

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

3 September 2020

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2020-472**                      **Application for: Braddock Road PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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 with Conditions**

Planning Commission Recommendation:                             **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated July 14, 2020
2. The original written description dated July 24, 2020
3. The original site plan dated May 19, 2020

Recommended Planning Commission Conditions to the Ordinance: **None**

**Proposed:**

1. A traffic study must be provided for the proposed development. The traffic study shall determine the need for left and right turn lanes on Braddock Road at the proposed entrance roads and the need for left turn lanes on the entrance road at the proposed internal intersections. The traffic study shall also include a traffic signal warrant analysis for the intersection of Braddock Road and the proposed entrance road. The traffic study shall also include a traffic impact analysis/traffic signal warrant analysis for the Braddock Road/Dunn Avenue intersection as well as the Braddock Road/Lem Turner Road intersection. Any required turn lane shall be built to FDOT standards.
2. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

**Original:**

1. A traffic study must be provided for the proposed development. The traffic study shall determine the need for left and right turn lanes on Braddock Road at the proposed entrance roads and the need for left turn lanes on the entrance road at the proposed internal intersections. The traffic study shall also include a traffic signal warrant analysis for the intersection of Braddock Road and the proposed entrance road. The traffic study shall also include a traffic impact analysis/traffic signal warrant analysis for the Braddock Road/Dunn Avenue intersection as well as the Braddock Road/Lem Turner Road intersection. Any required turn lane shall be built to FDOT standards.
2. In addition to the residential development requirements in the written description and site plan the following shall apply:
  - a. maximum lot coverage for single-family residences shall not exceed 50%;
  - b. minimum lot width shall be 50-feet.
3. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

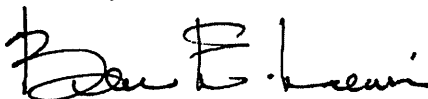
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners felt the 40 foot wide lots increase the housing affordability. The smaller lots will be consistent with the development with the architectural restrictions placed in the written description. Therefore, the Commissioners deleted Condition #2.

Planning Commission Vote:	7-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,



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 2020-0472 TO**  
**PLANNED UNIT DEVELOPMENT**

**SEPTEMBER 3, 2020**

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 **2020-0472** to Planned Unit Development.

***Location:*** 0 Braddock Road

***Real Estate Numbers:*** 002472-0100, 002472-0205, 002474-0000, 002477-0000, 002478-0000, 002482-0000, 002483-0100, 002483-0204, 002483-0230, 002483-0300

***Current Zoning Districts:*** Agriculture (AGR)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Mixed Use (MU), Agriculture-IV (AGR-IV), Agriculture-III (AGR-III)

***Proposed Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** North, District 6

***Applicant/Agent:*** Curtis Hart  
Hart Resources, LLC  
8051 Tara Lane  
Jacksonville, FL 32216

***Owner:*** William Braddock Jr., et al.  
W.R. Braddock Estate  
9471 Baymeadows Road #203  
Jacksonville, FL 32256

***Staff Recommendation:*** **APPROVE W/ CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2020-0472** seeks to rezone approximately 280.55± acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for residential developments with a total of 409 units, a total

density of 1.49 units per acre. The proposed development will contain a mix of 40, 50, & 60 foot wide lots being a mix of 4,600 square feet, 5,750 square feet, and 6,900 square feet.

There is a companion Land Use Amendment, 2020-0471 (L-5414-19A). The proposed amendment is for Mixed Use (MU), Agriculture-IV (AGR-IV), Agriculture-III (AGR-III) to Low Density Residential (LDR). The current MU designation on a portion of the property currently includes a FLUE Policy 4.3.18 for the Braddock Family Parcel Multi-Use Area. Approximately 102 acres of the site is currently in this Multi-Use Area guided by FLUE Policy 4.3.18. The companion Land Use Amendment, Ordinance 2020-471, will amend this portion of the MU area with the LDR land use designation while concurrently amending FLUE Policy 4.3.17 to reflect the change of the 102 acres into the LDR land use category.

### **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.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

#### ***(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 Mixed Use (MU), Agriculture-IV (AGR-IV), Agriculture-III (AGR-III) 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. However, there is a companion Application for Large-Scale Semi-Annual Land Use Amendment to the Future Land Use Map Series L-5414-19A (Ordinance 2020-0471) that seeks to amend the portion of the site that is within the Mixed Use (MU), Agriculture-IV (AGR-IV), and Agriculture-III (AGR-III) land use category to Low Density Residential (LDR). Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5414-19A be approved. 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. A description of the category is noted below.

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

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

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

*The proposed site is located within the Suburban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

**Objective 3.1**

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

*The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.*

**Policy 3.1.6**

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

**Airport Environment Zone**

The site is located within the 150-foot, 300-foot and 500-foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 300' or 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

A small portion of the amendment site at the southeast section of the site is within the 60-64.99 Day-Night Sound Level (DNL) noise contour range. As such this area is within the Civilian Influence Zone for Jacksonville International Airport. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time

of contract of sale, transfer, or lease.

***(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.

Pursuant to the provisions of Section 656.341(d) 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 for rezoning to Planned Unit Development district:

***(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): Mixed Use (MU), Agriculture-IV (AGR-IV), Agriculture-III (AGR-III). There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-5414-19A (Ordinance 2020-0471) that seeks to amend the portion of land that is within the Mixed Use (MU), Agriculture-IV (AGR-IV), and Agriculture-III (AGR-III) land use category to 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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application and a CCAS / CRC application to the Concurrency & Mobility Management System Office for our review, assessment, approval.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize the subject parcel for a residential development. Moreover, 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 proposal Planned Unit Development shall be based on the following factors:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** The PUD will provide recreation/common area as required by Section 656.420 of the Zoning Code. Recreation/open space requirements will be met by providing 435 square feet of active recreation area per dwelling unit. Pursuant to 2030 Comprehensive Plan Policy 2.2.3 A residential subdivision development of 100 lots or more shall provide at least one acre of use able uplands for every 100 lots (and any fraction thereof), or 5% of the total use able uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

**The use of existing and proposed landscaping:** Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

**The treatment of pedestrian ways:** Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Braddock Road.

Braddock Road, from Dunn Avenue (State Route 104) to Lem Turner Road (State Route 115), is the directly accessed functionally classified roadway in the vicinity. Braddock Road is a 2-lane undivided collector in this vicinity and is currently operating at 9.91% of capacity. This Braddock Road segment has a maximum daily capacity of 16,920 vpd and a 2018 daily traffic volume of 1,676 vpd.

This development is for 409 dwelling units of ITE Code 210 Single Family Detached Housing, which would generate 3,861 vpd.

**This development is subject to mobility fee review.**

**The use and variety of building setback lines, separations, and buffering:** The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code with the exception of maximum lot coverage will be allowed up to 60%.

**The use and variety of building sizes and architectural styles:** The proposed residential development will require architectural review for standards including: (1) the façade (front) of each single family detached home must have at least two different finishes, one being primary

finish and the secondary finish being an accent feature, (2) no panel siding can be used as the primary building product on the façade of any single family detached home.

**The variety and design of dwelling types:** The proposed residential parcel will contain a maximum of 409 single-family dwelling units—which will range in the following lot sizes: 40 foot wide lots with an area of 4,600 square feet, 50 foot wide lots with an area of 5,750 square feet and 60 foot wide lots with an area of 6,900 square feet in size.

***(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 by acres of undeveloped land with a few properties developed with Single family dwellings with lots minimum 1 acre in size. Planned Unit Development 2005-0419 just to the south of the subject property is a single family residential development with a development potential of 1,200 single family lots ranging in size from 50-foot wide lots to 70 foot-wide lots.

**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	MU	AGR	Wetlands
South	MU	PUD: 2005-0419	Timber
East	MU	AGR	Timber
West	AGR-IV	AGR	Single Family Dwellings

***(6) Intensity of Development***

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 409 units, a total density of 1.49 units per acre. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 50 feet to 100+ feet. The department is recommending the minimum lot size be 50 foot wide lots.

**The availability and location of utility services and public facilities and services:**

The subject site will be serviced by JEA for city water by existing 16 inch water main along Braddock Road approx. 1,300 feet north of Sandle Drive and sewer connection from an existing 12 inch force main along Braddock Road approx. 1,300 feet north of Sandle Drive. Additionally, in a memo provided by JEA dated August 10, 2020, JEA Availability Number 2019-0007 issued 01/03/2019 for 140,000 gpd for the proposed development. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.



**School Capacity:**

Based on the Development Standards for impact assessment, the 6.10± acre proposed PUD rezoning has a development potential of 31 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis  
PUD 2020-0472**

**Development Potential: 409 Single-Family Units**

School Type	CSA	2019-2020 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	1	13,689	70%	68	63%	6,200
Middle	1	8,270	83%	29	88%	244
High	1	2,932	83%	38	76%	2,932
<b>Total New Students</b>				<b>135</b>		

*Total Student Generation Yield: 0.333*

*Elementary: 0.167*

*Middle: 0.073*

*High: 0.093*

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2019/2020)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	68	683	553	81%	96%
Highlands MS #244	1	29	1,071	888	83%	77%
Jean Ribault High School #96	1	38	1,683	1,336	79%	85%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 409 dwelling units – 2020-0472

*(7) Usable open spaces plazas, recreation areas.*

The project will be developed, in regards to recreation and open space, in accordance with Section 656.420 of the Zoning Code and Policy 2.2.3 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

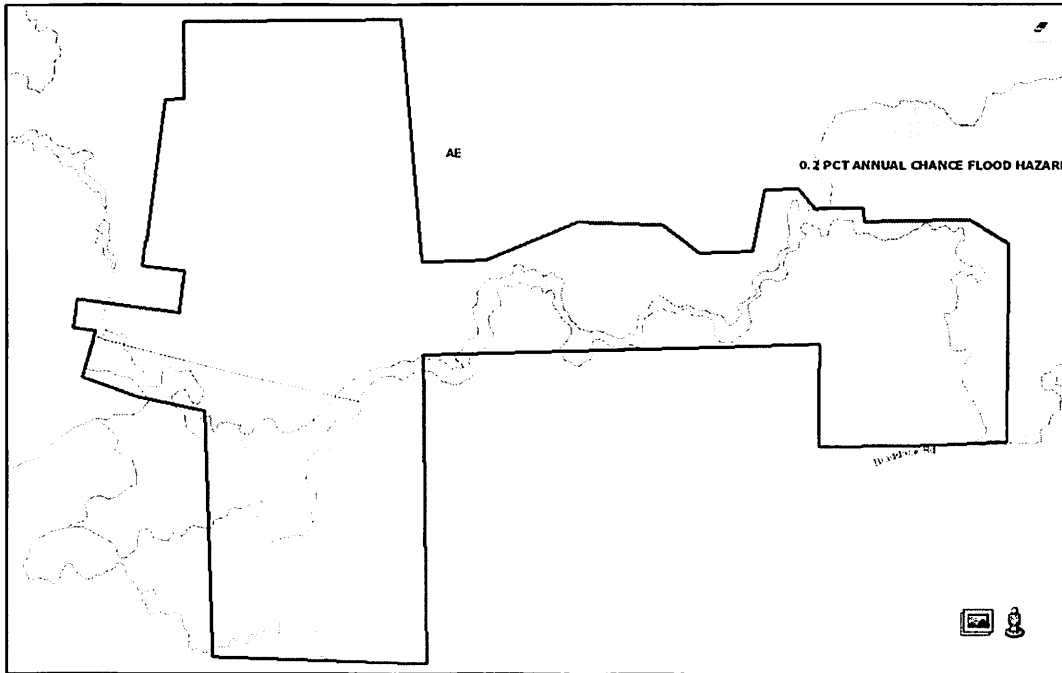
*(8) Impact on wetlands*

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

**Flood Zones**

Approximately 199 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard and AE flood zones. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance. The development indicated on the PUD site plan appears to avoid the flood zone areas.



**Wetlands Characteristics:**

Approximate Size:	145.17 Acres
General Location(s):	the wetlands are located throughout the site (See Wetlands Map Attached)
Quality/Functional Value:	The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.
Soil Types/ Characteristics:	See Protected Species Report on file with the companion land use amendment application Ordinance 2020-471.
Wetland Category:	Category III
Consistency of Permitted Uses:	All uses consistent with CCME Policies 4.1.3 and 4.1.6
Environmental Resource Permit (ERP):	Not provided by the applicant
Wetlands Impact:	The companion PUD rezoning includes a site plan indicating the development plan. According to the

site plan, the development plan appears to avoid the wetlands and a majority of the flood zone areas causing minimal impacts to the wetland areas.

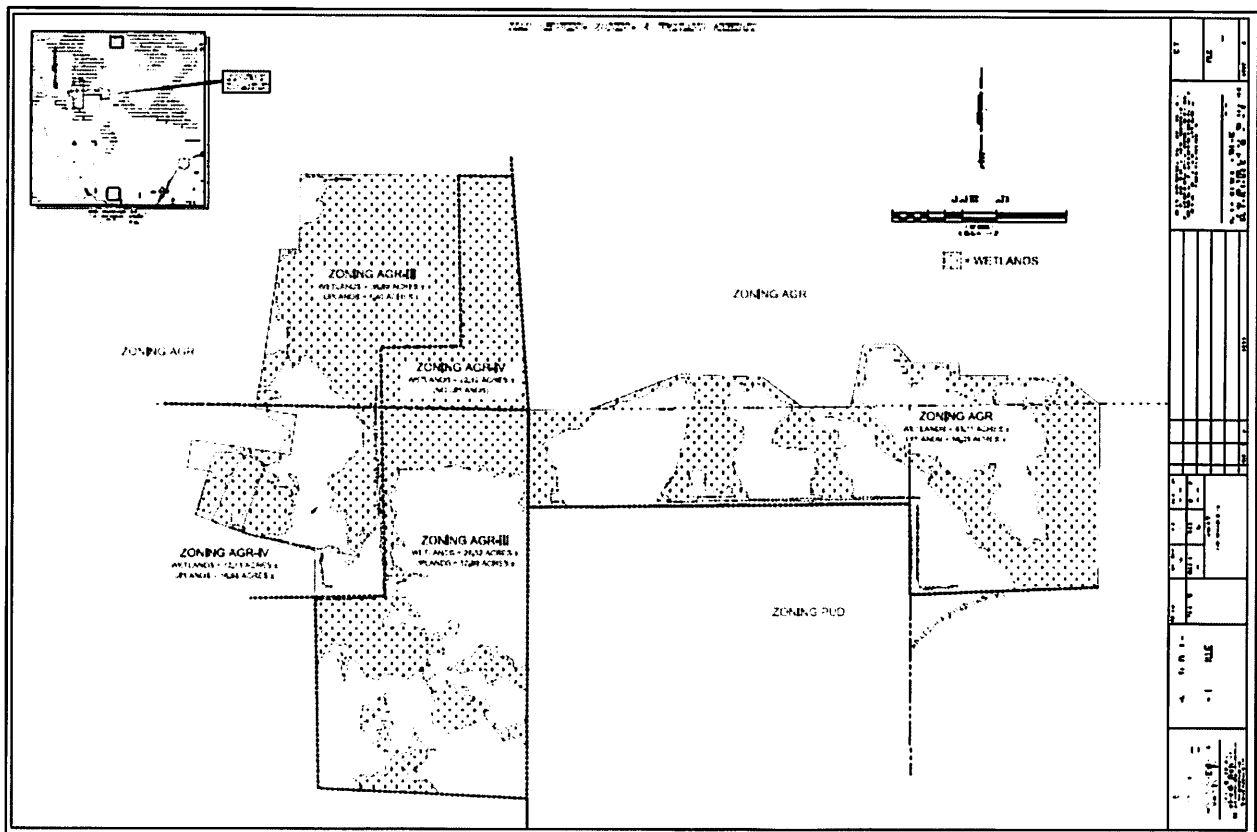
Associated Impacts:

0.2 PCT Annual Chance Flood Hazard and AE flood zones.

Relevant Policies:

CCME Policies 4.1.3 and 4.1.6

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



**(9) Listed species regulations**

The project is greater than the 50-acre threshold. A combined vegetative, wildlife, wetland survey conducted by Mr. David Pierce was provided with the application. Although the native habitat is favorable, no listed species or signs of listed species were identified on site. The site is functionally isolated from larger environmental areas.

**(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.

**Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.**

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **August 18, 2020** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0472** be **APPROVED** with the following exhibits:

- The original legal description dated July 14, 2020**
- The original written description dated July 24, 2020**
- The original site plan dated May 19, 2020**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0472** be **APPROVED WITH THE FOLLOWING CONDITIONS**.

1. A traffic study must be provided for the proposed development. The traffic study shall determine the need for left and right turn lanes on Braddock Road at the proposed entrance roads and the need for left turn lanes on the entrance road at the proposed internal intersections. The traffic study shall also include a traffic signal warrant analysis for the intersection of Braddock Road and the proposed entrance road. The traffic study shall also include a traffic impact analysis/traffic signal warrant analysis for the Braddock Road/Dunn Avenue intersection as well as the Braddock Road/Lem Turner Road intersection. Any required turn lane shall be built to FDOT standards.
2. In addition to the residential development requirements in the written description and site plan the following shall apply:
  - a. maximum lot coverage for single-family residences shall not exceed 50%;
  - b. minimum lot width shall be 50-feet.
3. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



Aerial View

Source: JaxGIS



**View of Property along Braddock Road**

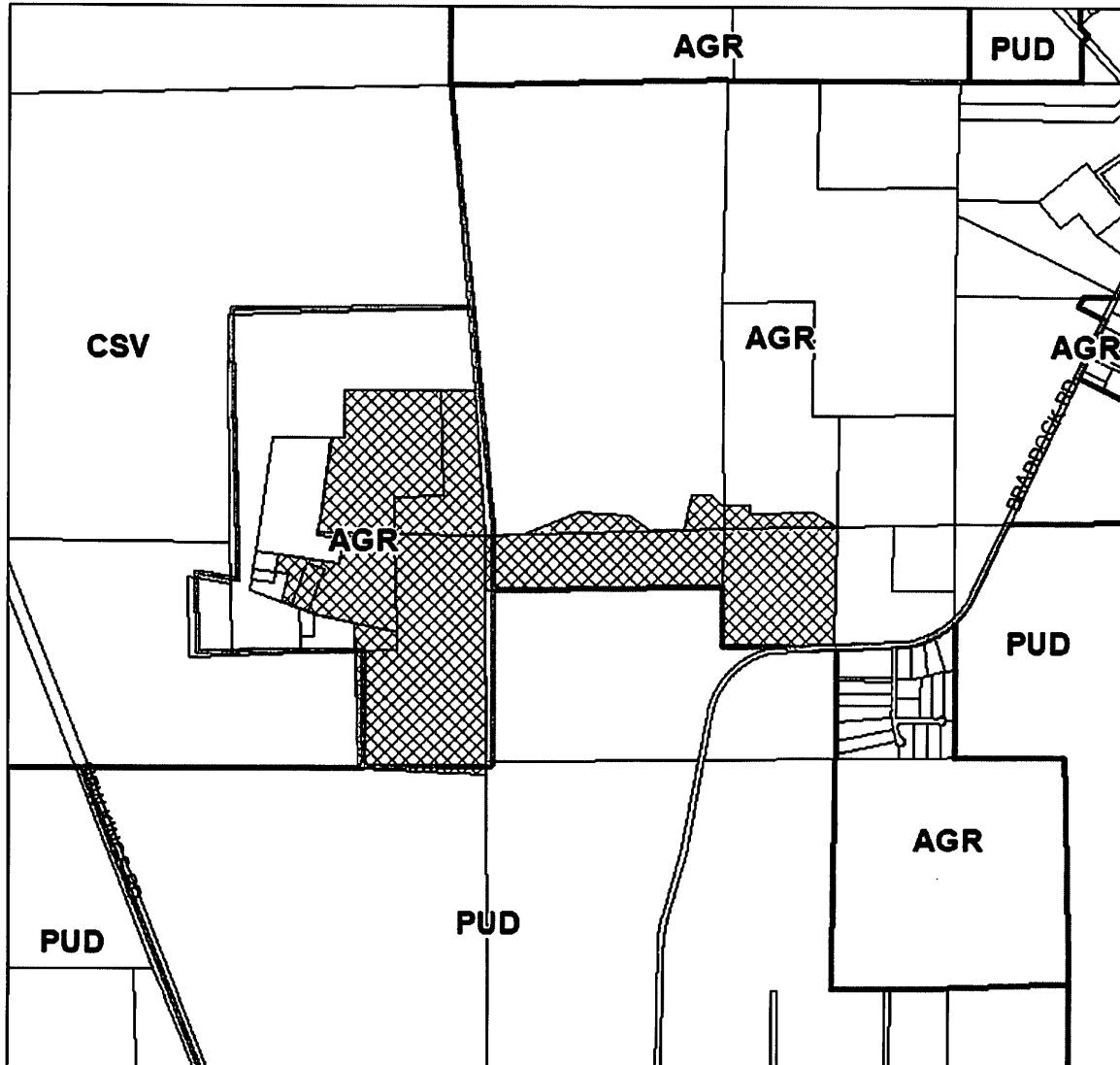
*Source: Planning & Development Dept.  
Date: August 18, 2020*

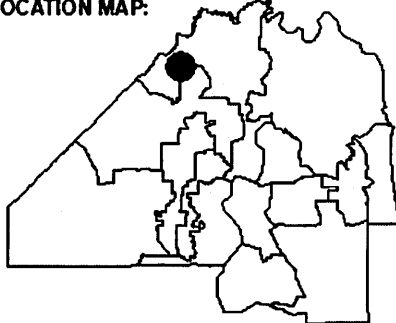
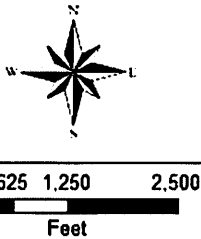


**Entrance to Subject Property**

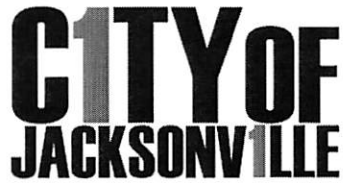
*Source: Planning & Development Dept.  
Date: August 18, 2020*





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: AGR</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p>  <p><b>TRACKING NUMBER</b> T-2020-2904</p>	 <p><b>COUNCIL DISTRICT:</b> 7</p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>
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PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

**DATE:** 8/18/2020

**TO:** Erin Abney  
City Planner I

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT:** **TRANSPORTATION REVIEW OF 2020-0472 BRADDOCK ROAD PUD**

Braddock Road, from Dunn Avenue (State Route 104) to Lem Turner Road (State Route 115), is the directly accessed functionally classified roadway in the vicinity. Braddock Road is a 2-lane undivided collector in this vicinity and is currently operating at 9.91% of capacity. This Braddock Road segment has a maximum daily capacity of 16,920 vpd and a 2018 daily traffic volume of 1,676 vpd.

This development is for 409 dwelling units of ITE Code 210 Single Family Detached Housing, which would generate 3,861 vpd.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be

PLANNING AND DEVELOPMENT DEPARTMENT



consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

\*Transportation Planning Division CONDITIONS the following for approval:

A traffic study must be provided for the proposed development. The traffic study shall determine the need for left and right turn lanes on Braddock Road at the proposed entrance roads and the need for left turn lanes on the entrance road at the proposed internal intersections. The traffic study shall also include a traffic signal warrant analysis for the intersection of Braddock Road and the proposed entrance road. The traffic study shall also include a traffic impact analysis/traffic signal warrant analysis for the Braddock Road/Dunn Avenue intersection as well as the Braddock Road/Lem Turner Road intersection. Any required turn lane shall be built to FDOT standards.

**Application Review Request:** COJ PDD: Baseline Checklist Review  
**Proposed Name:** Ord. 2020-0472 - Braddock Road PUD Baseline  
**Requested By:** Erin Abney  
**Due:** 8/21/2020

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2019/20)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	68	683	553	81%	96%
Highlands MS #244	1	29	1071	888	83%	77%
Jean Ribault High School #96	1	38	1683	1336	79%	85%
		135				

\* Does not include ESE & room exclusions

\* Analysis based on maximum dwelling units: 409

<b>Application Review Request:</b>	<b>COJ PDD:</b> <b>Proposed Name:</b> <b>Requested By:</b> <b>Due:</b>	<b>School Impact Analysis</b> Ord. 2020-0472 - Braddock Road PUD Erin Abney 8/21/2020
<b>Development Potential:</b>	<b>409</b>	<b>Single-family residential units</b>

School Type	CSA	2019-20 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 2&7
Elementary	1	13,689	70%	68	63%	6,200	1,840
Middle	1	8,270	83%	29	88%	244	408
High	1	2,932	83%	38	76%	2,932	786
<b>Total New Students</b>				<b>135</b>			
<i>Total Student Generation Yield:</i>		<i>0.333</i>					
<i>Elementary:</i>		<i>0.167</i>					
<i>Middle:</i>		<i>0.073</i>					
<i>High:</i>		<i>0.093</i>					

**Application For Rezoning To PUD****Planning and Development Department Info****Ordinance #** 2020-0472 **Staff Sign-Off/Date** ELA / 08/11/2020**Filing Date** 08/11/2020 **Number of Signs to Post** N/A**Hearing Dates:****1st City Council** 09/08/2020 **Planning Commission** 09/03/2020**Land Use & Zoning** 09/15/2020 **2nd City Council** 09/22/2020**Neighborhood Association** THE EDEN GROUP INC.**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 2904**Application Status** FILED COMPLETE**Date Started** 05/26/2020**Date Submitted** 05/27/2020**General Information On Applicant**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HART	CURTIS	L
<b>Company Name</b>		
HART RESOURCES LLC		
<b>Mailing Address</b>		
8051 TARA LANE		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32216
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9049935008		CURTISHART@HARTRESOURCES.NET

**General Information On Owner(s)** **Check to fill first Owner with Applicant Info**

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
BRADDOCK JR	WILLIAM	R
<b>Company/Trust Name</b>		
W.R. BRADDOCK ESTATE		
<b>Mailing Address</b>		
9471 BAYMEADOWS ROAD #203		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HUNTLEY	THOMAS	B
<b>Company/Trust Name</b>		
LBBJR LLC		
<b>Mailing Address</b>		
9471 BAYMEADOWS ROAD #203		

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HUNTLEY JR	J.E.	
<b>Company/Trust Name</b>		
JEMC HUNTLEY LLC		
<b>Mailing Address</b>		
9471 BAYMEADOWS ROAD #203		

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
RENARD	SUSAN	
<b>Company/Trust Name</b>		
LBR PARTNERS, LLP		
<b>Mailing Address</b>		
9471 BAYMEADOWS ROAD #203		

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
LAWLESS	JULIA	ROWE
<b>Company/Trust Name</b>		
<b>Mailing Address</b>		
9471 BAYMEADOWS ROAD #203		

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
LAWLESS	ANDREW	MCCULLY
<b>Company/Trust Name</b>		
<b>Mailing Address</b>		
9471 BAYMEADOWS ROAD #203		

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
ROWE III	ROBERT	LEE

**Company/Trust Name**

**Mailing Address**

9471 BAYMEADOWS ROAD #203

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256

<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
ROWE	THOMAS	B

**Company/Trust Name**

**Mailing Address**

9471 BAYMEADOWS ROAD #203

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256

<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
ROWE	JENNIE	B

**Company/Trust Name**

**Mailing Address**

9471 BAYMEADOWS ROAD #203

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32256

<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
BRADDOCK JR	THOMAS	H

**Company/Trust Name**

**Mailing Address**

9471 BAYMEADOWS ROAD #203



<b>City</b> JACKSONVILLE	<b>State</b> FL	<b>Zip Code</b> 32256
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b> BLYLER	<b>First Name</b> JOHN	<b>Middle Name</b>
<b>Company/Trust Name</b>		
<b>Mailing Address</b> 4290 BUCK POINT ROAD		

<b>City</b> JACKSONVILLE	<b>State</b> FL	<b>Zip Code</b> 32210
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

<b>Last Name</b> BLYLER	<b>First Name</b> JOHNY	<b>Middle Name</b> EDWIN
<b>Company/Trust Name</b>		
<b>Mailing Address</b> PO BOX 28713		

<b>City</b> JACKSONVILLE	<b>State</b> FL	<b>Zip Code</b> 32226
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

**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	002472 0100	7	6	AGR	PUD
Map	002472 0205	7	6	AGR	PUD
Map	002474 0000	7	6	AGR	PUD
Map	002477 0000	7	6	AGR	PUD
Map	002478 0000	7	6	AGR	PUD
Map	002482 0000	7	6	AGR	PUD
Map	002483 0100	7	6	AGR	PUD
Map	002483 0204	7	6	AGR	PUD
Map	002483 0230	7	6	AGR	PUD
Map	002483 0300	7	6	AGR	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

MU

**Land Use Category Proposed?** **If Yes, State Land Use Application #**

5414

**Total Land Area (Nearest 1/100th of an Acre)** 280.55**Development Number****Proposed PUD Name** BRADDOCK ROAD PUD**Justification For Rezoning Application**

JEA WATER AND SEWER IS AVAILABLE TO THE SITE AND THE ADJOINING PROPERTY IS RESIDENTIAL.

**Location Of Property****General Location**

WEST OF BRADDOCK ROAD

**House #**

0

**Street Name, Type and Direction**

BRADDOCK RD

**Zip Code**

32219

**Between Streets**

SANDLE DRIVE

and

CONIFER COVE TRAIL

**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

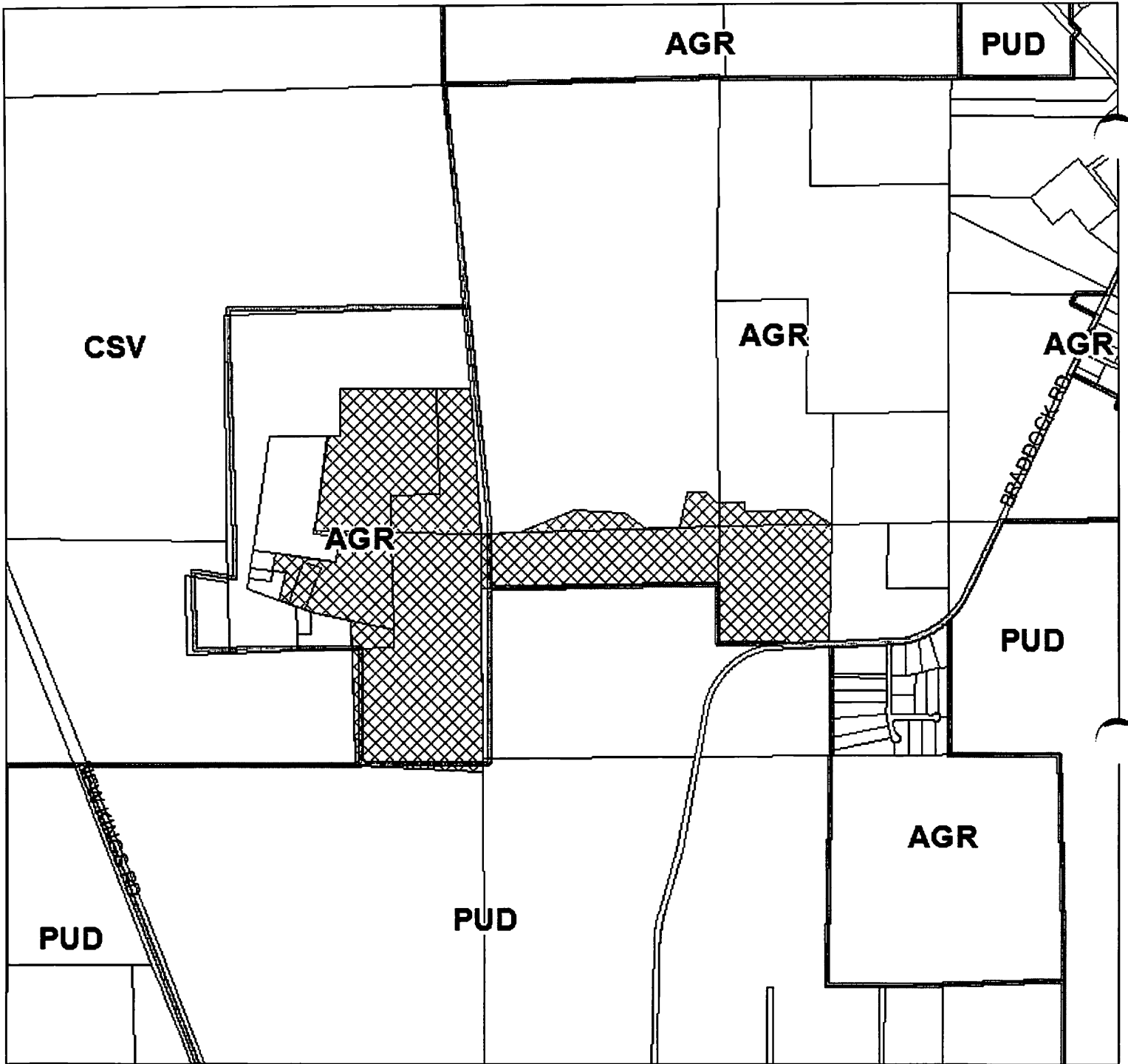
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**  
**280.55 Acres @ \$10.00 /acre:** \$2,810.00
- 3) Plus Notification Costs Per Addressee**  
**12 Notifications @ \$7.00 /each:** \$84.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$5,163.00

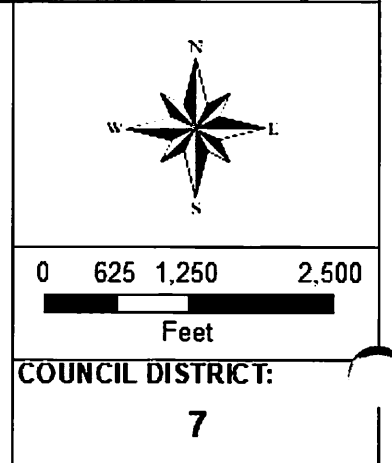
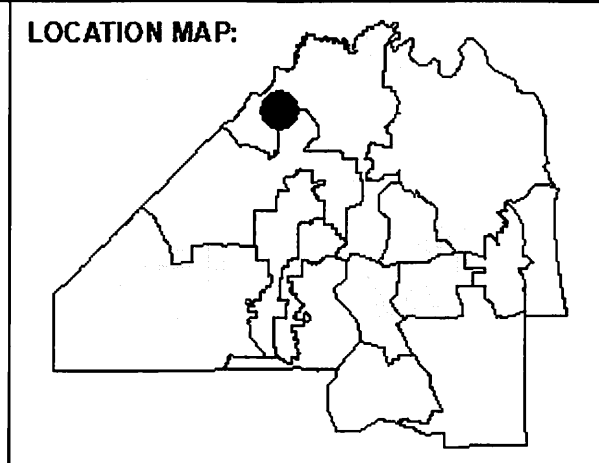
**NOTE: Advertising Costs To Be Billed to Owner/Agent**



**REQUEST SOUGHT:**

**FROM: AGR**

**TO: PUD**



**TRACKING NUMBER**

**T-2020-2904**

**EXHIBIT 2**

**PAGE 1 OF 1**

**LEGAL DESCRIPTION  
BRADDOCK ROAD PUD  
EXHIBIT "1"**

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A PORTION OF SECTIONS 23, 24, 25 AND 26, ALL LYING IN TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, OF SAID TOWNSHIP AND RANGE; THENCE NORTH 89°16'31" EAST, ALONG THE NORTH LINE OF SAID SECTION 25, ALSO BEING THE SOUTH LINE OF SAID SECTION 24, ALSO BEING THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18664, PAGE 1480 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 450.00 FEET; THENCE NORTH 68°00'00" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 690.00 FEET; THENCE SOUTH 87°28'22" EAST, A DISTANCE OF OF 600.00 FEET; THENCE SOUTH 52°32'54" EAST, A DISTANCE OF 350.00 FEET TO A POINT ON THE LAST DESCRIBED LINE; THENCE NORTH 89°16'31" EAST, ALONG LAST SAID LINE, A DISTANCE OF 350.00 FEET; THENCE NORTH 11°00'00" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 457.89 FEET; THENCE NORTH 89°16'31" EAST, A DISTANCE OF 235.00 FEET; THENCE SOUTH 40°00'00" EAST, A DISTANCE OF 179.91 FEET; THENCE NORTH 89°16'31" EAST, A DISTANCE OF 335.00 FEET; THENCE SOUTH 04°00'00" EAST, A DISTANCE OF 96.16 FEET; THENCE NORTH 89°16'31" EAST, A DISTANCE OF 740.00 FEET; THENCE SOUTH 52°00'00" EAST, A DISTANCE OF 340.57 FEET TO A POINT ON LAST SAID LINE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF GOVERNMENT LOT 2, OF SAID SECTION 25 AND ALSO LYING ON THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13052, PAGE 228 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°21'16" WEST, ALONG THE LAST SAID LINE, ALSO BEING THE EAST LINE OF THE NORTH 1/2 OF SAID GOVERNMENT LOT 2, A DISTANCE OF 1319.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BRADDOCK ROAD, BEING A 66' RIGHT OF WAY, ALSO BEING THE SOUTH LINE OF THE SAID NORTH 1/2 OF GOVERNMENT LOT 2; THENCE SOUTH 87°36'59" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1353.11 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTH 1/2 OF GOVERNMENT LOT 2; THENCE NORTH 00°24'09" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 655.09 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTH 89°24'25" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2740.67 FEET TO THE SOUTHWEST CORNER THEREOF, LYING ON THE EAST LINE OF SAID SECTION 26; THENCE SOUTH 00°01'19" WEST, ALONG THE DIVISION LINE BETWEEN SAID SECTION 25 AND SECTION 26, A DISTANCE OF 2093.63 FEET TO THE SOUTHEAST CORNER OF NORTHEAST 1/4 OF SAID SECTION 26, ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5497, PAGE 1917 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 88°02'06" WEST ALONG THE SOUTH LINE THEREOF, ALSO BEING THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 16287, PAGE 2369 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1498.41 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26; THENCE NORTH 01°49'24" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 26, ALSO BEING THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13383, PAGE 430 AND ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7923, PAGE 1740, AND ALONG THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15005, PAGE 959, ALL OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1718.83 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 77°49'39" WEST,

ALONG THE NORTH LINE THEREOF, A DISTANCE OF 486.44 FEET TO THE WEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13592, PAGE 2122 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 71°15'05" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, ALSO BEING A BOUNDARY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12456, PAGE 371, A DISTANCE OF 405.94 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AS EXHIBIT A, IN OFFICIAL RECORDS BOOK 15002, PAGE 1812 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 16°17'49" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 329.23 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 81°03'11" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 155.25 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15292, PAGE 2021 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 07°40'28" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER LYING ON THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7923, PAGE 1738 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 82°17'25" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18854, PAGE 2417 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 717.00 FEET TO THE SOUTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 07°38'59" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 290.43 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 82°20'42" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 299.98 FEET TO THE NORTHWEST CORNER THEREOF, SAID CORNER LYING ON THE EAST LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7923, PAGE 1738; THENCE NORTH 07°43'31" EAST, ALONG LAST SAID EAST LINE, A DISTANCE OF 173.31 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 15002, PAGE 1809 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 82°16'33" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 07°38'05" EAST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 995.55 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER LYING ON A BOUNDARY LINE OF THE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 12456, PAGE 371; THENCE ALONG LAST SAID BOUNDARY LINE, THE FOLLOWING 4 COURSES AND DISTANCES: COURSE 1) THENCE SOUTH 89°16'22" EAST, A DISTANCE OF 135.17 FEET; COURSE 2) THENCE NORTH 00°29'27" WEST, A DISTANCE OF 537.13 FEET; COURSE 3) THENCE SOUTH 89°53'25" EAST A DISTANCE OF 1136.65 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS 5497, PAGE 1915, ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5497, PAGE 1917 OF SAID CURRENT PUBLIC RECORDS; COURSE 4) THENCE CONTINUE SOUTH 89°53'25" EAST, A DISTANCE OF 386.80 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS, SAID CORNER LYING ON THE LINE DIVIDING SAID SECTIONS 23 AND 24, ALSO BEING THE WEST LINE OF THE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18664, PAGE 1480; THENCE SOUTH 05°58'58" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1689.65 FEET TO THE AFOREMENTIONED CORNER COMMON TO SECTIONS 23, 24, 25, AND 26 AND THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 280.55 ACRES, MORE OR LESS.

**BRADDOCK ROAD PUD**  
**Written Description**  
**July 24, 2020**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 002472-0100, 002472-0205, 002478-0000, 002482-0000, 002483-0100, 002483-0204, 002483-0230, 002483-0300, a portion of 002474-0000 & a portion of 002477-0000
- B. Current Land Use Designation: AGR-3, AGR-4, MU
- C. Proposed Land Use: LDR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

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

Hart Resources, LLC (the “Applicant”) proposes to rezone approximately 280.55 acres of property from Residential Rural Acre (“RR-ACRE”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”**

The subject property (“Property”) is currently owned by The Braddock Families and The Blyler Families. The property is located on Braddock Road between Sandle Drive and Conifer Cove Trail, as shown on **Exhibit “K”**. The property will be designated LDR in the Future Land Use Map in the City’s Comprehensive Plan and is residential. The gross density is substantially less than the seven (7) units per acre permitted in LDR in the Comprehensive Plan.

The proposed residential product will consist of one-story and two-story fee simple homes on forty (40), fifty (50) and sixty (60) foot lots with two car garages, as depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

**III. PUD DEVELOPMENT CRITERIA A. Development Densities/Intensities**

The PUD proposes the following permitted densities/intensities:

Single Family residential units: 409 units/280 acres = 1.46 units per acre.

**B. Site Development Standards**

1. *Permitted Uses and Structures:* All uses permitted within the Residential Low Density District (“RLD”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width and area):*

a. Width – 40 feet	b. Area – 4,600 square feet
a. Width --50 feet	b. Area – 5,750 square feet
a. Width – 60 feet	b. Area – 6,900 square feet
4. *Maximum lot coverage by all buildings and structures: 60%*
5. *Minimum yard requirements:*

a. Front – 20 feet
b. Side – 5 feet
c. Rear – 10 feet
6. *Maximum height of structures: 35 feet*

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA A. Access**

Access will be provided through Braddock Road as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior roads will be publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

**B. Recreation/Open Space**

Recreation/open space requirements will be met by providing 435 square feet of active recreation area per dwelling unit. Pursuant to 2030 Comprehensive Plan Policy 2.2.3 A residential subdivision development of 100 lots or more shall provide at least one acre of use able uplands for every 100 lots (and any fraction thereof), or 5% of the total use able uplands area to be platted,



whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

**C. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

**D. Signage**

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the subdivision on Braddock Road and one (1) permanent, double faced sign in the median of the entry road to the subdivision. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code. Since there are numerous pods with three different size lots thru-out the subdivision each pod may have separate entrance signage not to exceed 24 square feet in area.

**E. Construction offices/model units/real estate sales.**

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

**F. Parking and Loading Requirements**

Parking will be provided in accordance with Part 6 of the Zoning Code, except that additional parking, including bicycle parking, may not be provided "on-site" of each platted lot and instead may be provided "on-site" throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

**G. Stormwater Retention**

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

**H. Utilities**

The Property is served by JEA.

**I. Conceptual Site Plan**

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD 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 building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**J. Phasing.**

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any.

**K. Modifications**

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

**L. Architectural Review**

Prior to the construction of residential uses within the PUD, covenants and restrictions shall be recorded for the property which provides for architectural review of plans/elevations of home exteriors by an architectural review board and provide standards for such review, including requirements that (1) the façade (front) of each single family detached home must have at least two different finishes, one being primary finish and the secondary finish being an accent feature, (2) no panel siding can be used as the primary building product on the façade of any single family detached home. As part of verification of substantial compliance for the first residential use, such recorded covenants and restrictions will be submitted to the Planning and Development Department.

**M. Justification for the PUD Rezoning**

The PUD allows for a unique housing products that will create diversity in the housing market, with three different size lots. Due to the unique nature of the mixed housing product, the proposed development cannot reasonably meet certain requirements of the Zoning Code and therefore requires a PUD.

**N. PUD/Difference from Usual Application of 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. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Lot Coverage</b>	For single family uses:  Maximum Lot Coverage: 50%	For single family uses:  Maximum Lot Coverage: 60%	The modification to the lot coverage requirements permits the lot owners to have more square footage which will allow for bigger houses.
<b>Architecture</b>	The Zoning Code does not provide for architectural controls.	This PUD allows for architectural review of plans/elevations of home exteriors by an architectural review board.	It provides standard requirements that (1) the façade of each single family detached home must have at least two different finishes, one being primary and the secondary finish being an accent feature, (2) no panel siding can be used as primary building product on the façade. This will provide a unique development that will bring a diversity of housing product to the community.

**O. Names of Development Team**

Agent: Hart Resources, LLC

Planner/Engineer: North Florida Engineering.

**P. Land Use Table**

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

**V. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LDR – Low Density Residential land use category.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

**D. Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

**E. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by an owners' association.

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides a recreation/common area as required by Section 656.420 of the Zoning Code.

**H. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements. **I. Listed Species Survey:** Provided.

**J. Off-Street Parking Including Loading and Unloading Areas:** The PUD provides parking in accordance with Part 6 of the Zoning Code.

**K. Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.





21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-0007  
Request Received On: 1/2/2019  
Availability Response: 1/3/2019  
Prepared by: Susan West

### Project Information

Name: Braddock Property  
Type: Single Family  
Requested Flow: 140,000 gpd  
Location: 0 Braddock Road. Located between Conifer Cove Trail and Sandle Drive.  
Parcel ID No.: 002478-0000, 002482-0000  
Description: 400 Single Family Subdivision

### Potable Water Connection

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 16 inch water main along Braddock Rd approx 1,300 feet north of Sandle Drive  
Connection Point #2: NA  
Special Conditions: Fire protection needs to be addressed.

### Sewer Connection

Sewer Treatment Plant: DISTRICT 2/CEDAR BAY  
Connection Point #1: Existing 12 inch force main along Braddock Rd approx 1,300 feet north of Sandle Drive  
Connection Point #2: NA  
Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to [fmconnections@jea.com](mailto:fmconnections@jea.com).

### Reclaimed Water Connection

Sewer Region/Plant: NORTH GRID  
Connection Point #1: This property is located within the JEA Reclaimed Water System Service Area.  
Connection Point #2: NA  
Special Conditions: Reclaimed water mains are not currently within the developer required main extension limits. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

### General Comments:

Electric Availability: 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. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to [wsedevprojrequests@jea.com](mailto:wsedevprojrequests@jea.com). Copies of reference drawings may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/).