

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
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Jacksonville, FL 32202  
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www.coj.net

November 17, 2022

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

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2022-786 Application for: Bridle Creek PUD**

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

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

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. **The original legal description dated July 1, 2022**
2. **The original written description dated September 14, 2022**
3. **The original site plan dated July 5, 2022**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated October 31, 2022, or as otherwise approved by the Planning and Development Department.**
2. **The property shall conduct a traffic operational analysis of the adjacent roadways to determine the external trip impacts as a result of the rezoning as required by FDOT.**

Planning Department conditions:

1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated October 31, 2022, or as otherwise approved by the Planning and Development Department.**
2. **The property shall conduct a traffic operational analysis of the adjacent roadways to determine the external trip impacts as a result of the rezoning as required by FDOT.**

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

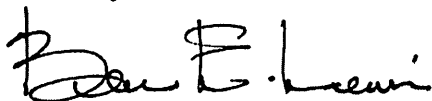
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

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

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

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2022-0786 TO****PLANNED UNIT DEVELOPMENT****NOVEMBER 17, 2022**

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 2022-0786 to Planned Unit Development.

***Location:*** 0 Yellow Water Road, 0 & 14461 Normandy Boulevard

***Real Estate Numbers:*** 002275-0000, 002267-0000, 002289-0000, 002286-5000, 002313-0090, 002313-0120

***Current Zoning Districts:*** Agriculture (AGR)  
Planned Unit Development (PUD)

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

***Current Land Use Category:*** Rural Residential (RR)  
Agriculture-IV (AGR-IV)

***Proposed Land Use Category:*** Rural Residential (RR)  
Community General Commercial (CGC)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
1431 Riverplace Blvd, Suite 901  
Jacksonville, FL 32207

***Owner:*** Edward & Rima Elias  
10369 Crystal Springs Road  
Jacksonville, FL 32221

Austen Roberts  
Yellow Water Land Holdings, LLC  
P.O. Box 238  
Lake Butler, FL 32054

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2022-0786** seeks to rezone approximately 587.25± acres of land from Agriculture (AGR)/ Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought in order to allow for the development of single family dwellings, townhomes and commercial uses. The property shall be divided into three separate parcels, Parcel "A" being developed with single family dwellings, Parcel "B" being developed with townhomes units and Parcel "C" being developed as commercial general. Parcel "A" shall not exceed two dwelling units per acre (1132du/566). Parcel "B" shall contain approximately 7.5 acres to be developed for up to 90 townhomes. Parcel "C" shall contain approximately 10 acres to be developed for commercial uses. The proposed PUD differs from the Zoning Code by allowing for a mix of uses with a mix of housing options not otherwise available through usual application of the Zoning Code.

There is a companion Land Use Amendment, **2022-0785 (L-5750-22C)**. The proposed LUA is for 21.11± acres from Agriculture-IV (AGR-IV) to Community General Commercial (CGC).

The current PUD, **2006-1156-E** allowed for a maximum of 1,139 single family dwelling units with a mix of lot widths ranging from 50 feet to 90 feet in width and lot area ranging from 5,000 square feet to 10,800 square feet in size.

**PUD Ord. 2006-1156-E was approved with the following conditions:**

- 1. Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated November 1, 2006, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.**

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

- 1. The Transportation Division has issued a memorandum which addresses the previously approved condition and new conditions have been proposed for this PUD therefore the Planning & Development Department does not recommend forwarding this condition.**

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the

Agriculture-IV (AGR-IV-21.11± acres)/ Rural Residential (RR-566.14± acres) functional land use categories 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 Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5750-22C (Ordinance 2022-785)** that seeks to amend the portion of the site that is within the Agriculture-IV land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5750-22C** be approved.

Rural Residential (RR) is a category intended to provide rural estate residential opportunities in the Suburban and Rural Areas of the City.

The Community/General Commercial (CGC) land use category is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns.

For parcel “A”, the permitted uses of single-family dwellings, essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4, and all AGR uses consistent with the Rural Residential land use category listed in section 656.331 are consistent with the Rural Residential land use category in the Rural Development Area. Parcel “A” allows for single-family development and all AGR uses that are consistent with the RR land use. Many uses in AGR zoning are not consistent with the RR land use. Inconsistent uses include, but are not limited to, dude ranches, riding academies, land application of domestic grade sludge, animal hospitals, camping grounds, and travel trailer parks.

For parcels “B” and “C”, the permitted uses listed in the written description pertaining to those two parcels are consistent with the CGC land use category in the Rural Development Area subject to mixed use requirements. CGC parcel includes 90 townhomes and commercial uses. In accordance with the CGC mixed use requirements, the CGC parcel can contain 90 townhomes as long as commercial is developed at a minimum of 16,900 square feet. Recreation and open space must comply with ROSE policies under objective 2.2.

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:

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials of economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

*The surrounding area of Normandy Boulevard is developed primarily with residential uses consisting of single-family subdivisions and townhome developments with very little commercial uses to support the needs of the surrounding residences. The proposed PUD allows for the development of not only residential uses but a designated 10 acres of land for future commercial uses with a minimum requirement of 16,900 square feet of commercial space. The proposed PUD is in compliance with Goal 1 by allowing for the combined potentials of economic benefit and enjoyment and protection of natural resources.*

**Goal 3**

To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

*The subject property is located on the Northside of Normandy Blvd and East of Yellow Water Road which if approved would allow for the construction of 1132 new single family dwellings, 90 townhomes and a minimum of 16,900 square feet of commercial space. The proposed residential development along with the commercial space will allow for a well-balanced combination of residential and non-residential uses while protecting and preserving the fabric and character of the City's neighborhoods.*

**Objective 6.3**

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

*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 on vacant land.*

**Airport Environment Zone**

The site is located within the 150-foot and 300-foot Height and Hazard Zones for the Cecil Field and the 500-foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of 150 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.

**Flood Zones**

Approximately 18.5 acres of the subject site is located within the “A” flood zone and approximately 2.5 acres of the subject site is located within the “AO” flood zone. 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.

“A” flood zones are within the 100-year floodplain, or SFHA and “AO” flood zones are areas of relatively shallow flooding within the 100-year floodplain, or SFHA. Flood insurance is mandatory within both flood zones.



**Wellhead Buffer Zone**

Approximately 0.4 of an acre of the site is within the 750-foot buffer of a wellhead. The applicant intends to serve the subject site with central sewer and water.

**Policy 1.2.3**

The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

***(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 categories as identified in the Future Land Use Map series (FLUMs): Rural Residential (RR)/Agriculture-IV (AGR-IV). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5750-22C (**Ordinance 2022-785**) that seeks to amend the portion of land that is within the Agriculture-IV (AGR-IV) land use category to Community General Commercial (CGC). 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 the development of single family dwellings, townhomes and commercial uses. 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 site will comply with the requirements of the Zoning Code per Sec.656.420 recreation and open space for both single family and multi-family. Additionally, the entire site will provide 132 acres of passive open space.

**The use of existing and proposed landscaping:** The Property will be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code.

**The treatment of pedestrian ways:** Pedestrian access will be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

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

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).
- The typical cross section for the proposed road from the Normandy Blvd to the roundabout shown in the PUD Site Plan shall match that found in City Standard Details for City of Jacksonville, Plate P-126, with left turn lanes where dictated by the traffic study.
- For all other streets, the typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- Sidewalks internal to the subdivision shall meet the requirements given in the City of Jacksonville Code of Ordinances Section 654.133 (e) and (f).
- None of the residential lots shall have direct access to Yellow Water Road.

- Normandy Blvd is an FDOT right of way. Access to this ROW shall be permitted through FDOT.
- The roundabout shall be built to FDOT standards with signage and pavement marking meeting MUTCD standards.

The subject site is approximately 587.25 acres and is accessible from Yellow Water Road and Normandy Blvd, a collector and major arterial facility. Yellow Water Road is currently operating at 11.9% of capacity. This segment of Yellow Water Road has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 1,521 vpd.

The applicant requests up to 1,132 of single family (ITE Code 210), which could produce 10,675 daily trips. They are requesting up to 90 of multi-family (ITE Code 220), which could produce 607 daily trips. Additionally, the applicant requests 435,600 of commercial space (ITE Code 820), which could produce 12,414 daily trips.

**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.

**The variety and design of dwelling types:** The proposed development will be divided into multiple parcels in which Parcel A will be developed with Single-Family Dwellings and Parcel B will be developed with townhomes. Parcel A Single family dwellings will range in size from 40 feet in width to 60 feet in width and 4,000 square feet in area to 6,000 square feet. Parcel B townhomes will be developed similar to Sec.656.414 for townhouses except end units will be 20 feet in width rather than 25 feet. Parcel "A" shall not exceed two dwelling units per acre (1132du/566). Parcel "B" shall contain approximately 7.5 acres to be developed for up to 90 townhomes.

**The particular land uses proposed and the conditions and limitations thereon:** The north portion of the development as indicated on the site plan (lands north of Yellow Water Creek) contains 55.2± acres of uplands with a Land-Use Category of Rural Residential (RR). Proposed Written Description indicates this land would be used for AGR uses consistent with the RR land-use category listed in Sec.656.331 except for single family homes or mobile homes. Community Planning Division has reviewed the request and found that many of the uses in AGR zoning are not consistent with the RR land use. Inconsistent uses include, but are not limited to, dude ranches, riding academies, land application of domestic grade sludge, animal hospitals, camping grounds, and travel trailer parks. These uses would not be permitted within this area as long as the Land-Use Category of Rural Residential remains.

#### ***(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 primarily by single family dwellings and acres of timberland. The west side of the property along Yellow Water Road is developed with single family dwellings zoned Agriculture and Residential Rural with majority of the parcels 1 acre or larger. The same is for properties to the north of the proposed development along Wells Road except for acres of vacant land owned by Jacksonville Electric Authority. Further East along Normandy Boulevard several properties have recently been rezoned to allow for multi-family residential and townhome developments including: Monroe Estates (Ord. #2022-0106) for 125 townhome units; Bellbrooke (Ord. #2021-0521) for 250 single family dwellings 50 feet to 60 feet in width; Saddle Brooke Landing (Ord. #2018-0438) for 216 unit multi-family development; Yellow Water (Ord. #2012-0020) for 195 townhomes.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	AGR-III/IV	AGR	Single-Family Dwellings
<b>South</b>	AGR-IV	PUD:	Single-Family Dwellings
<b>East</b>	LDR	PUD: 2012-0020	Townhomes/Multi-Family
<b>West</b>	AGR-III/IV	AGR	Single-Family Dwellings

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

The proposed development is consistent with the RR functional land use category and will allow for the development of up to 1132 single family dwelling unit subdivision and 90 unit townhome subdivision. The PUD written description describes the minimum lot width ranging from 40 feet to 60 feet and area ranging from 4,000 square feet in area to 6,000 square feet. The PUD is appropriate at this location because it will support the surrounding homes, which range from single-family dwellings to townhome and multi-family developments.

**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 October 28, 2022, JEA has no objection to proposed PUD. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. JEA Availability #2022-2704 shows potable water connection existing 20 inch water main on Normandy Blvd; and sewer connection existing 16 inch force main along Normandy Blvd.

**School Capacity:**

Based on the Development Standards for impact assessment, the 587.25± acre proposed PUD rezoning has a development potential of 1132 single-family units and 90 townhome 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 2022-0786**

**Development Potential: 1222 Residential Units**

School Type	CSA	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 1&2
Elementary	8	5,666	75%	152	83%	2,075	9,642
Middle	7	1,018	71%	62	79%	267	1,653
High	8	2,697	89%	90	64%	216	2,178
<b>Total New Students</b>				<b>304</b>			

*Total Student Generation Yield: 0.250*

*Elementary: 0.125*

*Middle: 0.051*

*High: 0.074*

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 (2022/23)	% OCCUPIED	4 YEAR PROJECTION
Mamie Agnes Jones ES #236	1	152	455	419	92%	73%
Baldwin MS #38	1	62	1,004	1,381	138%	135%
Baldwin HS #38	1	90	1,004	1,381	138%	135%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 1222 dwelling units – 2022-0786
- Same as Above (SAA)

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

The site will comply with the requirements of the Zoning Code per Sec.656.420 recreation and open space for both single family and multi-family. Additionally, the entire site will provide 132 acres of passive open space.

***(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 Parcel A:**

Approximate Size: 134.22 Acres

General Location(s): Wetlands are located throughout the application site. The Category II wetlands of the property is a portion of a larger wetland system that buffers Yellow Water Creek.

Quality/Functional Value: The Category II wetlands of Yellow Water Creek has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City's waterways.

The Category III wetlands has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition, the wetland has no clear or significant impact on the City's waterways.

Soil Types/  
Characteristics:

Category II Wetlands  
(67) Surrency loamy fine sand, frequently flooded. The Surrency series consists of nearly level, very poorly drained soils. These soils were formed in thick sandy and loamy marine sediments. In areas on flood plains, the high-water table generally is at or near the surface and the areas are subject to frequent flooding for brief periods. In areas of depressions, the high-water table generally is at or above the soil surface for long periods of time.

Category III Wetlands

(51) Pelham Fine Sand. The Pelham series are nearly level poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats. The soils are moderately permeable and moderately slowly permeable. The water table is generally located at a depth of 12 inches.

(66) Surrency loamy fine sand, depressional. The soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in depressions. The soils are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods.

**Wetland Category:**

Category II (69.50 acres) and Category III (64.72 acres)

**Consistency of Permitted Uses:**

Most of the Category II wetlands are designated as undeveloped in the PUD site plan except for a road crossing for subdivision development.

**Environmental Resource Permit (ERP):**

No Environmental Resource Permit (ERP) issued for this project.

**Wetlands Impact:**

Approximately 4.0 acres of these wetlands are proposed for impact due to street and lot development. Most of the impact are on Category III wetlands.

**Associated Impacts:**

All Category II are associated with FEMA designated flood zones and/or associated with (67) Surrency loamy fine sand soils that frequently flood.

**Relevant Policies:**

Category II: Uses outlined by CCME Policies 4.1.3 and 4.1.5.

Category III: All uses. Must meet CCME Policies 4.1.3 and 4.1.6.

**Wetlands Characteristics Parcel B and C:**

Approximate Size: 2.22 acres

General Location(s): The southern portion of the property that abuts Normandy Blvd. and near the northern portion of the property.

Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation and size. In addition the wetland has no clear or significant impact on the City's waterways.

Soil Types/ Characteristics: (51) Pelham Fine Sand. The Pelham series are nearly level poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats. The soils are moderately permeable and moderately slowly permeable. The water table is generally located at a depth of 12 inches.

(66) Surrency loamy fine sand, depressional. The soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in depressions. The soils are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods. The Pelham and Surrency soil series consists of nearly level, very poorly drained soils. These soils form in thick sandy and loamy marine sediments.

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 applicant.

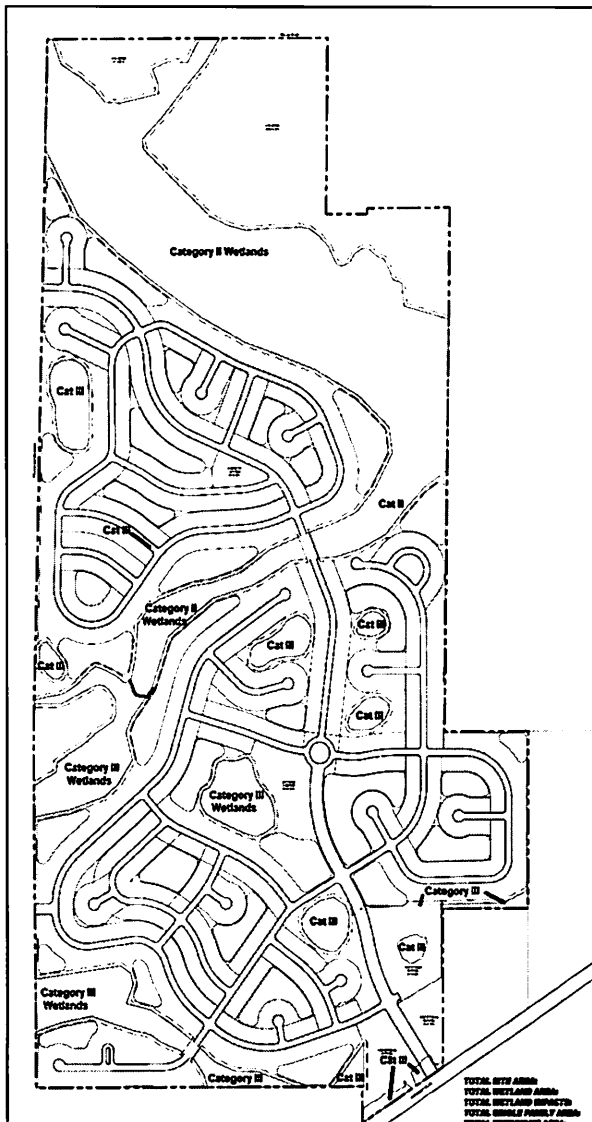
Wetlands Impact: Insufficient information to determine impacts.



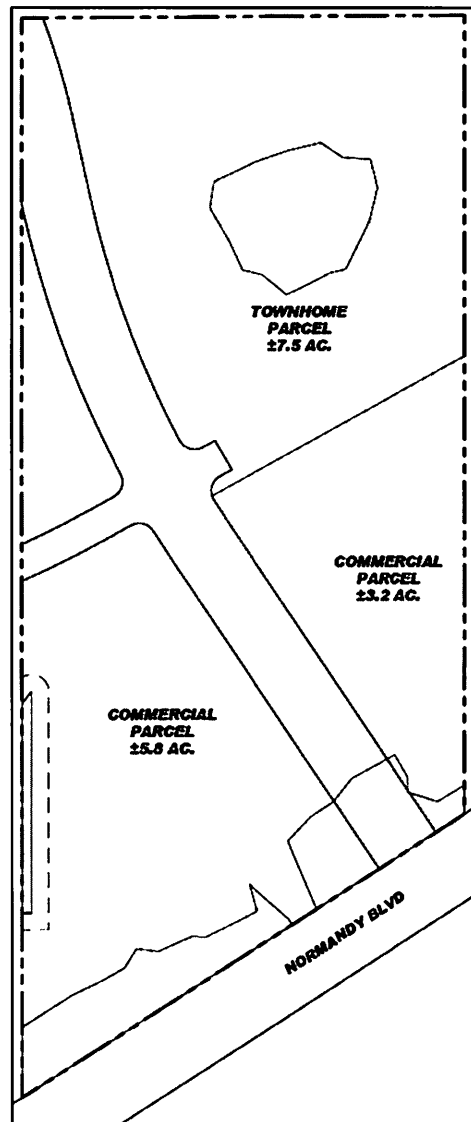
Associated Impacts: No impacts.

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

**Wetlands Maps for Parcel A and Parcels B and C**



**Parcel A**



**Parcel B and C (shaded areas are Category III wetlands)**

**(9) Listed species regulations**

The project is greater than the 50-acre threshold. A listed wildlife species and habitat assessment conducted by both David Jeff with Carter Environmental Services and Chad Drury with LG2 Environmental Solutions, Inc were provided with the application. LG2ES documented one state

or federally listed species, bald eagle, observed in flight passing over the property during the on-site assessment. However at the time of the assessment, the proposed project is not likely to adversely affect this species. The nest is located approximately 0.77 miles to the west of the subject parcel.

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

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

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

Pedestrian access shall be provided by sidewalks installed in accordance with 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**

The applicant provided proof of posting on **November 9, 2022** to the Planning and Development Department, that 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 **2022-0786** be **APPROVED** with the following exhibits:

1. The original legal description dated July 1, 2022
2. The original written description dated September 14, 2022
3. The original site plan dated July 5, 2022

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0786** be **APPROVED W/ CONDITIONS**.

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated October 31, 2022, or as otherwise approved by the Planning and Development Department.
2. The property shall conduct a traffic operational analysis of the adjacent roadways to determine the external trip impacts as a result of the rezoning as required by FDOT.



Aerial View

Source: JaxGIS



**View of Subject Property (Entrance along Normandy Blvd)**

*Source: JaxGIS Maps*



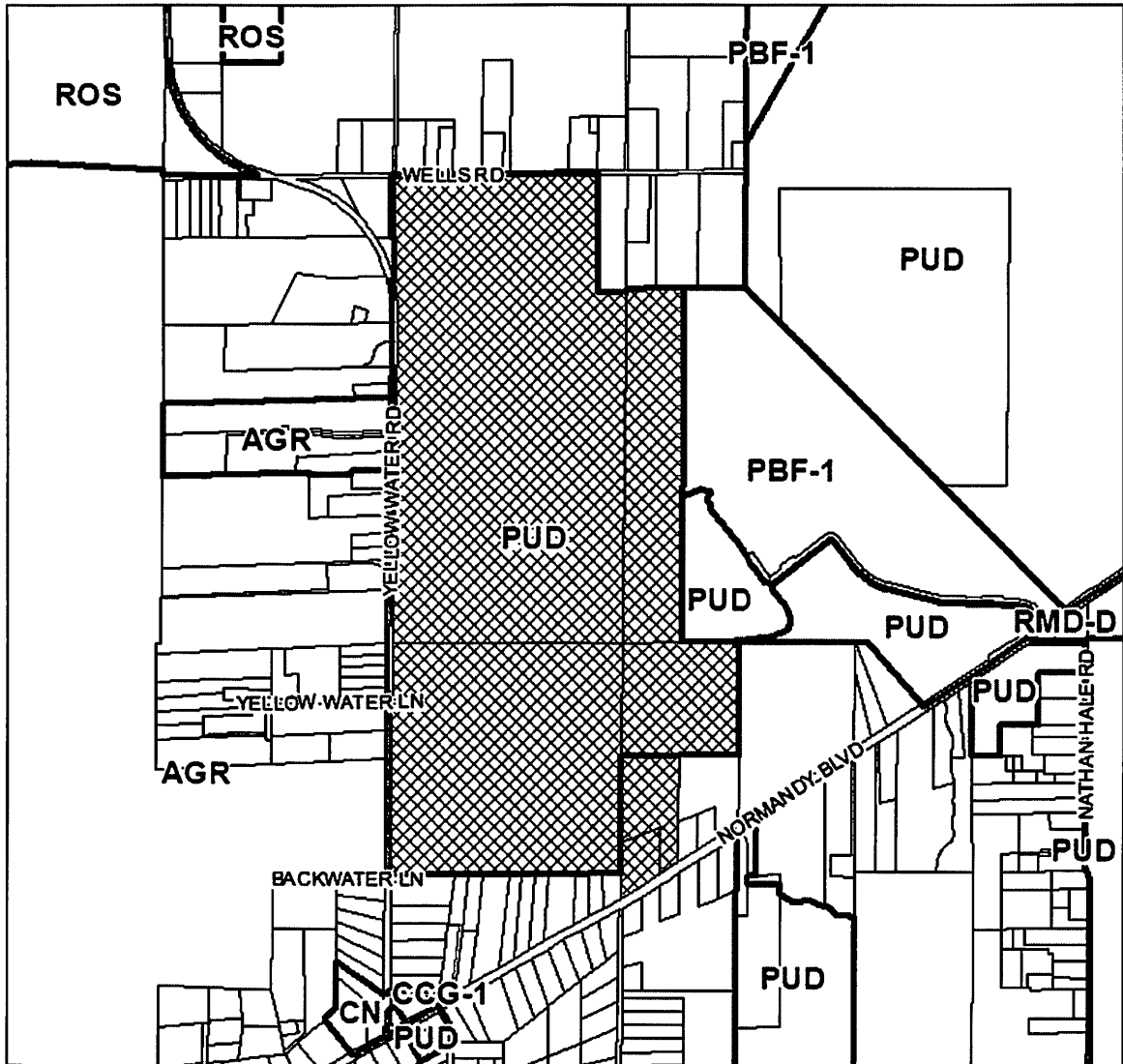
**Subject Property along Yellow Water Road**

*Source: JaxGIS Maps*



**View of Saddle Brook Landings Townhome Subdivision**

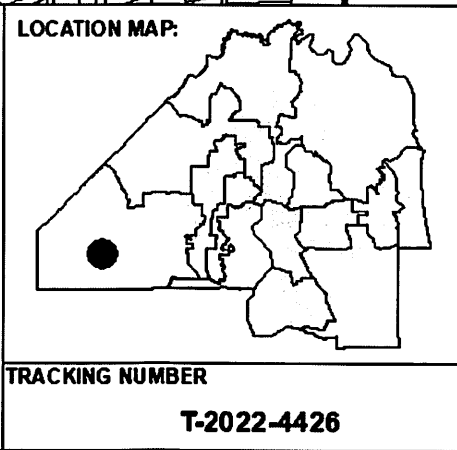
*Source: JaxGIS Maps*



**REQUEST SOUGHT:**

**FROM: AGR & PUD**

**TO: PUD**



A north arrow pointing upwards and a scale bar showing 0, 600, 1,200, and 2,400 feet.

**COUNCIL DISTRICT:**

**12**

**EXHIBIT 2**

**PAGE 1 OF 1**



ONE CITY. ONE  
JACKSONVILLE.

# 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

## **TRANSPORTATION REVIEW**

**DATE:** October 31, 2022

**TO:** Erin Abney, City Planner III  
Current Planning Division

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Yellow Water Rd PUD 2022-0786

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### **Background Information:**

The subject site is approximately 587.25 acres and is accessible from Yellow Water Road and Normandy Blvd, a collector and major arterial facility. Yellow Water Road is currently operating at 11.9% of capacity. This segment of Yellow Water Road has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 1,521 vpd.

The applicant requests up to 1,132 of single family (ITE Code 210), which could produce 10,675 daily trips. They are requesting up to 90 of multi-family (ITE Code 220), which could produce 607 daily trips. Additionally, the applicant requests 435,600 of commercial space (ITE Code 820), which could produce 12,414 daily trips.

### **Transportation Planning Division comments to be included in staff report:**

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

### **Transportation Planning Division CONDITIONS the following:**

Per conditions set forth in Transportation Memorandum for Yellow Water Rd PUD 2022-0786 dated 10/31/2022.



ONE CITY. ONE  
JACKSONVILLE.

# 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

## **MEMORANDUM**

**DATE:** October 31, 2022

**TO:** Erin Abney, City Planner III  
Current Planning Division

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Yellow Water Rd PUD 2022-0786

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Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).
- The typical cross section for the proposed road from the Normandy Blvd to the roundabout shown in the PUD Site Plan shall match that found in City Standard Details for City of Jacksonville, Plate P-126, with left turn lanes where dictated by the traffic study.
- For all other streets, the typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- Sidewalks internal to the subdivision shall meet the requirements given in the City of Jacksonville Code of Ordinances Section 654.133 (e) and (f).
- None of the residential lots shall have direct access to Yellow Water Road.
- Normandy Blvd is an FDOT right of way. Access to this ROW shall be permitted through FDOT.
- The roundabout shall be built to FDOT standards with signage and pavement marking meeting MUTCD standards.



**Application For Rezoning To PUD**

**Planning and Development Department Info**

**Ordinance #** 2022-0786 **Staff Sign-Off/Date** ELA / 10/04/2022  
**Filing Date** 10/25/2022 **Number of Signs to Post** 25  
**Hearing Dates:**  
**1st City Council** 11/22/2022 **Planning Commission** 11/17/2022  
**Land Use & Zoning** 12/06/2022 **2nd City Council** 12/13/2022  
**Neighborhood Association** N/A  
**Neighborhood Action Plan/Corridor Study** N/A

**Application Info**

**Tracking #** 4426 **Application Status** FILED COMPLETE  
**Date Started** 07/26/2022 **Date Submitted** 07/26/2022

**General Information On Applicant**

**Last Name** HARDEN **First Name** PAUL **Middle Name** M.  
**Company Name**  
 LAW OFFICE OF PAUL M. HARDEN  
**Mailing Address**  
 1431 RIVERPLACE BLVD, SUITE 901  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043965731 **Fax** **Email** PAUL@HARDENLAWOFFICE.COM

**General Information On Owner(s)**

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

**Last Name** ELIAS **First Name** EDWARD **Middle Name**  
**Company/Trust Name**  
**Mailing Address**  
 10369 CRYSTAL SPRINGS RD  
**City** JACKSONVILLE **State** FL **Zip Code** 32221  
**Phone** **Fax** **Email**

**Last Name** ELIAS **First Name** RIMA **Middle Name**  
**Company/Trust Name**  
**Mailing Address**  
 10369 CRYSTAL SPRINGS RD  
**City** JACKSONVILLE **State** FL **Zip Code** 32221  
**Phone** **Fax** **Email**

**Last Name** ROBERTS **First Name** C **Middle Name** AUSTEN  
**Company/Trust Name**  
 YELLOW WATER LAND HOLDINGS, LLC  
**Mailing Address**

P.O. BOX 238		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
LAKE BUTLER	FL	32054
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

**Property Information**

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-1156-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 002275 0000	12	4	PUD	PUD
Map 002267 0000	12	4	PUD	PUD
Map 002289 0000	12	4	PUD	PUD
Map 002286 5000	12	4	PUD	PUD
Map 002313 0090	12	4	AGR	PUD
Map 002313 0120	12	4	AGR	PUD

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

**Existing Land Use Category**

**Land Use Category Proposed?**

If Yes, State Land Use Application #  
5750

**Total Land Area (Nearest 1/100th of an Acre)** 587.25

**Development Number**

**Proposed PUD Name** REVISED BRIDLE CREEK PUD

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**  
ON THE NORTH SIDE OF NORMANDY BLVD, EAST OF YELLOW WATER RD

House #	Street Name, Type and Direction	Zip Code
0	YELLOW WATER RD	32234

**Between Streets**  
YELLOW WATER RD and BICENTENNIAL DR

**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**

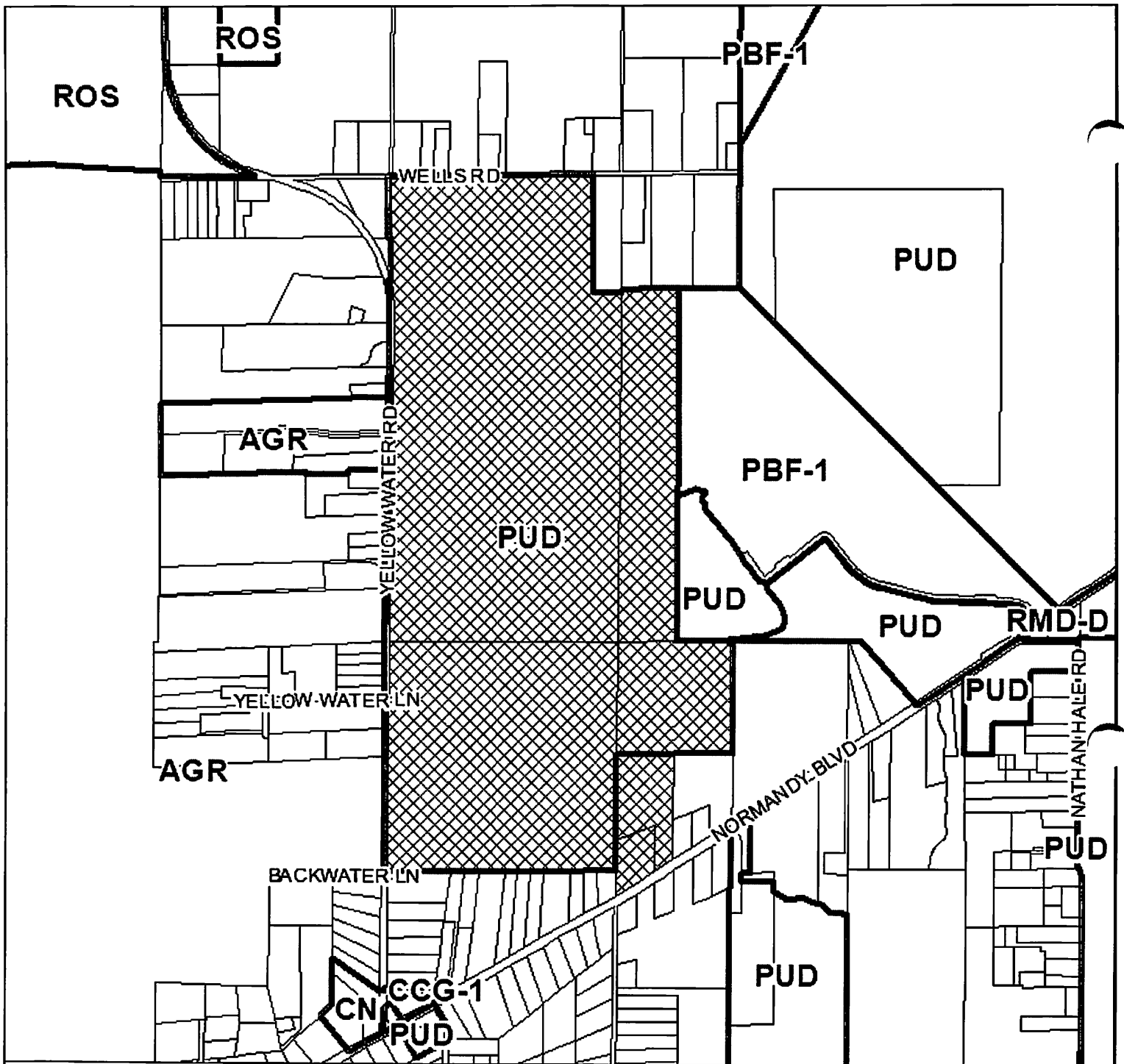
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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  
587.25 Acres @ \$10.00 /acre: \$5,880.00
- 3) Plus Notification Costs Per Addressee  
69 Notifications @ \$7.00 /each: \$483.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$8,632.00

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

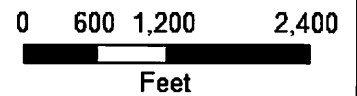
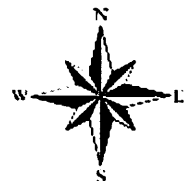
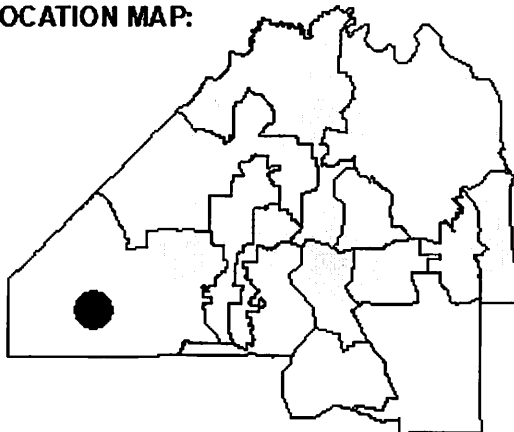


**REQUEST SOUGHT:**

**FROM: AGR & PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**12**

**TRACKING NUMBER**

**T-2022-4426**

**EXHIBIT 2  
PAGE 1 OF 1**

# ORDINANCE

July 1, 2022

## Legal Description (Page 1 of 2)

A PORTION OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF BLOCK 1, SECTION 19, SAID TOWNSHIP AND RANGE, AS DEPICTED ON MAP SHOWING LANDS OF JACKSONVILLE HEIGHTS IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, ALL BEING THE SAME LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9715, PAGE 534, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD), A PUBLIC 100 FOOT RIGHT WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PROJECT NO. 7212-5500, AND THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD, A PUBLIC 80 FOOT RIGHT OF WAY AS DEPICTED ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 7284-250; THENCE NORTH 00°27'33" WEST, ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID EASTERLY RIGHT OF WAY LINE AS MONUMENTED, 1764.52 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE CONTINUE NORTH 00°27'33" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF YELLOW WATER ROAD AS MONUMENTED, 2641.35 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 01°77'44" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, AS MONUMENTED, AND ITS NORTHERLY PROLONGATION, SAID PROLONGATION BEING A LINE 40 FEET EASTERLY OF AND PARALLEL WITH THE NORTH AND SOUTH ONE-QUARTER SECTION LINE OF SAID SECTION 18, A DISTANCE OF 5271.11 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF WELLS ROAD, A PUBLIC 80 FOOT RIGHT OF WAY AS MONUMENTED; THENCE NORTH 89.38°00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AS MONUMENTED, 2247.49 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1204, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°33'52" WEST, DEPARTING SAID MONUMENTED SOUTHERLY RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1204, A DISTANCE OF 1320.17 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 89.38°30" EAST, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1204, A DISTANCE OF 329.58 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 17; THENCE NORTH 00°35'10" EAST, ALONG SAID WESTERLY LINE, 40.66 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15990, PAGE 2046, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE NORTH 89°26'49" EAST, ALONG SAID SOUTHERLY LINE, 665.06 FEET TO THE NORTHEAST CORNER OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 17; THENCE SOUTH 00.38°16" WEST, ALONG THE EAST LINE OF SAID WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND ALONG THE EAST LINE OF THE WEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 17, A DISTANCE OF 3952.95 FEET TO THE SOUTHEAST CORNER OF SAID WEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER, SAID CORNER LYING ON THE NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20 AS MONUMENTED; THENCE NORTH 89°42'00" EAST, ALONG SAID NORTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, 665.85 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 20 AS MONUMENTED; THENCE SOUTH 00°03'44" WEST, ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, 1337.99 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER BEING THE NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1057, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89.35°32" WEST, ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 9382, PAGE 1057, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5853, PAGE 1479, OF SAID CURRENT PUBLIC RECORDS, 1331.02 FEET TO THE NORTHWESTERLY CORNER OF SAID OFFICIAL RECORDS VOLUME 5853, PAGE 1479, SAID CORNER LYING ON THE WESTERLY LINE OF SAID SECTION 20; THENCE SOUTH 00°00'47" WEST, ALONG SAID

# ORDINANCE

July 1, 2022

## Legal Description (Page 2 of 2)

WESTERLY LINE, 1341.00 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 19 AS MONUMENTED; THENCE SOUTH 89.37'58" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER OF SECTION 19, A DISTANCE OF 2616.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 566.14 ACRES, MORE OR LESS.

AND

A PORTION OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 20 WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 00°22'49" EAST, ALONG SAID WESTERLY LINE OF SECTION 20, A DISTANCE OF 289.38 FEET; THENCE NORTH 00°01'35" EAST, CONTINUING ALONG LAST SAID LINE, 1338.71 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5853, PAGE 1479 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89.29'06" EAST, ALONG LAST SAID LINE, 646.33 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9382, PAGE 1057 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°03'17" WEST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18987, PAGE 1816 OF SAID CURRENT PUBLIC RECORDS, 1214.84 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD; THENCE SOUTH 56°30'40" WEST, ALONG LAST SAID LINE, 250.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 17137.11 FEET, AN ARC DISTANCE OF 520.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°22'53" WEST, 520.65 FEET TO THE POINT OF BEGINNING

CONTAINING 21.11 ACRES, MORE OR LESS.

# WRITTEN DESCRIPTION

## Revised Bridle Creek PUD

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

September 14, 2022

### I. PROJECT DESCRIPTION

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

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

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

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

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

**Project Name:** Revised Bridle Creek PUD

**Project Architect/Planner:** ETM

**Project Engineer:** ETM

**Project Developer:** The Roberts Companies

**II. QUANTITATIVE DATA**

**Total Acreage:** 587.25 acres

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

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

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

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

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

Single family: 50% Multi-family: 70%

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

Multiple phase construction

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

**A. Permitted Uses:**

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

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

Shall comply with §656.403

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

**A. Lot Requirements:**

Minimum lot area: 4,000 s.f. 5,000 s.f. 6,000 s.f.  
(limit of 20% of total)



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

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

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

**C. Signs. – For Each Phase**

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

**D. Landscaping:**

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

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

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

### **F. Utilities**

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

### **G. Wetlands**

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

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

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

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

### **A. Lot Requirements**

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

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

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

(3) Rear - 10 feet

(e) Maximum height of structures - 35 feet

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

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

(2) *Vehicular Access.*

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

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

(3) *Pedestrian Access.*

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

**C. Signs. – For Each Phase**

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

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

**D. Landscaping:**

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

**E. Recreation and Open Space:**

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

## **F. Utilities**

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

## **G. Wetlands**

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

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

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

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

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

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

Shall comply with §656.403

**C. Permissible Uses by Exception:**

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

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

## **VII. DESIGN GUIDELINES (PARCEL "C" - COMMERCIAL)**

### **A. Lot Requirements:**

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

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

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

**D. Signs.**

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

**D. Landscaping:**

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

**E. Recreation and Open Space:**

N/A

**F. Utilities**

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

**G. Wetlands**

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

**VIII. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

## **IX. STATEMENTS**

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

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

### **B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

The facilities will be operated and maintained by an HOA.

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

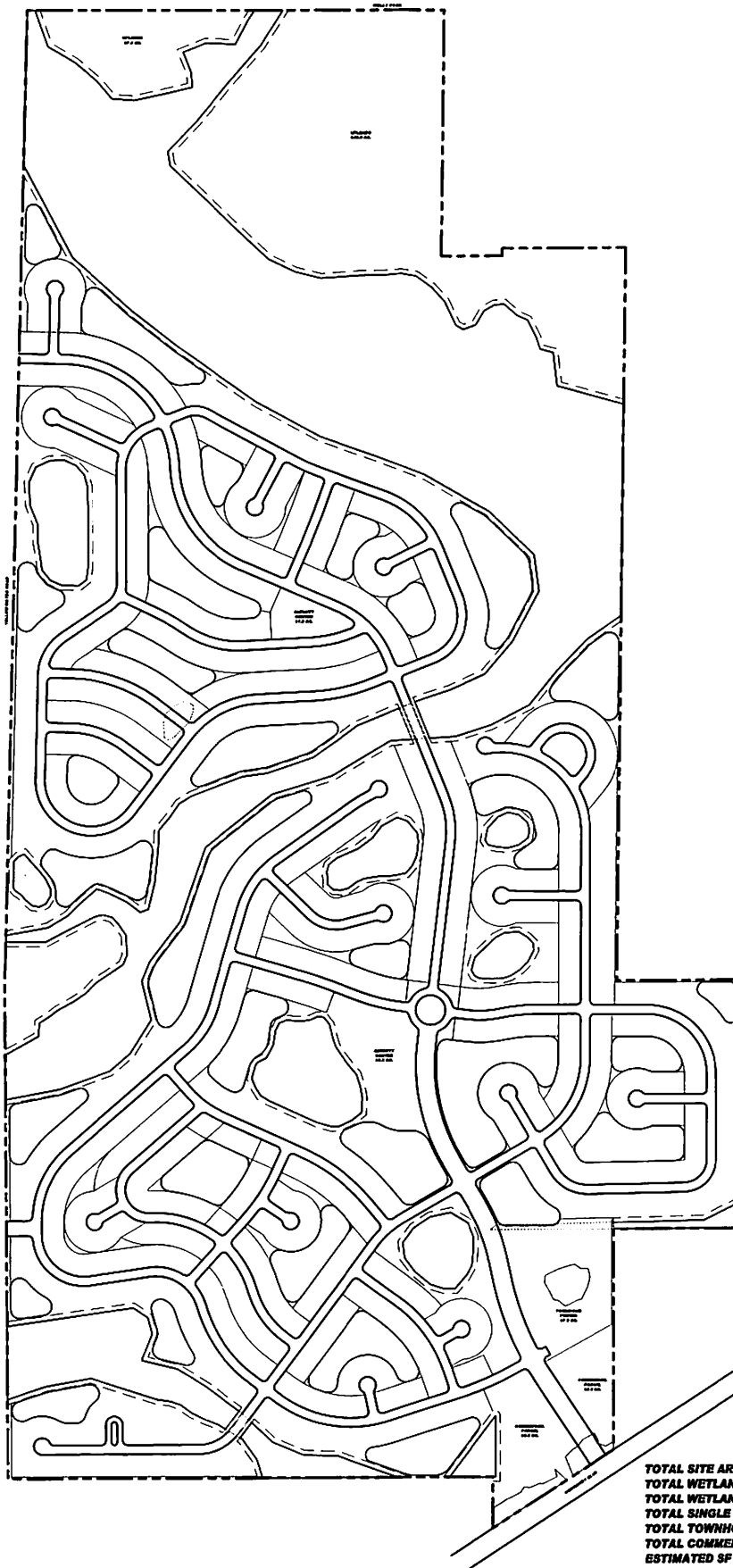
The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

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

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

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



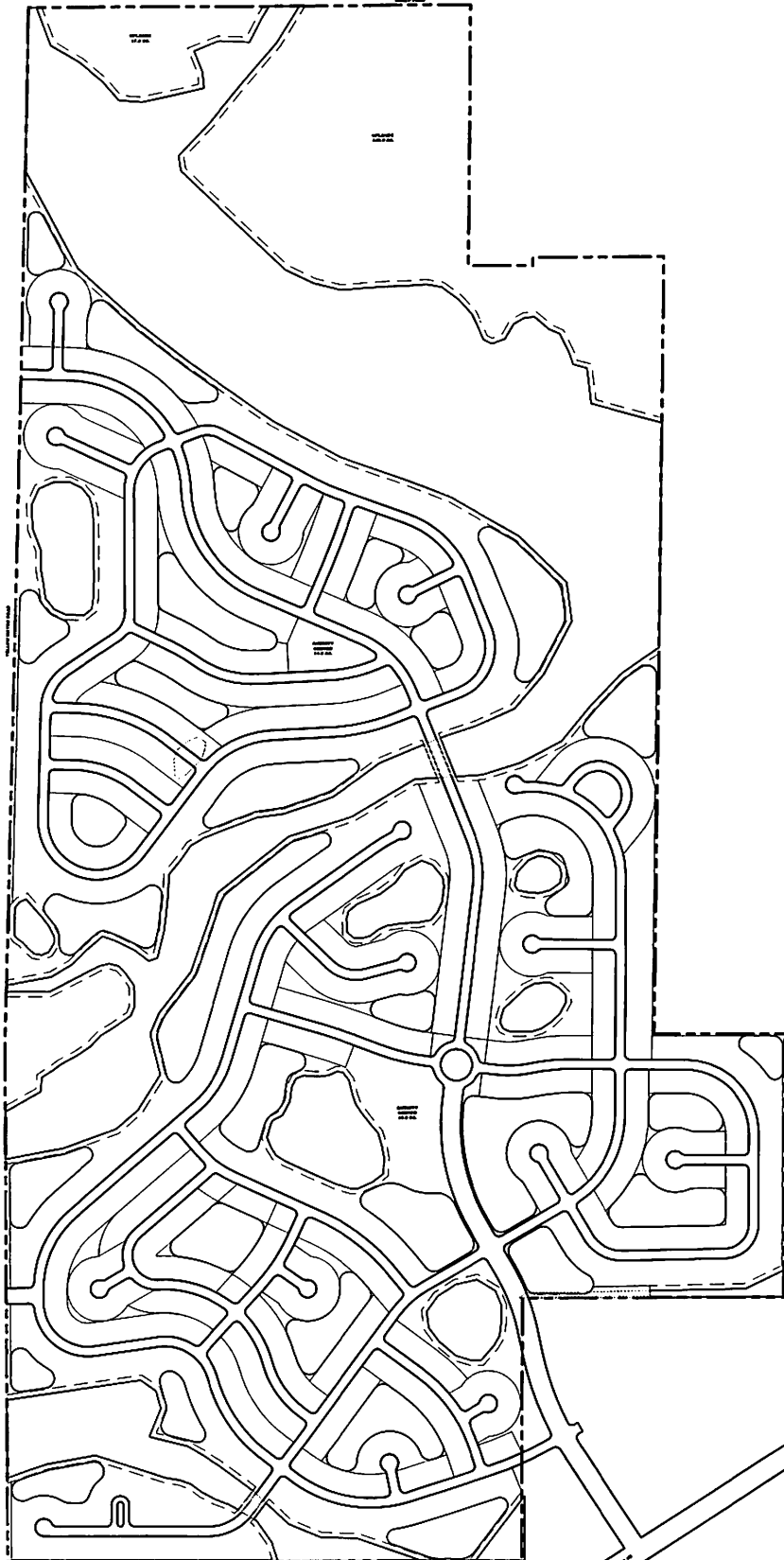


**TOTAL SITE AREA:** 2587 AC.  
**TOTAL WETLAND AREA:** 2132 AC.  
**TOTAL WETLAND IMPACTS:** 24 AC.  
**TOTAL SINGLE FAMILY AREA:** 2434 AC.  
**TOTAL TOWNHOME AREA:** 27.5 AC.  
**TOTAL COMMERCIAL AREA:** 210 AC.  
**ESTIMATED SF D.U.:** 21,132 D.U.  
 (MIX OF 40'150'150' LOTS)  
**ESTIMATED TH D.U.:** 270 D.U.



This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

<b>PUD SITE PLAN</b>	
<b>JACKSONVILLE, FLORIDA</b>	
<b>ETM</b>	Enohant-Thimo, & Miller, Inc. 10770 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8000 FAX: (904) 642-8000 820 - 2884 LC - 0002016
<b>VISION • EXPERIENCE • RESULTS</b>	



**TOTAL SITE AREA:** 2566 AC.  
**TOTAL WETLAND AREA:** 2132 AC.  
**TOTAL WETLAND IMPACTS:** 2.2 AC.  
**TOTAL ALLOWABLE DWELLING UNITS:** 21,132 D.U.

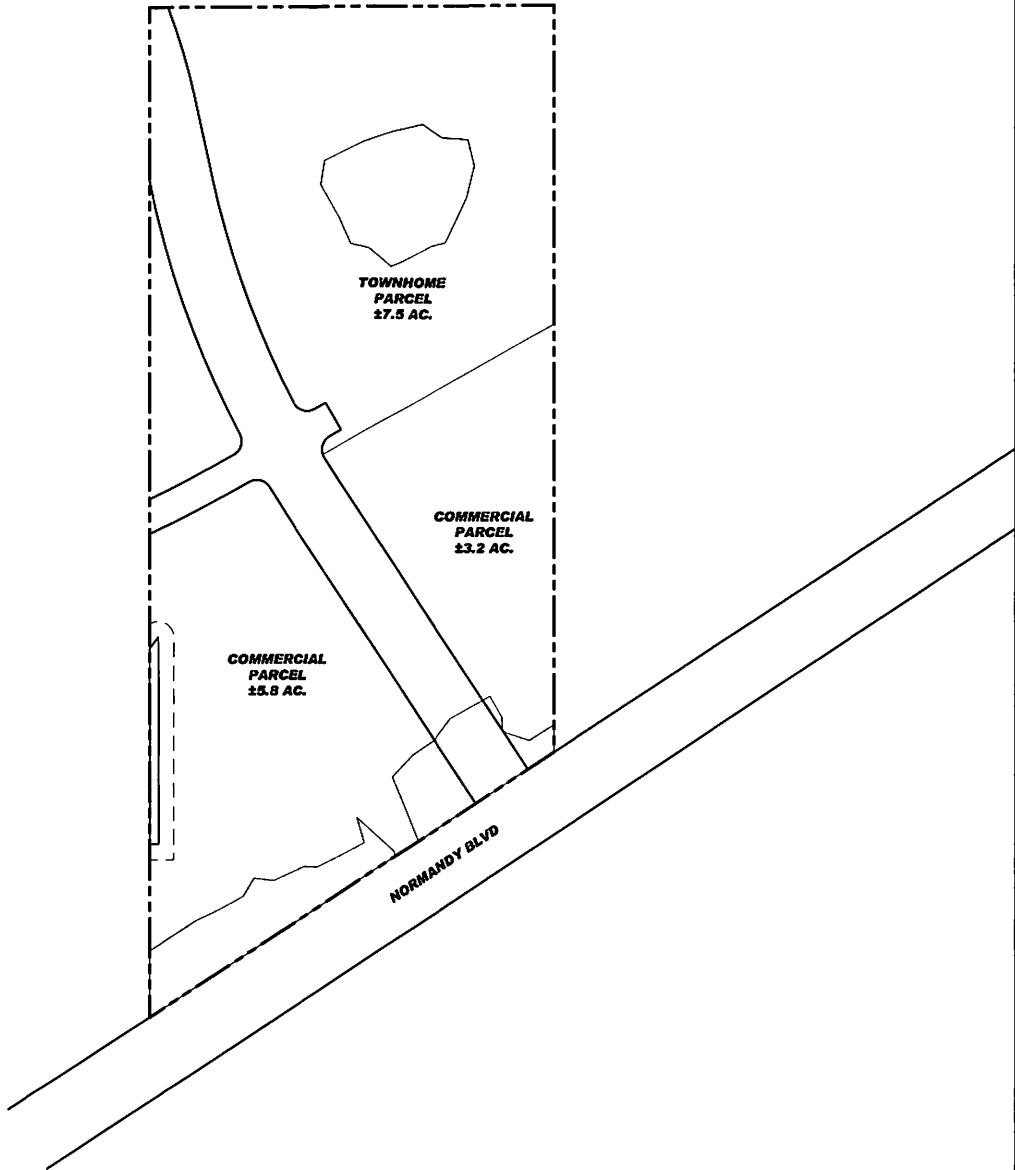
**PUD SITE PLAN**

**JACKSONVILLE, FLORIDA**

**ETM** | England-Thibault & Miller, Inc.  
 1479 Old St. Augustine Road  
 Jacksonville, FL 32208  
 TEL: (904) 642-0000  
 FAX: (904) 642-0000  
 REG. 1204 LC 000216

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**COMMERCIAL  
PARCEL  
25.8 AC.**

**TOWNHOME  
PARCEL  
27.5 AC.**

**COMMERCIAL  
PARCEL  
23.2 AC.**

**NORMANDY BLVD**

**TOTAL SITE AREA: 221 AC.**  
**TOTAL WETLAND AREA: 20.1 AC.**  
**TOTAL WETLAND IMPACTS: 22 AC.**  
**TOTAL COMMERCIAL AREA: 210 AC.**  
**TOTAL TOWNHOME AREA: 27.5 AC.**  
**TOTAL TOWNHOME UNITS: 270 D.U.**



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<b>PUD SITE PLAN</b>	
<b>JACKSONVILLE, FLORIDA</b>	
<b>ETM</b>	Engineering, Planning & Architecture, Inc. 10778 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 842-0000 FAX: (904) 842-0488 REG. 2284 LC - 000016
<b>VISION • EXPERIENCE • RESULTS</b>	

**EXHIBIT F**

**PUD Name: Revised Bridle Creek PUD**

**Land Use Table**

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