

Summerglen PUD

Written Description

February 12, 2020

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 002842-0000
- B. Current Land Use Designation: LDR
- C. Proposed Land Use Designation: LDR (no change)
- D. Current Zoning District: PUD (2006-479-E)
- E. Proposed Zoning District: PUD

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

Coastland Group, LLC (the “Applicant”) proposes to rezone approximately 72.02 acres of property located on Garden Street, between Imeson Road and Messer 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 update the existing PUD governing the Property (2006-479) (the “Existing PUD”), including the removal of conditions contained in the ordinance approving the Existing PUD, and to provide for the development of the Property with single family residential uses with a common scheme of development. This PUD also provides for the preservation of significantly more open space and wetlands than the Existing PUD. As shown on the PUD Conceptual Site Plan dated January 21, 2020 (the “Site Plan”), wetlands and recreational areas (not including ponds) will consist of approximately 17% of the Property under the PUD. 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 ordinance approving the Existing PUD contains five conditions. This PUD requests the removal of these five conditions. The first condition may be removed or updated, as the referenced memorandums are more than 10 years old and new memorandums will be prepared in connection with this PUD. The second condition is no longer applicable, as this PUD no longer proposes to reserve future access points to adjacent properties. The third condition should be deleted because the Zoning Code, as amended in 2008 subsequent to the approval of the Existing PUD, allows for lot coverage of 50% for 50-foot and 60-foot lots, as provided for in this PUD. The fourth condition should be deleted because this PUD provides that the proposed development will comply with the active recreation requirements of the 2030 Comprehensive Plan and the Zoning Code, which was amended to add Section 656.420 in 2008, subsequent to the approval of the Existing PUD. The fifth condition is no longer applicable, as school concurrency was established after the approval of the Existing PUD. As such, this condition is superseded by existing concurrency requirements of the City of Jacksonville and Duval County School Board. Furthermore, there appears to be adequate capacity in the Concurrency Service Area (“CSA”) in which the Property is located or in adjacent CSAs.

Except for updating the Existing PUD by removing conditions, preserving additional wetland, updating the site plan and removing future access points through the proposed development to adjacent properties, this PUD is substantially similar to the Existing PUD that governs the development of the Property.

The Property lies within the Low Density Residential (LDR) land use categories on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. The Property is currently zoned PUD for a single-family residential development containing a mix of 50-foot and 60-foot lots pursuant to the Existing PUD. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	AGR-IV	AGR	Single family residential,
East	AGR-IV	AGR	Single family residential,
North	AGR-III	AGR, PUD	Vacant/Timber
West	AGR-IV	AGR	Single family residential,

Multiple newer subdivisions have recently been developed or are currently being developed on Garden Street to the west, which are consistent with the proposed development under this PUD, including the development of a single family residential subdivision recently approved by Ordinance 2018-0523-E. Furthermore, as set forth above, this PUD is substantially similar to the Existing PUD.

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the Property shall be 2.93 units per acre.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point, 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.

C. **Permitted Uses**

1. **Single Family**

- a. *Permitted uses and structures.*
 - i. Single family detached dwellings.
 - ii. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - iii. Mail center.
 - iv. 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.
 - v. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - vi. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
- b. *Maximum gross density:* The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre. However, the maximum gross density of the PUD shall not exceed 2.93 dwelling units per acre (211 d.u./72.02 acres of LDR).
- c. *Lot requirements:* The lot sizes will vary, as generally depicted on the Site Plan, and the lot requirements are set forth below. In the event that the fewer than 211 dwelling units are developed on the Property, the number of 50-foot and 60-foot lots developed on the Property may each be reduced by a proportionate number, such that the ratio of 50-foot lots to 60-foot lots developed on the Property remains roughly the same.
 - i. **Single Family Residential—Min. 60 ft. width lots.**
 - (1) *Minimum lot requirement (width and area):*
 - (a) Width—Sixty (60) feet.
 - (b) Area—6,000 square feet.
 - (2) *Maximum lot coverage—Fifty (50) percent.*
 - (3) *Minimum yard requirements.* Subject to the provisions of Section 656.403(a), the minimum yard requirements for all

uses and structures (as measured from the wall of the structure) are:

- (a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
- (b) Side— Five (5) feet.
- (c) Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
- (d) Side Street—Ten (10) feet from building face to back of right-of-way.

(4) *Maximum height of structure*—Thirty-five (35) feet.

ii. **Single Family Residential—Min. 50 ft. width lots.**

(1) *Minimum lot requirement (width and area).*

- (a) Width—Fifty (50) feet.
- (b) Area—5,000 square feet.

(2) *Maximum lot coverage by all buildings*—Fifty (50) percent.

(3) *Minimum yard requirements.* Subject to the provisions of Section 656.403(a), the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

- (a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
- (b) Side— Five (5) feet.
- (c) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
- (d) Side Street—Ten (10) feet from building face to back of right-of-way.

(4) *Maximum height of structure.* Thirty-five (35) feet.

2. 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. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

3. 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. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, garages, carports, boat shelters, tool-houses, garden sheds, garden work centers, children's play areas, play equipment, barbecue pits, and swimming pools, and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood.

4. Height Limitations

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.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Active recreation will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 2.14 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, an approximately 2.37 acre recreation area will be provided on the northern end of the Property, which is in addition to approximately 9.92 acres of wetlands that will remain on the Property.

2. Access

Access will be provided as shown on the Site Plan via Garden Street. The location and design of the access point on Garden Street, turn/deceleration lanes, 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 connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

3. Signage

Signage will be provided in accordance with Part 13 of the City’s Zoning Code (Sign Regulations).

4. 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.

5. Silviculture Uses May Continue.

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

6. Landscaping/Buffer

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

7. 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.

8. Parking

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2020). Off-street parking shall be provided in garages and driveways.

9. Sidewalks, Trails and Bikeways

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

10. Impervious Surface

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RLD-60 (65%).

11. Utilities

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

12. PUD Conceptual Site Plan

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, 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.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on December 11, 2019.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to update the Existing PUD and permit the development of a single family community with a common scheme of development. Furthermore, this PUD provides for additional wetland preservation that would not otherwise be required by the Existing PUD and which will benefit the community at-large. The PUD design ensures consistency with the surrounding zoning and existing uses.

VII. PUD/DIFFERENCE FROM 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 this Written Description and the Site Plan; it provides for site-specific access requirements; and it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

VIII. PERMISSIBLE USES BY EXCEPTION.

Those uses permitted by exception in the RLD-60 zoning district.

IX. Names of Development Team

Developer: Coastland Group, LLC

Planner/Engineer: TOCOI Engineering, LLC.

Architects: N/A

X. Land Use Table

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

XI. PUD REVIEW CRITERIA

13. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

14. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

15. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

16. 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.

17. 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. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

18. Maintenance of Common Areas and Infrastructure:

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

19. Usable Open spaces, Plazas, Recreation Areas:

The PUD provides ample open spaces and recreational opportunities.

20. Impact on Wetlands:

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

21. Listed Species Regulations:

A listed species survey is included with the application materials for this PUD.

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

The PUD provides adequate off street parking.

23. Sidewalks, Trails, and Bikeways:

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.