

# REVISED WRITTEN DESCRIPTION

## Revised Bridle Creek PUD

RE# 002275-0000, 002267-0000, 002289-0000, 002286-5000, 002313-0090 & 002313-0120

December 6, 2022

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 587.25 acres of property from PUD to PUD. The parcel is located on the east side of Yellow Water Road, north of Normandy Boulevard. The property shall be divided into three separate parcels, Parcel "A" being developed as single family, Parcel "B" being developed as townhomes and Parcel "C" being developed as commercial general.

Parcel "A" is currently subject to the provisions of Ordinance 2006-1156-E and is approximately 566 acres in size. Parcel "A" shall not exceed two dwelling units per acre (1132du/566). The density of two dwelling units per acre is consistent with the proposed overall Comprehensive Plan designation of RR, which is controlling on the site. The current PUD on the site authorizes 1139 units.

Parcel "B" shall contain approximately 7.5 acres to be developed for up to 90 townhomes. Parcel "C" shall contain approximately 10 acres to be developed for commercial uses. Parcels "B" and "C" are subject to a pending application for a Future Land Use Map (FLUM) amendment from AGR to CGC.

Parcel "A" is currently owned by the Yellow Water Land Holdings, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. Parcel "A" currently has a land use designation of RR and is zoned as a PUD. The property is currently vacant. Surrounding uses include: AGR-III/AGR & AGR-IV/AGR to the north; RR/PUD to the south; and AGR-IV/AGR & PBF/PBF-1 to the East and RR/AGR, AGR-III/AGR & AGR-IV/AGR to the West.

Parcels "B" and "C" are currently owned by Edward Elias and Rima Elias and are more particularly described in Exhibit 1 to this application. The property has current land use and zoning designation of AGR-III/AGR. The property is currently vacant. Surrounding uses are the same as noted above. As noted, Parcels "B" and "C" are the subject of a pending FLUM amendment from AGR to CGC.

**Project Name:** Revised Bridle Creek PUD

**Project Architect/Planner:** ETM

**Project Engineer:** ETM

**Project Developer:** The Roberts Companies

## II. QUANTITATIVE DATA

**Total Acreage:** 587.25 acres

**Total Acreage of Residential – Parcel “A”** 566+/- acres

**Total number of dwelling units:** not to exceed 2 du per acre

**Total Acreage of Residential – Parcel “B”** 7.5+/- acres

**Total Acreage of Commercial – Parcel “C”** 10+/- acres

**Total amount of land coverage of all residential buildings and structures:**

Single family: 50% Multi-family: 70%

**Phase schedule of construction (include initiation dates and completion dates)**

Multiple phase construction

## III. USES AND RESTRICTIONS (PARCEL “A” – SINGLE FAMILY RESIDENTIAL)

### A. Permitted Uses:

1. Single-family dwellings
2. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
3. All AGR uses consistent with the Rural Residential land use category listed in §656.331 (except single-family homes or mobile homes) only for lands north of Yellow Water Creek on the site plan

### B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

## IV. DESIGN GUIDELINES (PARCEL “A” – SINGLE FAMILY RESIDENTIAL)

### A. Lot Requirements:

Minimum lot area: 4,000 s.f. 5,000 s.f. 6,000 s.f.  
(limit of 25% of total)

	units)		
Minimum lot width:	40 ft.	50 ft.	60 ft.
Maximum lot coverage:	50 percent	50 percent	50 percent
Minimum front yard:	20 ft.	20 ft.	20 ft.
Minimum side yard:	5 ft.	5 ft.	5 ft.
Minimum rear yard:	10 ft.	10 ft.	10 ft.
Maximum height of structures:	35 ft.	35 ft.	35 ft.

**B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Normandy Boulevard and Yellow Water Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City’s Traffic Engineer.
  - b. Within the Property, internal access shall be provided as generally shown on the conceptual site plan.
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs. – For Each Phase**

- (1) Two (2) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and eight (8) feet in height, which shall be a monument sign with nonilluminated or externally illuminated only.
- (2) Directional signs shall not exceed twelve (12) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

## **E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

## **F. Utilities**

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

## **G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

## **V. USES AND RESTRICTIONS (PARCEL "B" - TOWNHOMES)**

1. Townhomes
2. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

## **VI. DESIGN GUIDELINES (PARCEL "B" – TOWNHOMES)**

### **A. Lot Requirements**

- (1) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to [Chapter 654](#), Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:
  - (a) Minimum lot width - 15 feet; 20 feet for end units
  - (b) Minimum lot area - 1,500 square feet
  - (c) Maximum lot coverage by all buildings - 70 percent
  - (d) Minimum yard requirements:
    - (1) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to

the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley

(2) Side - 0 feet; 5 feet for end units

(3) Rear - 10 feet

(e) Maximum height of structures - 35 feet

**B. Ingress, Egress and Circulation:**

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Normandy Boulevard and Yellow Water Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

b. Within the Property, internal access shall be provided as generally shown on the conceptual site plan.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs. – For Each Phase**

(1) Two (2) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and eight (8) feet in height, which shall be a monument sign **nonilluminated or externally illuminated only**.

(2) Directional signs shall not exceed twelve (12) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

**E. Recreation and Open Space:**

The site shall comply with the requirements of the Zoning Code for recreation and open space.

## **F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

## **G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

## **VII. USES AND RESTRICTIONS (PARCEL "C" - COMMERCIAL)**

### **A. Permitted Uses:**

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (9) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (10) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

- (12) Churches, including a rectory or similar use.

**B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

**C. Permissible Uses by Exception:**

- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- (2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (3) Residential treatment facilities and emergency shelters.
- (4) Crematories.
- (5) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (6) Auto laundry or manual car wash.
- (7) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- (8) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (9) Blood donor stations, plasma centers and similar uses.
- (10) Private clubs.
- (11) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (12) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- (13) Schools meeting the performance standards and development criteria set forth in Part 4.
- (14) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- (15) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

- (16) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
- (17) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

**VIII. DESIGN GUIDELINES (PARCEL “C” - COMMERCIAL)**

**A. Lot Requirements:**

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 65 feet

**B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Normandy Boulevard and Yellow Water Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City’s Traffic Engineer.
  - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.



### **C. Signs.**

- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart.
- (2) Wall signs are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted; provided, any square footage utilized for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), §656.1303. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

### **D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

### **E. Recreation and Open Space:**

N/A

### **F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

### **G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

## **IX. 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.

## **X. STATEMENTS**

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

The PUD site plan provides for a mix of uses and a mix of housing options not otherwise available through usual application of the Zoning Code.

### **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.**

The facilities will be operated and maintained by an HOA.

## **XI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for clustering and the larger buffers and saved wetlands;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for phased use to meet market demand for housing as it arises.

**EXHIBIT F**

**PUD Name: Revised Bridle Creek PUD**

**Land Use Table**

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Total gross acreage	587.25 acres	100%
Single family	566+/- acres	
Total number of dwelling units	up to 1,132	
Multiple family	7.5+/- acres	
Total number of dwelling units	up to 90	
Commercial	10.0+/- acres	
Industrial	0	
Other land use	0	
Active recreation and/or open space – single family	Per Code	
Active recreation and/or open space – multi-family	Per Code	
Passive open space	132+/- acres	
Public and private right-of-way	TBD	
Maximum coverage of buildings and structures	Single family	50%
	Multiple family	70%