

# 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

August 19, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-433 Application for: Baymeadows Circle 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:


1. The original legal description dated June 14, 2021
2. The original written description dated July 1, 2021
3. The original site plan dated April 8, 2021

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

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

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

Planning Commission Vote: 5-0

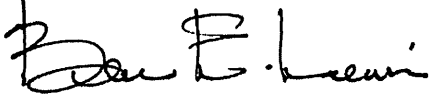
 Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent

Planning Commission Report  
Page 2

Daniel Blanchard	Aye
Ian Brown	Absent
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 2021-0433 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 19, 2021**

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 2021-0433 to Planned Unit Development.

***Location:*** 7981 Baymeadows Circle West  
Between Baymeadows Circle West and I-95

***Real Estate Numbers:*** 148521-4015

***Current Zoning Districts:*** Planned Unit Development (PUD) 2014-0062-E

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

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** T.R. Hainline, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owner:*** John Gislason  
D.R. Horton, Inc.-Jacksonville  
4220 Race Track Road  
St. Johns, FL 32259

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-0433 seeks to rezone approximately 9.00± acres of land from Planned Unit Development (PUD) Ord. #2014-0062-E to Planned Unit Development (PUD). The rezoning to a new PUD is being sought to permit the development of up to 52 townhomes, a small commercial/office center and a possible cell tower.

The current PUD, 2014-0062-E, was approved for commercial retail and service establishments, professional offices, day cares veterinarians and similar uses.

**PUD Ord. 2014-0062-E was approved with the following conditions:**

- a. The subject property is legally described in the original legal description dated November 1, 2013.
- b. The subject property shall be developed in accordance with the revised written description dated March 10, 2014.
- c. The subject property shall be developed in accordance with the original site plan dated October 22, 2013.
- d. The subject property shall be developed in accordance with the Development Services Division memorandum dated February 12, 2014, Exhibit 3, or as otherwise approved by the Planning and Development Department.
- e. Ingress and egress to, from and within the Property shall be roadways which meet the design standards of Section 3 (Roadway Design Requirements) of Jacksonville's Land Development Procedures Manual. Reciprocal easements shall be provided if the ownership or occupancy of the Property is subdivided among more than one person or entity.

**The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

The Planning & Development Department has reviewed the conditions of the enacted ordinance and determined that conditions a – c will be superseded by the proposed PUD exhibits and do not need to continue in this PUD. Condition (d) also may be omitted as the development will be reviewed during the site development process.

**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 Community General Commercial (CGC) 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. Principal uses in the CGC land use category include, but are not limited to, commercial retail sales and service establishments, restaurants, hotels and motels, and business and professional offices. While CGC is primarily a commercial category, it allows residential development at densities of up to 40 units per acre. Residential uses shall not be the sole use and shall not exceed 80 percent of a development within the CGC land use category. The proposed residential density and minimum commercial square footage are consistent with the CGC land use category.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. 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:

**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.*

**Airport Environment Zone**

A portion of the site is located within the 500 foot Height and Hazard Zone for the Jacksonville Naval Air Station (NAS Jax). Zoning will limit development to a maximum height of less than 500 feet, 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).

**Objective 2.5**

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

**Baymeadows Community Vision Plan**

The site is within the boundaries of the Baymeadows Community Vision Plan. The Plan is a continuation and fine tuning of the Southeast Vision Plan. Guiding Principle Two of The Southeast Jacksonville Vision Plan, as identified in the Baymeadows Community Vision Plan, is to promote Mixed Use/ Mixed Income Redevelopment and Infill. The proposed PUD would allow for a mixed-use infill development, within the boundaries of both the Southeast Vision Plan and the Baymeadows Community Vision Plans.

***(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 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 category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is in/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. The City Development Number is 104667.00: Baymeadows Golf Club was approved on 10/21/2020 and reserves 52 townhome units and 8,000 encl sf of office use with a Mobility fee assessment of \$84,289. The agent/owner will need to submit a CRC application (attached) to the Concurrency & Mobility Management System Office in order to obtain a City Dev # that is required for civil plan submittal with the City of Jacksonville & to obtain the CRC Certificate.

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

This proposed Planned Unit Development intends to permit the development of up to 52 townhomes, a small commercial/office center and a possible cell tower. 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 streetscape:** The proposed intent of development will provide a conventional streetscape that is similar to other developments in the area.

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan, active recreation is not required for the Residential Uses in this project because of the number of units; however, Developer may, at its sole discretion, construct active and/or passive recreation on the Property. Additionally, the Land-Use Table provides 1 acres of passive open space including wetlands.

**The use of existing and proposed landscaping:** A minimum twenty (20) foot landscaped buffer shall be provided along the northern Property boundary meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Golfside Drive. Comments from Traffic & Engineering include:

- We recommend traffic control devices at the private intersections of Golfside Drive/Western Way/Site entrance and Golfside Drive/ Baymeadows Circle W to more clearly define driver right of way.

Baymeadows Road (SR 152), from I-95 to Old Baymeadows Road, is the directly accessed functionally classified roadway in the vicinity. Baymeadows Road is a 4-lane divided arterial in this vicinity, and is currently operating at 126% of capacity. This Baymeadows Road segment has a maximum daily capacity of 39,800 vpd and a 2019 daily traffic volume of 50,500 vpd.

This development is for 114 units of SQFT of ITE Code 220 Lowrise Multifamily, which would generate 838 vpd.

**The use and variety of building setback lines, separations, and buffering:** The proposed 52 townhome development will have a minimum lot width of eighteen (18) feet with a minimum lot area of 1,980 square feet. Setbacks are similar to the development standards in the Zoning Code.

**Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such**

**lands:** The written description and site plan include wireless communication towers as a permitted use. Any wireless communication tower must meet the regulation in Part 15 of the Zoning Code.

***(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 located in a mixed-use area with residential properties as the prevailing use ranging from single family dwellings to multi-family dwellings. The property additionally is adjacent to office space.

**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	CGC	CCG-1	Office Space
South	CGC	CCG-1	Office Space
East	CGC	CCG-1	Office Space
West	CGC	PUD 2003-0694	Retail Space

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

The proposed development is consistent with the proposed CGC functional land use category and will allow for the development of a maximum of 52 townhome development, a small commercial/office center and a possible cell tower. The PUD is appropriate at this location because it is consistent with the surrounding residential uses.

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

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated July 27, 2021, JEA has no objection to proposed PUD. There is an existing JEA main crossing this property. Construction activities to include provisions to prevent outages on existing JEA infrastructure. Any adjustments to existing infrastructure and/or easements to be addressed during plan review. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The development will have access to Baymeadows Road (SR 152) and I-95.

**School Capacity:**

Based on the Development Standards for impact assessment, the 9.00± acre proposed PUD rezoning has a development potential of 52 townhomes. 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 2021-0433**

**Development Potential: 52 Residential Units**

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 3&5
Elementary	4	5,438	80%	8	100%	550	2,053
Middle	4	4,005	82%	3	85%	338	382
High	4	856	67%	4	86%	75	142
<b>Total New Students</b>				<b>15</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 (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Beauclerc ES #230	4	8	1,041	669	64%	73%
Southside MS #211	3	3	977	955	98%	80%
Englewood HS #90	3	4	1,864	1,852	99%	101%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 52 dwelling units – 2021-0433
- Same as Above (SAA)
- 

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

Pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan, active recreation is not required for the Residential Uses in this project because of the number of units

***(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.

**Wetlands Characteristics:**

Approximate Size:	0.65 of an Acre
General Location(s):	Near the northwest property line. There is a small isolated pocket of wetlands and a small piece of a much larger wetland area.
Quality/Functional Value:	Category III: 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:	<p>22 - The Evergreen series and Wesconnett series are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. Generally the high water table is at or above the surface for very long periods.</p> <p>81- Stockade fine sandy loam - The stockade series consists of nearly level, very poorly drained soils. The high water table is generally at or above the surface for very long periods.</p>
Wetland Category:	Category III
Consistency of Permitted Uses:	Uses permitted within Category III wetlands are subject to CCME Policies 4.1.3 and 4.1.6
Environmental Resource Permit (ERP):	Not provided by the applicant
Wetlands Impact:	The site plan appears to impact a portion of the wetlands

Associated Impacts: No associated impacts.

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***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

Parking and loading will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended.

***(11) Sidewalks, trails, and bikeways***

Parking for bicycles for the Residential Uses will be provided at 0.125 spaces per unit, with a minimum of 2 spaces. Parking for bicycles for the Commercial/Office Uses shall be provided at 1 space per 5,000 square feet with a minimum of 2 spaces.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **August 5, 2021** 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 **2021-0433** be **APPROVED** with the following exhibits:

1. The original legal description dated June 14, 2021
2. The original written description dated July 1, 2021
3. The original site plan dated April 8, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0433** be **APPROVED**.



Aerial View

Source: JaxGIS



**View of Subject Property**

*Source: JAXGIS Maps*



**View of Subject Property**

*Source: Planning & Development Dept.  
Date: August 5, 2021*



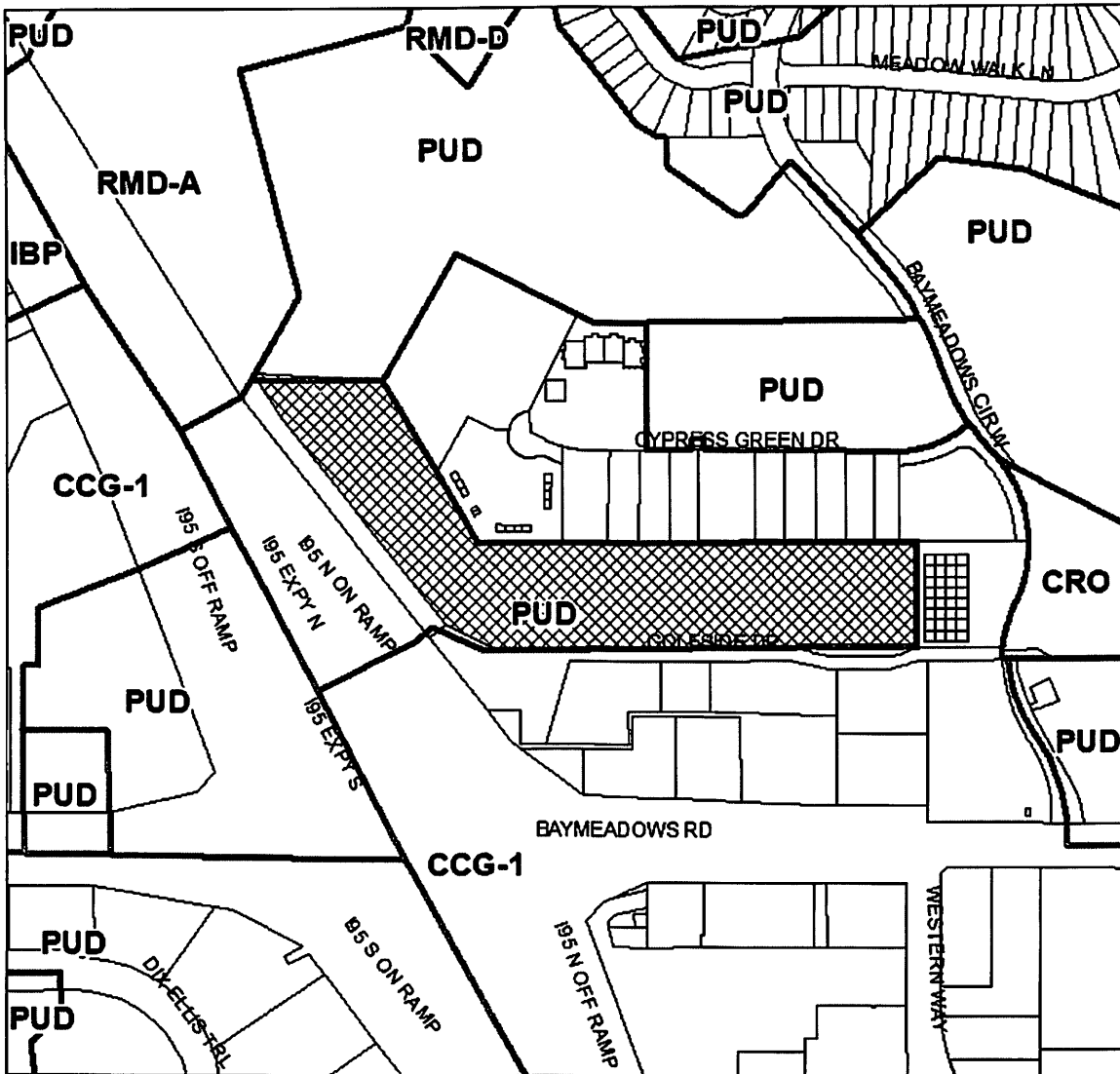
**View of Property to the East**

*Source: Planning & Development Dept.  
Date: August 5, 2021*



**View of Property to the East**

*Source: GoogleMaps*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>11</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2021-0433</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3570</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>



## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2021-0433 **Staff Sign-Off/Date** ELA / 07/02/2021

**Filing Date** 07/27/2021 **Number of Signs to Post** 3

**Hearing Dates:**

**1st City Council** 08/24/2021 **Planning Commission** 08/19/2021

**Land Use & Zoning** 09/08/2021 **2nd City Council** N/A

**Neighborhood Association** BAYMEADOWS COMMUNITY COUNCIL, VILLAGE GREEN, BETTER BAYMEADOWS, INC

**Neighborhood Action Plan/Corridor Study** BAYMEADOWS CP

### Application Info

**Tracking #** 3570 **Application Status** FILED COMPLETE

**Date Started** 05/28/2021 **Date Submitted** 05/28/2021

### General Information On Applicant

Last Name	First Name	Middle Name
HAINLINE	T.R.	

**Company Name**  
ROGERS TOWERS, P.A.

**Mailing Address**  
1301 RIVERPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043465531	9043960663	THAINLINE@RTLAW.COM

### General Information On Owner(s)

**Check to fill first Owner with Applicant Info**

Last Name	First Name	Middle Name
GISLASON	JOHN	

**Company/Trust Name**  
D.R. HORTON, INC. - JACKSONVILLE

**Mailing Address**  
4220 RACE TRACK ROAD

City	State	Zip Code
ST. JOHNS	FL	32259

Phone	Fax	Email
9044517108		JRGISLASON@DRHORTON.COM

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2014-0062E

Map RE#	Council	Planning From Zoning	To Zoning

District	District	District(s)	District
Map 148521 4015 11	3	PUD	PUD

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

**Existing Land Use Category**  
CGC

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

**Total Land Area (Nearest 1/100th of an Acre)** 9.00

**Development Number**

**Proposed PUD Name** ALDEN LANDING

**Justification For Rezoning Application**  
SEE EXHIBIT "3" ATTACHED.

**Location Of Property**

**General Location**  
NORTH OF GOLFSIDE DRIVE, WEST OF BAYMEADOWS CIRCLE WEST

House #	Street Name, Type and Direction	Zip Code
7981	BAYMEADOWS CIR W	32256

**Between Streets**  
BAYMEADOWS CIRCLE W and I-95

**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**

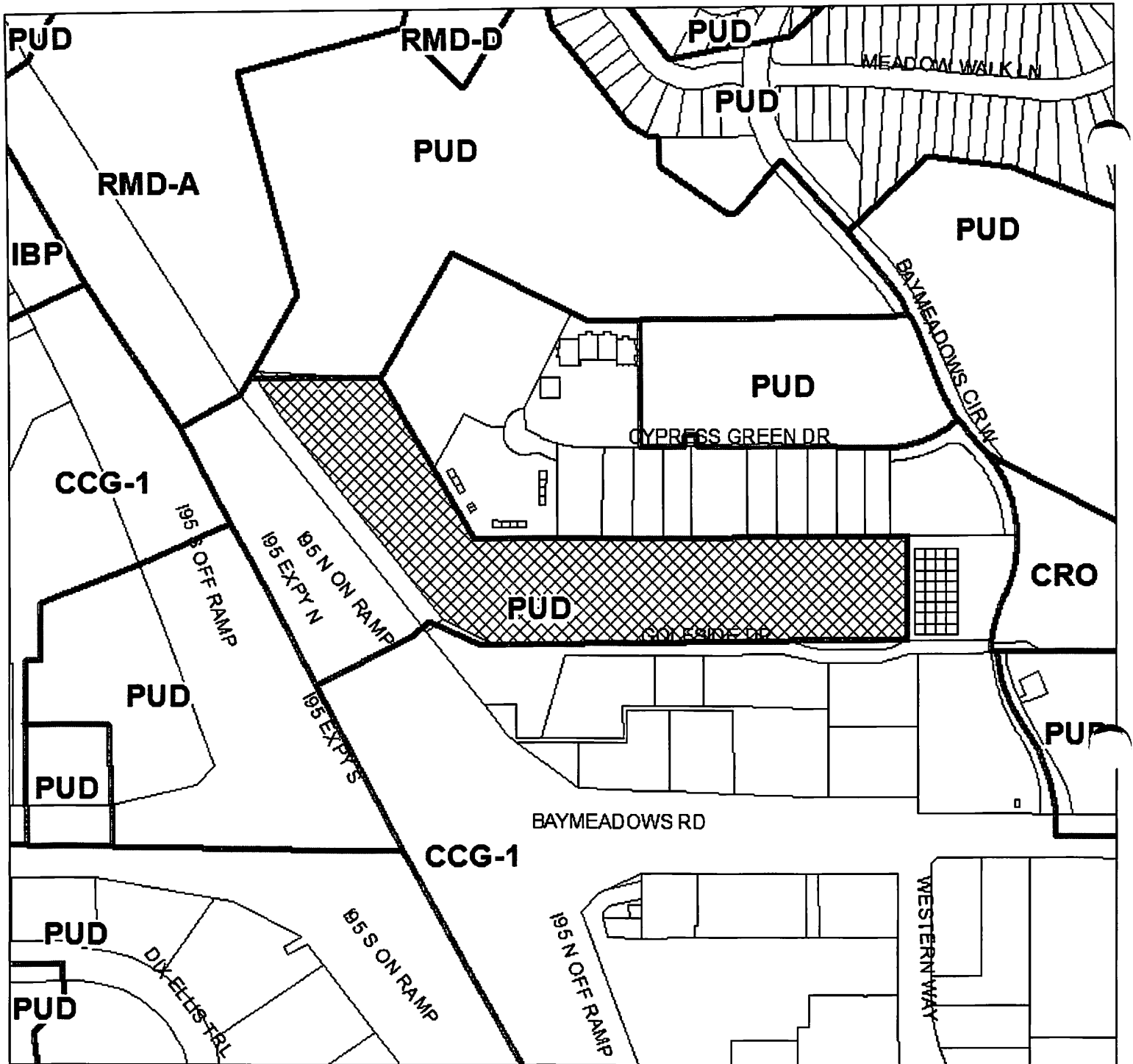
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**

- |  |                   |
|--|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>9.00 Acres @ \$10.00 /acre:</b>                                     | <b>\$90.00</b>    |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>61 Notifications @ \$7.00 /each:</b>                                | <b>\$427.00</b>   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$2,786.00</b> |

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

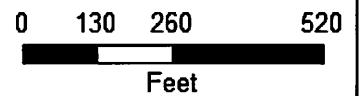
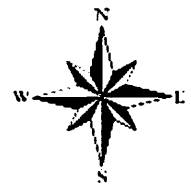
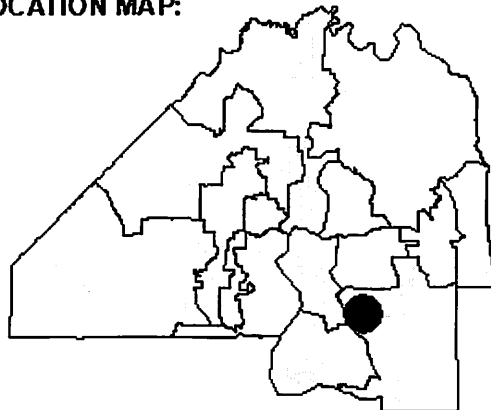


**REQUEST SOUGHT:**

**FROM: PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**11**

**TRACKING NUMBER**

**T-2021-3570**

**EXHIBIT 2  
PAGE 1 OF 1**

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## Legal Description

A CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF THE FRANCIS RICHARD GRANT SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF COMMENCEMENT, BEGIN AT THE INTERSECTION OF THE NORTHWESTLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD (A 100.00 FOOT RIGHT-OF-WAY, AS IT IS NOW ESTABLISHED), WITH THE EASTERLY BOUNDARY LINE OF SECTION 23; THENCE ALONG SAID NORTHWESTLY RIGHT-OF-WAY LINE OF BAYMEADOWS ROAD N89°30'23"W, A DISTANCE OF 2493.17 FEET TO THE CENTERLINE OF BAYMEADOWS CIRCLE WEST (A VARIABLE-WIDTH RIGHT-OF-WAY AS CURRENTLY ESTABLISHED); THENCE DEPARTING THE NORTHWESTLY RIGHT-OF-WAY LINE OF SAID BAYMEADOWS ROAD ALONG THE CENTERLINE OF SAID BAYMEADOWS CIRCLE WEST N89°43'23"W, A DISTANCE OF 48.80 FEET; THENCE N00°15'23"W, A DISTANCE OF 36.75 FEET TO THE POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE WEST; THENCE NORTHWESTLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 27°23'21", AN ARC LENGTH OF 143.41 FEET AND A CHORD BEARING N14°39'03"W, A DISTANCE OF 142.05 FEET; THENCE N28°20'43"W, A DISTANCE OF 84.80 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST; THENCE NORTHWESTLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 31°14'02", AN ARC LENGTH OF 163.54 FEET AND A CHORD BEARING N12°43'42"W, A DISTANCE OF 161.52 FEET TO THE POINT OF TANGENCY; THENCE DEPARTING THE CENTERLINE OF SAID BAYMEADOWS CIRCLE WEST S89°44'37"W, A DISTANCE OF 191.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE A DISTANCE OF 191.95 FEET TO THE POINT OF BEGINNING; THENCE N62°34'13"W, S89°44'37"W ALONG SAID LINE, A DISTANCE OF 1000.00 FEET; THENCE N62°34'13"W, A DISTANCE OF 128.32 FEET; THENCE N37°51'12"W, A DISTANCE OF 600.00 FEET; THENCE N33°20'26"W, A DISTANCE OF 127.54 FEET; THENCE S86°26'51"E, A DISTANCE OF 310.66 FEET; THENCE S30°15'23"E, A DISTANCE OF 428.67 FEET; THENCE N89°44'37"E, A DISTANCE OF 1025.00 FEET; THENCE S00°15'23"E, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 392193.64 SQUARE FEET OR 9.004 ACRES, MORE OR LESS.

# ALDEN LANDING PUD

July 1, 2021

## I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: a portion 148521-4015
- B. Land Use Designation: CGC
- C. Current Zoning District: PUD (2014-0062-E)
- D. Proposed Zoning District: PUD

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

D.R. Horton, Inc. - Jacksonville (the "Applicant") proposes to rezone approximately 9.004 acres of property located on the north side of Golfside Drive, east of I-95 from Planned Unit Development (the "Original PUD") to Planned Unit Development (this "PUD"). The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to provide for a small townhome development, a small commercial/office center and a possible cell tower. The PUD allows for the development of the proposed use in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this Written Description and the Conceptual Site Plan dated April 8, 2021, which is attached as **Exhibit 4** to this Ordinance (the "Site Plan").

The existing property is currently vacant. The Property is designated as Community/General Commercial ("CGC") on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Urban Development Area. The PUD shall be developed consistent with the applicable GCG – Urban Area land use categories of the 2030 Comprehensive Plan in that Residential is not the sole use, nor will it exceed eighty (80) percent of the final development.

## III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC	CCG-1	Office, Day Care, Gas Station/ Convenience Store, Medical, Bank & Restaurant
East	CGC, RPI & NC	CCG-1, PUD & CRO	Office
North	CGC, RPI & NC	CCG-1 & PID	Office & Apartments
West	CGC	CCG-1 & PUD	I-95, Hotel & Retail

#### **IV. PUD DEVELOPMENT CRITERIA**

##### **A. Parcels - Permitted Uses**

This section of the Written Description addresses items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

Within Parcel A, Residential Uses and Communication Tower.

Within Parcel B, Commercial/Office Uses.

##### **B. Residential Uses:**

That portion of the Property designated as Parcel A permits the following Residential Uses.

###### **1. Permitted Uses and Structures.**

- a) Townhomes, rowhouses or condominiums, rental or fee simple, not to exceed fifty-two (52).
- b) Temporary construction trailers and offices, leasing/sales/management offices, models and similar uses.
- c) Amenity/recreation areas.
- d) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- e) Mail centers/kiosks.
- f) Maintenance offices/areas, maintenance equipment storage building/area, security office and similar use.

###### **2. Permitted Uses by Exception: None.**

3. *Multi-family Uses:* Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multi-family uses: For the purposes of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.

- a) Minimum lot width: None.
- b) Minimum lot area: None.

- c) Maximum lot coverage by all buildings: Seventy (70) percent.
- d) Minimum yard requirements. The minimum yard requirements for all structures are:
  - (1) Front: Twenty (20) feet.
  - (2) Side: Ten (10) feet.
  - (3) Rear: Twenty (20) feet.
- e) Maximum height of structure: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

4. Fee Simple Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for fee simple uses:

- a) Minimum lot width: Eighteen (18) feet.
- b) Minimum lot area: 1,980 square feet.
- c) Maximum lot coverage by all buildings: Seventy (70) percent.
- d) Minimum yard requirements. The minimum yard requirements for all structures are:
  - (1) Front: Twenty (20) feet.
  - (2) Side: Zero (0) feet; Ten (10) feet for end units.
  - (3) Rear: Twenty (20) feet.
- e) Maximum height of structures: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

**C. Communication Tower Uses:**

That portion of the Property designated as Parcel A permits the following Communication Tower Uses.



1. Permitted Uses and Structures:

- a) A camouflaged or Low impact/stealth wireless communication tower, as defined in Section 656.1502 of the Zoning Code; provided, however, the tower meets all of the requirements of Part 15 of Chapter 656 of the Zoning Code and prohibiting all other forms of communication towers.
- b) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- c) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. Permitted Uses by Exception: None.

3. *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for uses:* For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.

- a) Minimum lot width: None.
- b) Minimum lot area: None.
- c) Maximum lot coverage by all buildings: None.
- d) Minimum yard requirements. None.
- e) Maximum height of structures: None.

**D. Commercial/Office Uses.**

That portion of the Property designated as Parcel B permits the following Commercial/Office uses, with a minimum of 8,000 square feet:

1. Permitted Uses and Structures:

- a) Commercial retail sales and service establishments
- b) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- c) 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.

- d) Hotels and motels.
- e) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- f) Art galleries, museums, community centers, dance, art or music studios.
- g) Vocational, trade or business schools and similar uses.
- h) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- i) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- j) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- k) 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.
- l) Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- m) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- n) Personal property storage establishments meeting the performance development criteria set forth in Part 4 of the Zoning Code.
- o) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- p) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- q) Churches, including a rectory or similar use.
- r) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- s) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- t) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- u) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins) of the Zoning Code.

2. Permitted Uses by Exception: None.

3. Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for uses: For the purposes of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.

- a) Minimum lot width: None.
- b) Minimum lot area: None.
- c) Maximum lot coverage by all buildings: None.
- d) Minimum yard requirements. None.
- e) Maximum height of structures: None.

**E. Accessory Uses and Structures in Parcels A & B:**

Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principle use. Accessory uses shall not involve operations or structures not in keeping with character of the principle use and shall be subject to the following:

1. Accessory uses shall not be located in required front or side yards except as follows:

a) Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the exterior property line and zero (0) feet from internal lot lines where the side setback is also zero (0).

2. Accessory uses and structures related to Residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.

3. Patios and porches related to Residential uses within the PUD, including outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way. Screened patios/porches with a structural roof shall be setback at least five (5) feet of any right-of-way.

4. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

## **V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

### **A. Access/Traffic Circulation**

Access will be provided as shown on the PUD Conceptual Site Plan via Golfside Drive. As shown on the Site Plan, a portion of Golfside Drive will be realigned to serve the development and the adjacent uses. For purposes of access to Parcel B, the Commercial/Office parcel, the access prohibition found in Section 656.408 of the Zoning Code is waived and does not apply to this PUD. The locations and design of the access points, 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 connections, and internal drives shall be subject to the review and approval of the Planning and Development Department.

### **B. Recreation/Open Space**

Pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan, active recreation is not required for the Residential Uses in this project because of the number of units; however, Developer may, at its sole discretion, construct active

and/or passive recreation on the Property.

**C. Landscaping/Landscaped Buffers**

1. *Landscaping:* Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.

2. *Northern Property Boundary:* A minimum twenty (20) foot landscaped buffer shall be provided along the northern Property boundary meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.

**D. Signage**

1. Identity Monument Signs.

a) One (1) single or double-sided identity monument sign is permitted on Golfside Drive for the Residential Use. The sign may be externally illuminated. The sign may not exceed twelve (12) feet in height and twenty four (24) square feet (each side) in area.

b) One (1) single or double-side identity monument sign is permitted on Golfside Drive for the Commercial/Office Use. The sign may be externally or internally illuminated and may not exceed twelve (12) feet in height and twenty four (24) square feet (each side) in area.

2. Directional Signs.

Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

3. Real Estate and Construction Signs.

Non-illuminated, real estate and construction signs a maximum of twenty four (24) square feet in area and twelve (12) feet in height are permitted.

4. Additional Signage for Parcel B Commercial/Office Use.

- a) Wall signs are permitted.
- b) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
- c) 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 and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in Section 656.1303(i)(1) of the Zoning Code. 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.

**E. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible.

**F. Modifications**

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

**G. Parking and Loading Requirements for Vehicles and Bicycles**

Parking and loading will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended. Parking for bicycles for the Residential Uses will be provided at 0.125 spaces per unit, with a minimum of 2 spaces. Parking for bicycles for the Commercial/Office Uses shall be provided at 1 space per 5,000 square feet with a minimum of 2 spaces.

**H. Lighting**

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. Additionally, street lights shall be installed along the southside of Golfside Drive.

**I. Stormwater Retention**

Stormwater facilities will be constructed in accordance with applicable regulations.

**J. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on March 5, 2021.

**VII. JUSTIFICATION FOR THE PUD REZONING**

This PUD allows for infill residential and commercial/office projects that would not otherwise be permitted in a conventional zoning district. Additionally, the proposed residential uses will provide for the addition of more diverse housing products to this area.

**A. PUD/Difference from Usual Application of Zoning Code (Ordinance 2014-0062-E)**

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; it requires an increased buffer along the eastern boundary of the Property; it contains preservation provisions which would otherwise not be required; and, it provides for site-specific signage requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Ordinance 2014-0062-E	Proposed PUD	Reasoning
Uses	1.Commercial retail sales and service establishments 2.Banks, including drive-thru tellers, credit unions and similar uses. 3.Professional and business offices, including medical and dental or chiropractic offices, but not clinics or hospitals.. 4. Libraries, art galleries, museums, dance, art, photography, or music studios and theaters for stage performances, but not motion picture theaters. 5.Express or parcel delivery offices and similar uses, but not freight terminals. 6.Veterinarians and animal boarding that do not require outside housing or boarding's of animals, subject to the preference standards and development criteria set forth in Part 4 of the Zoning Code. 7.Retail outlets for the sale of used wearing apparel, not to exceed 2,500 rentable square feet. 8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 9.Multi-family residential (RMD-D) vertically integrated with a permitted use on the ground floor. 10.Restaurants with the outside sale and service of food, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 11. Service establishments such as barber shops, beauty shops, shoe repair shops as defined in the Zoning Code definition of "neighborhood retail and service" establishments. 12.Day care.	Residential Permitted Uses and Structures.  a) Townhomes, rowhouses or condominiums, rental or fee simple, not to exceed fifty-two (52).  b) Temporary construction trailers and offices, leasing/sales/management offices, models and similar uses.  c) Amenity/recreation areas.  d) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.  e) Mail centers/kiosks.  f) Maintenance offices/areas, maintenance equipment storage building/area, security office and similar use.  Communication Tower Permitted Uses and Structures:  a) A camouflaged or Low impact/stealth wireless communication tower, as defined in Section 656.1502 of the Zoning Code; provided, however, the tower meets all of the requirements of Part 15 of Chapter 656 of the Zoning Code and prohibiting all other forms of communication towers.  b) Stormwater, surface water	To permit a mix of residential, commercial, office and communication tower uses not currently permitted under the existing PUD.

	<p>13. Churches 14. Multifamily</p>	<p>management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>c) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>Commercial Permitted Uses and Structures:</p> <p>a) Commercial retail sales and service establishments</p> <p>b) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>c) 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.</p> <p>d) Hotels and motels.</p> <p>e) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>f) Art galleries, museums, community centers, dance, art or music studios.</p> <p>g) Vocational, trade or business schools and similar uses.</p> <p>h) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>i) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>j) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>k) Retail plant nurseries including</p>	
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		<p>outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>l) Express or parcel delivery offices and similar uses (but not freight or truck terminals).</p> <p>m) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>n) Personal property storage establishments meeting the performance development criteria set forth in Part 4 of the Zoning Code.</p> <p>o) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>p) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>q) Churches, including a rectory or similar use.</p> <p>r) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>s) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>t) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>u) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins) of the Zoning Code.</p>	
<p><b>Accessory Uses and Structures</b></p>	<p>As provided in §656.403</p>	<p>Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure and these</p>	<p>To permit accessory uses and structures typically permitted with residential, commercial and office uses.</p>

		<p>uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principle use. Accessory uses shall not involve operations or structures not in keeping with character of the principle use and shall be subject to the following:</p> <ol style="list-style-type: none"> <li>1. Accessory uses shall not be located in required front or side yards except as follows: <ol style="list-style-type: none"> <li>a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than two (2) feet from the exterior property line and zero (0) feet from internal lot lines where the side setback is also zero (0).</li> </ol> </li> <li>2. Accessory uses and structures related to Residential uses within the PUD shall include noncommercial greenhouses and plant nurseries, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected with regard to a residential use. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.</li> <li>3. Patios and porches related to Residential uses within the PUD, including outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the Minimum Setback from the Property Boundary, but shall not be located within five (5) feet of any right-of-way. Screened patios/porches with a structural roof shall be setback at least five (5) feet of any right-of-way.</li> <li>4. Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.</li> </ol>	
<p><b>Lot Requirements</b></p>	<p>Minimum lot area: Commercial 0: Multi-family 6,000 s.f.  Minimum lot width: Commercial 0; Multi-family 60 ft  Maximum lot coverage: Commercial 0; Multi-family 50%  Minimum front yard: Commercial 10; Multi-family 20 feet  Minimum side yard: Commercial 0; Multi-family 10 feet  Minimum rear yard: Commercial 10;</p>	<p>Multi-family Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multi-family uses: For the purposes of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.</p> <p>a) Minimum lot width: None.</p>	<p>To revise the lot requirements to reflect the proposed uses.</p>

	<p>Multi-family 20 feet  Maximum height of structures:  Commercial 65; Multi-family 25 feet</p>	<p>b) Minimum lot area: None.</p> <p>c) Maximum lot coverage by all buildings: Seventy (70) percent.</p> <p>d) Minimum yard requirements. The minimum yard requirements for all structures are:</p> <p>(1) Front: Twenty (20) feet.</p> <p>(2) Side: Ten (10) feet.</p> <p>(3) Rear: Twenty (20) feet.</p> <p>e) Maximum height of structure: Forty-five (45) feet, provided that the height limitations herein contained do not apply to spires, steeples, crosses, belfries, cupulas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.</p> <p>Fee Simple Uses: Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for fee simple uses:</p> <p>a) Minimum lot width: Eighteen (18) feet.</p> <p>b) Minimum lot area: 1,980 square feet.</p> <p>c) Maximum lot coverage by all buildings: Seventy (70) percent.</p> <p>d) Minimum yard requirements. The minimum yard requirements for all structures are:</p> <p>(1) Front: Twenty (20) feet.</p> <p>(2) Side: Zero (0) feet; Ten (10) feet for end units.</p> <p>(3) Rear: Twenty (20) feet.</p> <p>Communication Towers and Commercial/Office Uses:</p> <p>a) Minimum lot width: None.</p> <p>b) Minimum lot area: None.</p> <p>c) Maximum lot coverage by all buildings: None.</p>	
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		<p>d) Minimum yard requirements. None.</p> <p>e) Maximum height of structures: None.</p>	
<b>Recreation/ Open Space</b>	Not addressed.	Pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan, active recreation is not required for the Residential Uses in this project because of the number of units; however, Developer may, at its sole discretion, construct active and/or passive recreation on the Property.	The revised provision provides the developer and/or future HOA with the ability to construct active and/or passive recreation on the Property in the future.
<b>Buffers</b>	The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.	<p>1. Landscaping: Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.</p> <p>2. Northern Property Boundary: A minimum twenty (20) foot landscaped buffer shall be provided along the northern Property boundary meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.</p>	The proposed PUD provides additional buffering along the northern Property boundary.
<b>Signage</b>	<p><b>Commercial:</b></p> <p>One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height for each structure up to 10 signs.</p> <p>One (1) street frontage sign of one hundred (105) square feet in area is permitted. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed fifteen (15) feet in height, and shall have architectural elements and design consistent with the buildings with which they are associated.</p> <p>Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.</p> <p>One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.</p>	<p>1. Identity Monument Signs.</p> <p>a) One (1) single or double-sided identity monument sign is permitted on Golfside Drive for the Residential Use. The sign may be externally illuminated. The sign may not exceed twelve (12) feet in height and twenty four (24) square feet (each side) in area.</p> <p>b) One (1) single or double-side identity monument sign is permitted on Golfside Drive for the Commercial/Office Use. The sign may be externally or internally illuminated and may not exceed twelve (12) feet in height and twenty four (24) square feet (each side) in area.</p> <p>2. Directional Signs.</p> <p>Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per</p>	To provide for a cohesive signage plan which anticipates both residential and commercial uses.

	<p>Multifamily Use</p> <p>Directional signs shall not exceed four (4) square feet.</p>	<p>sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>3. Real Estate and Construction Signs.</p> <p>Non-illuminated, real estate and construction signs a maximum of twenty four (24) square feet in area and twelve (12) feet in height are permitted.</p> <p>4. Additional Signage for Parcel B Commercial/Office Use.</p> <p>a) Wall signs are permitted.</p> <p>b) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>c) 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 and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in Section 656.1303(i)(1) of the Zoning Code. 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.</p>	
<b>Architectural Guidelines</b>	Not addressed.	Buildings, structures, and signage shall be architecturally compatible.	To provide for internal compatibility.
<b>Access/Traffic Circulation</b>	<p>Section 656.408: Except for purposes of ingress and egress to an existing use upon property which does not abut a street, no land shall be used for a driveway or access purposes to land which is not within the same zoning districts as follows:</p> <p>(a) Land in an AGR, RR and RLD District shall not be used for driveway access to land not within an AGR, RR and RLD district.</p> <p>(b) Land in a residential district or AGR District shall not be used as driveway access to land in a commercial or industrial district.</p>	<p>Access will be provided as shown on the PUD Conceptual Site Plan via Golfside Drive. As shown on the Site Plan, a portion of Golfside Drive will be realigned to serve the development and the adjacent uses. For purposes of access to Parcel B, the Commercial/Office parcel, the access prohibition found in Section 656.408 of the Zoning Code is waived and does not apply to this PUD. The locations and design of the access points, 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 connections, and internal drives shall be subject to the review and approval of the Planning and Development Department.</p>	To provide for a cohesive plan of development.

## VIII. NAMES OF DEVELOPMENT TEAM

Owner/Developer: D.R. Horton, Inc. - Jacksonville

**IX. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit "F."** Acreages in Exhibit F are approximate.

**X. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the CGC- Urban Area land use category in that residential is not the sole use, nor will it make up more than eighty (80) percent of the final development.

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

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan in that residential will not make up more than eighty (80) percent of the final development.

**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 which are compatible with surrounding uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas and infrastructure will be maintained by the owner, a maintenance company and/or an owners' association.

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities.

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

**I. Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

**J. Parking Including Loading and Unloading Areas:** Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended.

**K. Sidewalks, Trails, and Bikeways:** Sidewalks will be installed as required by the City's Ordinance Code and Comprehensive Plan.

1. OWNER  
D.R. HORTON, INC. - JACKSONVILLE  
4220 RACE TRACK ROAD  
ST. JOHNS, FL 32259  
PHONE: (904) 268-2845
2. DEVELOPER  
D.R. HORTON, INC. - JACKSONVILLE  
4220 RACE TRACK ROAD  
ST. JOHNS, FL 32259  
PHONE: (904) 268-2845
3. ENGINEER  
DUNN & ASSOCIATES, INC.  
8647 BOYDNE ROAD, SUITE 200  
JACKSONVILLE, FLORIDA 32256  
PHONE: (904)363-8916  
FAX: (904)363-8917
4. SURVEYOR  
CLARKSON & ASSOCIATES  
1643 HALDO AVENUE  
JACKSONVILLE, FL 32207  
PHONE: (904) 396-2623  
FAX: (904) 396-2633
5. LANDSCAPE ARCHITECT  
T.B.D.
6. EXISTING/PROPOSED ZONING  
EXISTING PUD  
PROPOSED PUD
7. REAL ESTATE NO.  
148321-4015
8. EXISTING SITE CHARACTERISTICS  
PRIOR GOLF HOLE
9. SITE SUMMARY  
TYPE OF DEVELOPMENT  
LAND USE  
TOWNHOMES:  
MINIMUM LOT AREA  
MINIMUM LOT WIDTH  
FRONT SETBACK:  
SIDE SETBACK:  
REAR SETBACK:  
MAX HEIGHT OF STRUCTURES:  
COMMERCIAL:  
MINIMUM LOT AREA  
MINIMUM LOT WIDTH  
FRONT SETBACK:  
SIDE SETBACK:  
REAR SETBACK:  
MAX HEIGHT OF STRUCTURES:
10. WATER SUPPLY  
11. SEWER SERVICE  
12. ELECTRICAL SERVICE  
13. STORM WATER SYSTEM: WET DETENTION PONDS  
14. FIRE PROTECTION: AS REQUIRED VIA HYDRANTS

**SITE DATA:**

A. TOTAL GROSS ACREAGE	=9.00 AC. 100%
TOWNHOMES	=7.20 AC. 80%
COMMERCIAL	=1.80 AC. 20%
B. NUMBER OF TOWNHOME LOTS	=52
LOT DENSITY	=7.2 LOTS PER ACRE
D. AVERAGE LOT SIZE	=18'x110' (1,980 SF)
E. LOT COVERAGE	=80% PER INDIVIDUAL LOT, =70% FOR ALL BUILDINGS
F. AREA OF COMMERCIAL BUILDING	=8,000 SF

**TOWNHOME PARKING SUMMARY:**

G. SPACES FOR EACH TOWNHOME	=2 SPACES	=104
H. EXTRA SPACES REQUIRED	=1 SPACE/3 UNITS = 18	
I. TOTAL SPACES REQUIRED	=122	
J. TOTAL SPACES PROVIDED	=122	
K. H.C. REQUIRED	=1	
L. H.C. PROVIDED	=1	

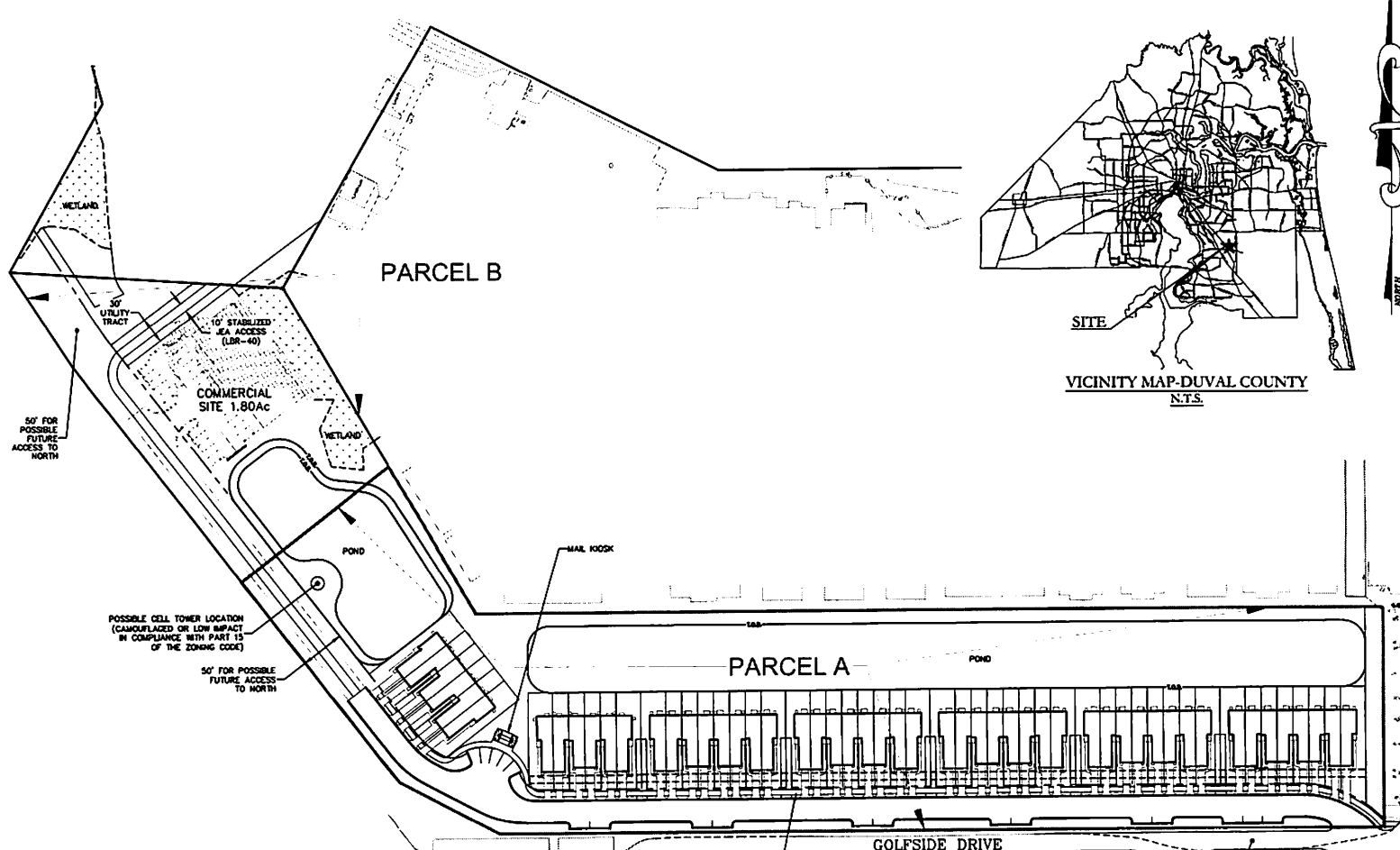
**COMMERCIAL PARKING SUMMARY:**

M. 3 SPACES PER 1000 SF REQUIRED	=24 SPACES
N. TOTAL SPACES PROVIDED	=24 SPACES
O. HANDICAP SPACES PROVIDED	=1 SPACE

**NOTES:**  
1. THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES, LOT SIZES, EASEMENTS, ROADWAY NETWORK, RIGHT-OF-WAYS, STORM WATER PONDS AND SIGNAGE MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

**FLOOD ZONE**

THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD ZONE "X". COMMUNITY PANEL NUMBER 1203100502H DATED JUNE 3, 2013 FOR THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



**NOTE:**  
STREET LIGHTS TO BE INSTALLED ON SOUTH SIDE OF ROAD

REALIGN GOLFSIDE DRIVE

P:\1611-461-60 BAYMEADOWS WEST TOWNHOMES\EXHIBITS\PUD VER - 0062 1.DWG/19/2021 12:56 PMStere Murrin

NO.	DATE	REVISIONS DESCRIPTION	BY:

DESIGNED BY: DAI  
DRAWN BY: SM  
CHECKED BY: VJD  
SCALE: 1" = 60'  
DATE: April 8, 2021  
PROJ. NO.: 1611-461-50



**Dunn & Associates, Inc.**  
CIVIL ENGINEERS / LAND PLANNERS  
8647 Boydne Road, Suite 200  
Jacksonville, Florida 32256  
Phone: (904)363-8916 Fax: (904)363-8917  
www.dunneng.com

**ALDEN LANDING**  
2014-0062  
FOR:  
D.R. HORTON, INC - JACKSONVILLE  
DUVAL COUNTY, FLORIDA  
PUD VERIFICATION MAP

VINCENT J. DUNN LICENSE NO. 94486  
DAVID M. STAYLOR LICENSE NO. 84446  
CLARA B. WOODRUFF LICENSE NO. 84446  
STATEMENT OF APPROVATION NO. 87168

Sheet No. 1 of 1  
**PUD-1**  
DWG. NO.

PUD: 2014-0062

TERRACE PINES

**EXHIBIT "F"**

**ALDEN LANDING LAND USE TABLE**

Total Gross Acreage	9.00 Acres	100%
Amount of Each Different Land Use by Acreage		
Townhomes	5.85 Acres	65.0%
Commercial	1.80 Acres	20.0%
Total Amount of Active Recreation and/or Open Space	0.00 Acres	0%
Total Amount of Passive Open Space – including wetlands	1.00 Acres	11.1%
Amount of Public and Private Right-of-Way	0.35 Acres	3.9%
Maximum Coverage of Buildings and Structures at Ground Level		70%





## Availability Letter

Glen Wieger

11/3/2020

Dunn & Associates, Inc.

8647 Baypine Road, Building 1, Suite 200

Jacksonville, Florida 32256

Project Name: Baymeadows Townhomes - -0537

Availability #: 2020-3485

Attn: Glen Wieger

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Condition stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

[https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2020-3485

Request Received On: 10/14/2020

Availability Response: 11/3/2020

Prepared by: Kyle Watson

Expiration Date: 11/3/2022

### Project Information

Name: Baymeadows Townhomes - -0537

Address: 7981 BAYMEADOWS CIR W, JACKSONVILLE, FL 32256

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 28500

Parcel Number: 148521 4015

Location: East side of the Cypress Green Dr/Baymeadows Cir W intersection

Description: Proposed 114 townhome lot development on the west side of the Cypress Green Dr./Baymeadows Cir W intersection

### Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Ex 12-inch water main within the BAYMEADOWS CIR W ROW

Connection Point #2: Ex 12-inch water main within an easement to the west of the subject property

Connection point not reviewed for site fire protection requirements. Private fire protection analysis

Water Special Conditions: is required. For the estimated cost of connecting to the JEA system, please submit request via Sages under Step 2 with APPROVED plans showing where the proposed connections will be installed.

### Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Ex gravity sewer manhole within the Golfside Dr./Baymeadows Circle W. intersection

Connection Point #2: Ex gravity sewer manhole within the Meadow Walk Ln./Baymeadows Circle W. intersection

Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station.

Sewer Special Conditions: and a JEA dedicated force main (min. 4" dia.). If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, and Plan

Submittal requests can be made within Step 2 of the project portal.



**Reclaimed Water Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions:

General Conditions:

