Chaffee Road or POW-MIA Memorial Parkway, providing access to I-10 or the Cecil Commerce Parkway.

The Traffic Engineer has commented that the minimum centerline radius for the roadway curves shall be 80 feet.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. The written description indicates that the project will have access to the Panther Creek recreational amenities.

(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, 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.

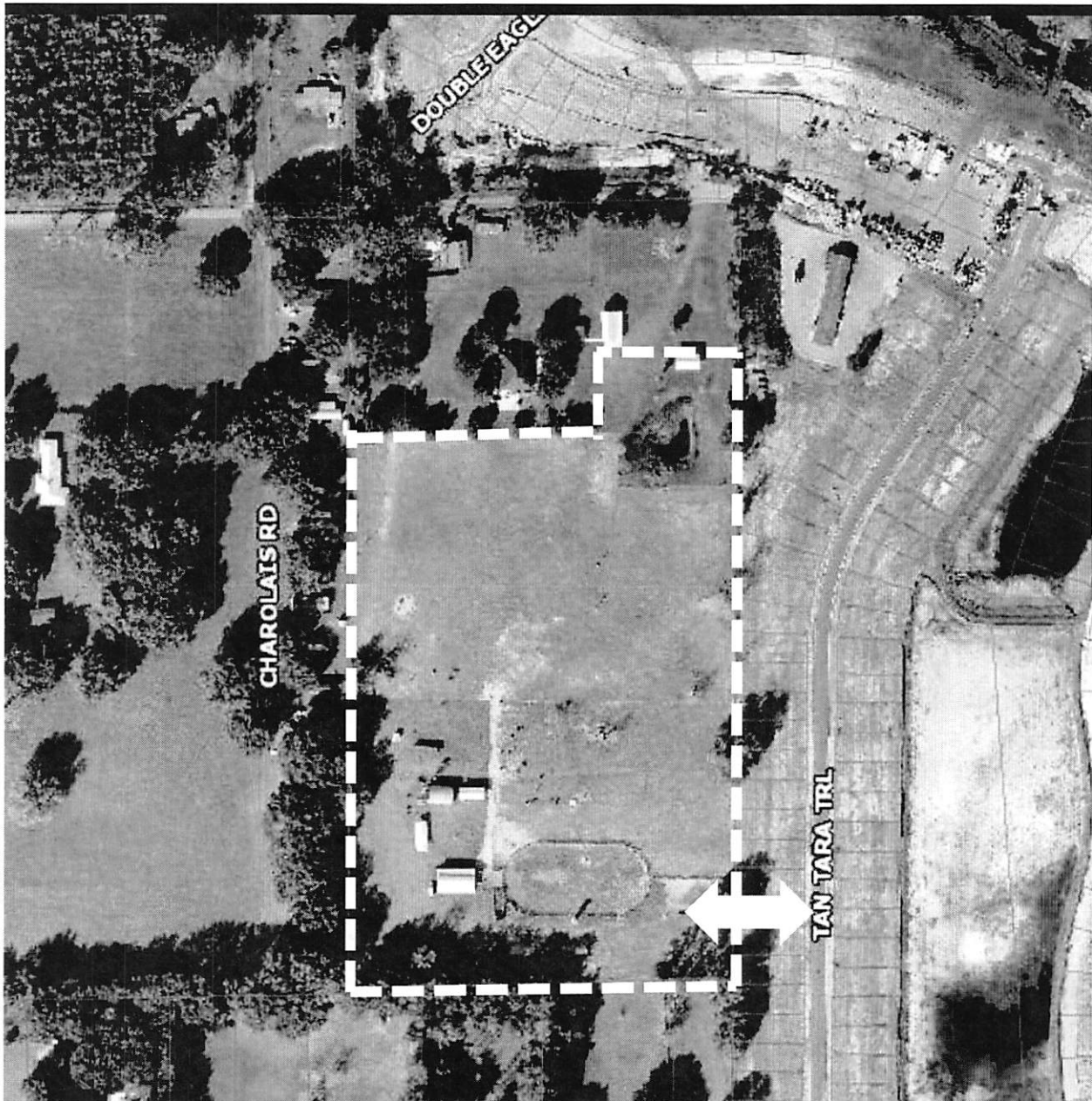
SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 28, 2023, the required Notice of Public Hearing sign was **not** posted.

RECOMMENDATION

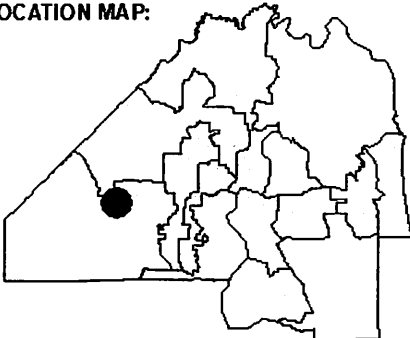

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-74** be **APPROVED** with the following exhibits:

1. The original legal description dated August 14, 2022.
2. The original written description dated August 14, 2022.
3. The original site plan dated August 11, 2022.



Aerial view of subject property



| | | |
|---|--|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p>  |  <p>0 100 200 400 Feet</p> |
| <p>ORDINANCE NUMBER ORD-2023-0074</p> | <p>TRACKING NUMBER T-2022-4467</p> | <p>COUNCIL DISTRICT: 12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p> |

Application For Rezoning To PUD**Planning and Development Department Info**

Ordinance # 2023-0074 **Staff Sign-Off/Date** KPC / 11/28/2022
Filing Date N/A **Number of Signs to Post** 2
Hearing Dates:
1st City Council 03/14/2023 **Planning Commission** 03/09/2023
Land Use & Zoning 03/21/2023 **2nd City Council** N/A
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4467 **Application Status** PENDING
Date Started 08/14/2022 **Date Submitted** 08/14/2022

General Information On Applicant

Last Name DUGGAN **First Name** WYMAN **Middle Name** R
Company Name
 ROGERS TOWERS, P.A.
Mailing Address
 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043983911 **Fax** 9043960663 **Email** WDUGGAN@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SUSHINSKIY **First Name** ANATOLIY **Middle Name**
Company/Trust Name
Mailing Address
 1331 KENDALL DRIVE
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone **Fax** **Email**

Last Name HARRIS **First Name** JOHN **Middle Name** C
Company/Trust Name
Mailing Address
 11940 ROSETTA RD
City JACKSONVILLE **State** FL **Zip Code** 32221

| | | |
|--------------|------------|--------------|
| 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 001879 0500 | 12 | 4 | RR-ACRE | PUD |
| Map 001879 0000 | 12 | 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) 14.54

Development Number

Proposed PUD Name PRESERVE AT PANTHER CREEK PHASE 4

Justification For Rezoning Application

TO ADD LAND TO AN EXISTING MASTER PLANNED RESIDENTIAL PUD APPROVED BY ORD. 2018-760-E.

Location Of Property

General Location
HALSEMA

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 0 | ROSETTA RD | 32221 |

Between Streets
TAN TARA TRAIL and CHAROLAIS 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**
14.54 Acres @ \$10.00 /acre: \$150.00
- 3) Plus Notification Costs Per Addressee**
16 Notifications @ \$7.00 /each: \$112.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,531.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION OF PROPERTY TO BE RE-ZONED

(DEVELOPMENT PROPERTY)

A PARCEL OF LAND, BEING TRACT 9, BLOCK 2, EXCEPT THE NORTH 385.26 FEET, AS MONUMENTED OF TRACT 9, BLOCK 2; TOGETHER WITH ALL OF TRACT 10, BLOCK 2; TOGETHER WITH THE FIFTEEN (15) FOOT RIGHT-OF-WAY LYING ADJACENT TO THE WESTERLY LINE OF SAID TRACTS 9 AND 10, BLOCK 2, (CLOSED AS PER THAT BOARD OF COUNTY COMMISSIONERS PETITION # 545, RECORDED IN OFFICIAL RECORDS BOOK 2742, PAGE 363 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); TOGETHER WITH THE FIFTEEN (15) FOOT RIGHT-OF-WAY LYING ADJACENT TO THE SOUTHERLY LINE OF TRACT 10, BLOCK 2, (CLOSED AS PER THAT BOARD OF COUNTY COMMISSIONERS PETITION # 544, RECORDED IN OFFICIAL RECORDS BOOK 2742, PAGE 340 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), ALL IN SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, "MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO.", AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED WEST 1/4 CORNER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 00°41'16" EAST, ALONG THE MONUMENTED WESTERLY LINE OF SAID SECTION 25, ALSO BEING THE WESTERLY LINE OF THE AFORESAID PLAT OF "MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO.", AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, (AND ALSO BEING THE MONUMENTED EASTERLY LINE OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AND THE EASTERLY LINE OF "JACKSONVILLE FARMS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA), A DISTANCE OF 944.61 FEET, TO THE MONUMENTED SOUTHERLY LINE OF THE NORTH 385.26 FEET, OF TRACT 9, BLOCK 2, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, "MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO.", AS SHOWN ON THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, NORTH 89°19'52" EAST, ALONG THE AFORESAID MONUMENTED SOUTHERLY LINE OF THE NORTH 385.26 FEET, OF TRACT 9, BLOCK 2, A DISTANCE OF 464.83 FEET, TO A POINT; RUN THENCE, NORTH 00°40'08" WEST, A DISTANCE OF 18.51 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 91°23'17" TO THE RIGHT, AN ARC DISTANCE OF 95.70 FEET, TO THE POINT OF TANGENCY OF SAID ARC, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°01'31" EAST, 85.87 FEET; RUN THENCE, SOUTH 89°16'51" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 136.90 FEET, TO A POINT ON THE EASTERLY LINE OF SAID TRACT 9, BLOCK 2, SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, "MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT CO.", AS PER THE PLAT, AND ALSO BEING THE WESTERLY BOUNDARY LINE OF TRACT "A", (RECREATION), AS SHOWN ON THE AFORESAID PLAT OF "THE PRESERVE AT PANTHER CREEK - PHASE 3G", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGES 46 THROUGH 52 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; RUN THENCE, SOUTH 00°43'09" WEST, ALONG THE EASTERLY LINE OF TRACTS 9 AND 10, BLOCK 2, (AND ALSO BEING THE MONUMENTED WESTERLY LINE OF "THE PRESERVE AT PANTHER CREEK - PHASE 3G", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 77, PAGES 46 THROUGH 52 OF THE CURRENT PUBLIC

RECORDS OF SAID DUVAL COUNTY), A DISTANCE OF 1,005.65 FEET, TO THE MONUMENTED SOUTHERLY LINE OF THE NORTHEAST 1/4, OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST; RUN THENCE, SOUTH 88°06'16" WEST, ALONG LAST SAID LINE, A DISTANCE OF 661.30 FEET, TO THE MONUMENTED WEST 1/4 CORNER OF SAID SECTION 25, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 634,089 SQUARE FEET, OR 14.55 ACRES, MORE OR LESS, IN AREA.

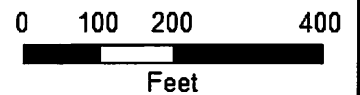
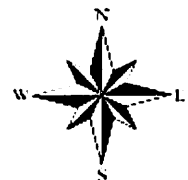
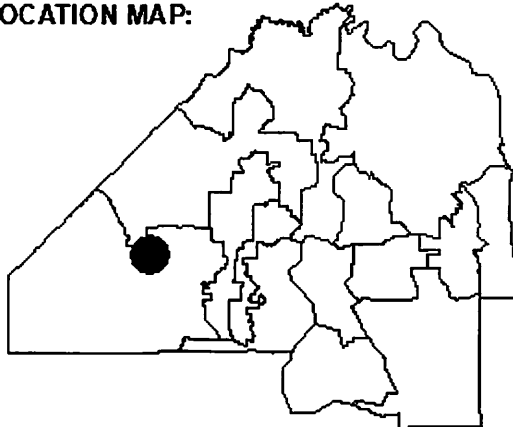


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2022-4467

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit “D”

Preserve at Panther Creek Phase 4 Written Description August 14, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** Current Land Use Designation: LDR
- B.** Current Zoning District: RR-Acre
- C.** Requested Zoning District: PUD
- D.** RE #: 001879-0000 (portion), 001879-0500 (portion)

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 14.54± acres of property from RR-Acre to Planned Unit Development (PUD). The Property is located in the southeast quadrant of I-10 and Cecil Commerce Center Parkway (the “Property”). 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 61 single family detached homes. The Property is currently undeveloped.

The Preserve at Panther Creek PUD was approved by Ordinance 2018-760-E (the “Current PUD”), which permitted single family residential uses. This PUD application seeks to add the Property to the Current PUD as a new Phase 4.

III. PUD DEVELOPMENT CRITERIA

- A.** Description of Uses.
 - 1. Single family dwelling units with integrated parking facilities.
 - 2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, 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.
- 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 setbacks and yard requirements.* The building setbacks for all uses and structures are as follows:
 - a. Front – Twenty (20) feet.
 - b. Side – Five (5) feet (combined 10 feet).
 - c. Rear – Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

Note: Encroachments by subdivision buffers, landscaping, sidewalks, parking, temporary signage, utility structures, fences up to six (6) feet in height, street/park furniture, HVAC units, pools and pool enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum Lot Requirements.* Fifty (50) feet wide; five thousand (5,000) square feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. So long as a cul-de-sac lot is fifty (50) feet in width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.
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. *Impervious surface ratio.* Sixty-five (65) percent.
5. *Maximum lot coverage.* Fifty-five (55) 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 homeowners association dues.

E. Access. Access to the Property will be from Tan Tara Trail, which part of the internal circulation network of the Current PUD. Vehicular access from the Property to Rosetta Road and/or Charolais Road is prohibited. The design of the access point and internal roads 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. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.

- F. Pedestrian Circulation.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.
- G. Recreational/Open Space.** The owners of the proposed lots will have full access to the recreational amenities approved with the Current PUD.
- H. Signage.** The Property will benefit from the master subdivision signage contemplated under the Current PUD.

Directional Signs that indicate ways to and from the property entrances and common areas of the development, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as “informational sidewalk kiosks,” 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

- 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 one car without protruding into the internal sidewalk. Garages may be side loading.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- J. Landscaping/Fencing/Screening.** The development will comply with Part 12 of the Zoning Code unless otherwise approved by the Planning and Development Department; provided, however, that the required perimeter landscaping and subdivision buffer may be placed within the required building setbacks and yard requirements.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. 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.
- N. Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and 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.
- R. Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.
- S. Greenbelt status.** Bona fide commercial agricultural activities may continue until buildout.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is within the LDR land use category and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 14.54± acres, the proposed density of sixty-one (61) units is consistent with the LDR land use category. The proposed development is consistent with the following policies of the Future Land Use Element of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 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 and circulation within the site. Access to the Property will be from Tan Tara Trail. Access to Rosetta Road and/or Charolais Road is prohibited. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving.
- E. **External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to the development approved by the Current PUD. Most of the surrounding properties are programmed for single family residential development.
- F. **Recreation/Open Space.** The owners of the proposed lots will have full access to the recreational amenities approved with the Current PUD.
- G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed Species Regulations.** The Property is less than fifty acres, so a listed species review is not required. However, such a review was conducted in connection with the approval of the Current PUD.
- I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above. The homes will have integrated garages and sufficient driveway space to park one car without protruding into the internal sidewalk. Garages may be side loading.

- J. Sidewalks, Trails, and Bikeways.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: JMJ Group, LLC Developer: Panther Creek Preserve, LLC.
- B. Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.
- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City.
- E. Operation and Maintenance of Common Areas:** The common areas will be owned and maintained by an HOA funded by mandatory dues.

EXHIBIT F

PUD Name **Panther Creek - Phase 4**

Land Use Table

| | | | |
|--|----------------|---------|---------------|
| Total gross acreage | 14.54 | Acres | 100 % |
| Amount of each different land use by acreage | | | |
| Single family | 8.96 | Acres | 61.6 % |
| Total number of dwelling units | 61 | D.U. | |
| Multiple family | | Acres | % |
| Total number of dwelling units | | D.U. | |
| Commercial | | Acres | % |
| Industrial | | Acres | % |
| Other land use | | Acres | % |
| Active recreation and/or open space | 0 | Acres | 0 % |
| Passive open space | 3.18 | Acres | 21.9 % |
| Public and private right-of-way | 2.4 | Acres | 16.5 % |
| Maximum coverage of buildings and structures | 214,664 | Sq. Ft. | 33.9 % |



Availability Letter

Benton Hosea
Southern Impression Dev
5711 Richard St
Jacksonville, Florida 32216

8/11/2022

Project Name: Panther Creek 4
Availability #: 2022-3027

Attn: Benton Hosea

Thank you for your inquiry regarding the availability of 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. This availability letter will expire two years from the date above.

Point of Connection:

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,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2022-3027

Request Received On: 8/9/2022

Availability Response: 8/11/2022

Prepared by: Ji Soo Kim

Expiration Date: 08/10/2024

Project Information

Name: Panther Creek 4

Address:

County: Duval County

Type: Sewer, Water

Requested Flow: 14000

Parcel Number: 001879 0500

Location:

Description: Build 56 sfr homes on the property.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1:


Connection Point #2:

Water Special Conditions: JEA does not have a water main available within ¼ mile of this property at this time.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1:



Connection Point #2:

Sewer Special Conditions:

JEA does not have a sewer main available within ¼ mile of this property at this time.

**Reclaimed Water
Connection**

Reclaim Grid:

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:

**Subsequent steps you need
to take to get service:**



PROJECT INFORMATION

OWNER
ANATOLIY M. SUSHINSKY
1331 KENDALL DR
JACKSONVILLE, FL 32211

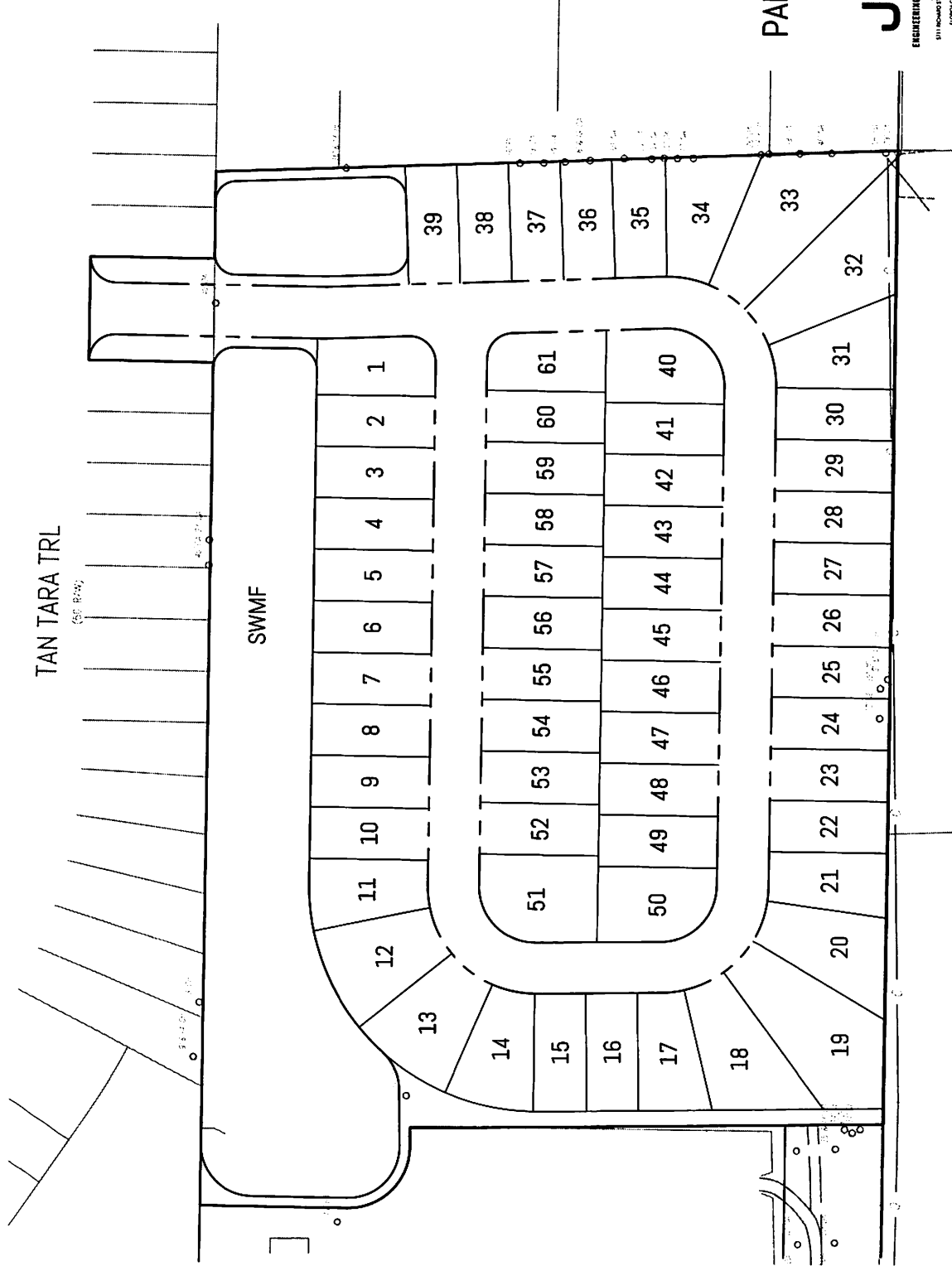
DEVELOPER
DANIEL BLANCHARD
SOUTHERN IMPRESSION DEVELOPMENT LLC
5711 RICHARD ST, STE 4
JACKSONVILLE, FL 32216
(904) 237-7781

ENGINEER
GERALD (JERRY) PIONESSA, JR, PE
JMJ GROUP, LLC
5711 RICHARD ST, STE 4
JACKSONVILLE, FL 32216
(229) 516-0977



TAN TARA TRL
(50' R/W)

SWMF



PROJECT SUMMARY

THE EXISTING SITE IS DEVELOPED AS A PASTURE WITH EQUINE RELATED ACCESSORY STRUCTURES. THE PROPOSED USE IS SINGLE FAMILY RESIDENTIAL. STORMWATER MANAGEMENT WILL BE PROVIDED WITHIN ON-SITE DETENTION AREAS. UTILITIES WILL CONNECT TO TAN TARA DRIVE.

| | |
|-------------------------|-------------------|
| PARCEL NO. | 001879-0500 |
| TOTAL PHASES | ONE (1) |
| TOTAL SITE AREA (ACRES) | 14.54 |
| TOTAL LOTS | 61 |
| DENSITY (UNITS/ACRE) | 4.2 |
| 100-YR FLOODPLAIN ZONE | X |
| EXISTING/REQD LDR | PROPOSED LDR |
| RR-ACRE | PUD |
| LAND USE | 5.000 |
| ZONING | 50 |
| MIN. LOT SIZE (SF) | 55% |
| MIN. LOT WIDTH (FT) | 65% |
| LOT COVERAGE | 20 |
| BUILDING | 5 |
| IMP. SURFACE | 10 |
| SETBACKS (FEET) | FRONT |
| | REAR |
| | MAX HEIGHT (FEET) |
| | 60 |

PANTHER CREEK - PHASE 4

TAN TARA TRL
JACKSONVILLE, FL 32221



CONCEPT PLAN - A

JOB NO | 01284
DATE | 8-11-22
1" = 100'

ENGINEERING & CONSULTING & PLANNING
3111 HOWARD ST., JACKSONVILLE, FL 32216
PH: (904) 447-1197
WWW.JMJGROUP.COM