

WRITTEN DESCRIPTION

103rd & NOROAD PROPERTY PUD

February 12, 2025

**RE# 012952-0000, 012953-0000, 012953-0010, 012954-0000, 012954-0010,
012954-0020, 012954-0030, 012955-0010, 012956-0000, 012958-0000,
012959-0000, 012960-0000, 012961-0000, 012961-0100, 012962-0000,
012962-0010, 012962-0020, 012963-0000, 012970-0100, 012971-0100,
012974-0055**

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 116.9 acres of property from RR-Acre and PUD to PUD. The parcels are located north of 103rd Street and east of Cecil Commerce Center Parkway.

The subject property is currently owned by multiple property owners and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: LDR/RR-Acre and ROS/PUD. The portion of the site designated ROS is the subject of a companion FLUM Amendment to LDR. Surrounding uses include: LDR/RLD-60 and LDR/RR-Acre to the north (single family); ROS/PUD to the east (vacant/proposed RV park); LDR/PUD (vacant) and LDR/RMD-A (vacant) to the south; and LDR/RR-Acre (vacant) and LDR/PUD (vacant) to the west. The site will be developed as a low-density single-family use (as per the attached site plan).

Project Name: 103rd & Noroad Property PUD

Project Architect/Planner: ETM

Project Engineer: ETM

Project Developer: Dream Finders Homes

II. QUANTITATIVE DATA

Total Acreage: 116.9 acres

Total number of dwelling units: up to 332

Total amount of non-residential floor area: N/A

Total amount of recreation area: 3.5 acres

Total amount of open space: 14.5 acres

Total amount of public/private rights of way: 16.1 acres

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

3,900 square feet

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

The project shall be constructed in two phases; the development will even flow from the first phase to the second phase.

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family dwellings
2. Housing for the elderly
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
4. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements: Single family Lot Requirements

A.1. 50' Single Family:

- (1) Minimum lot width – 50 feet
- (2) Minimum lot area – 5,000 square feet
- (3) Maximum lot coverage – 50%
- (4) Minimum yard requirements:
 - (a) Front – 20 feet

(b) Side – 5 feet

(c) Rear – 10 feet

(5) Maximum height of structures – 35 feet

A.2. 40' Single Family Dwellings

(1) Minimum lot width – 40 feet

(2) Minimum lot area – 4,000 square feet

(3) Maximum lot coverage – 55%

(4) Minimum yard requirements:

(a) Front – 20 feet

(b) Side – 3 feet

(c) Rear – 10 feet

(5) 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.* Vehicular access to the Property shall be by way of Connie Jean 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.
- (3) *Pedestrian Access.* Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs.

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 is permitted at each entrance to the site. Signs may be externally illuminated. Directional signs not exceeding a maximum of four (4) square feet in area. Other signs shall be meet the requirements of Part 13 of the Zoning Code.

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. 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.

VII. STATEMENTS

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

The proposed PUD allows for a mix of uses needed for housing in the vicinity.

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.

All areas will be maintained by the owner.

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 2045 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 the development of the site by creating a complimentary land use and offering a

variety of housing products to the region;

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

C. Allows for alternate use to meet market demand for housing.

EXHIBIT F

PUD Name

103rd & NOROAD PROPERTY PUD

Land Use Table

Total gross acreage	116.9	Acres	100 %
Amount of each different land use by acreage			
Single family	82.8	Acres	70.8 %
Total number of dwelling units	332	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use (Garage/surface parking)	0	Acres	0 %
Active recreation and/or open space	3.5	Acres	3 %
Passive open space	14.5	Acres	12.4 %
Public and private right-of-way	16.1	Acres	13.8 %
Maximum coverage of buildings and structures	3,900	Sq. Ft.	65 %

*The total acreages and percentages detailed above are subject to change.