

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

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

August 4, 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.: 2022-478**                      **Application for: Byrd Property 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**

Planning Commission Recommendation:                            **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 7, 2022.
2. The original written description dated April 14, 2022.
3. The original site plan dated November 15, 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 was one speaker whose concern was flooding on his property from the road. There was little discussion among the Commissioners.

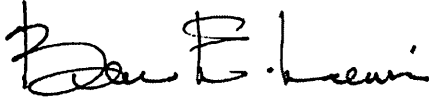
Planning Commission Vote:                      7-0

|                           |        |
|---------------------------|--------|
| David Hacker, Chair       | Aye    |
| Alex Moldovan, Vice Chair | Aye    |
| Ian Brown, Secretary      | Absent |
| Marshall Adkison          | Aye    |

|                  |     |
|------------------|-----|
| Daniel Blanchard | Aye |
| Jordan Elsbury   | Aye |
| Joshua Garrison  | 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 2022-478 TO****PLANNED UNIT DEVELOPMENT****AUGUST 4, 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 2022-478 to Planned Unit Development.

***Location:*** 815 Pecan Park Road between Interstate 95 and International Airport Boulevard

***Real Estate Number(s):*** 108118-0000, 0108115-0100

***Current Zoning District(s):*** Agriculture (AGR)

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

***Current Land Use Category:*** Agriculture-iv (AGR-iv)

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

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

***Applicant/Agent:*** Paul M. Harden, Esq.  
1431 Riverplace Boulevard, Suite 901  
Jacksonville Florida 32207

***Owner:*** Spencer Bennett  
Estate of Shirley Byrd  
815 Pecan Park Road  
Jacksonville Florida 32218

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-478 seeks to rezone approximately 40.71 acres of land from Agriculture (AGR) to PUD. The rezoning to PUD is being sought allow a maximum of 113 single family lots. The minimum lot area and lot width are 4,000 square feet and 40 feet, respectively.

**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) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5709-22C (Ordinance 2022-477) that seeks to amend the portion of the site that is within the Agriculture-iv (AGR-iv) land use category to Low Density Residential (LDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5709-22C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

**Future Land Use Element:**

**Policy 1.1.10** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

**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.

**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.

**Policy 3.1.6** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Agriculture-iv (AGR-iv). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5709-22C (Ordinance 2022-477) that seeks to amend the portion of land that is within the Agriculture-iv (AGR-iv) land use category to Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

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

This proposed Planned Unit Development intends to utilize lands for a single family subdivision. 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 proposed 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 use of existing and proposed landscaping: As indicated on the site plan and written description, the proposed development will provide 14 acres of passive open space and at least 1 acre of active recreation.
- The use of topography, physical environment and other natural features: The site plan has approximately 6.5 acres of wetlands impact. However the development preserves a large majority of the wetlands.
- Traffic and pedestrian circulation patterns: The site plan shows a single road with cul-de-sac.

***(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 site is surrounded on the north and west by a single family subdivision with 50 and 60 foot lot widths. During the last few years over 1,600 acres west of the subject property have been rezoned for residential development.
- 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             | LDR               | PUD (03-1218)   | Bainbridge single family subdivision          |
| South             | PBF               | PUD (20-658)    | JIA, undeveloped                              |
| East              | LDR               | PUD (18-285)    | Undeveloped – prop. single family subdivision |
|                   | CGC               | PUD (07-1069)   | Undeveloped – prop. commercial uses           |
| West              | LDR               | PUD (03-1218)   | Bainbridge single family subdivision          |
|                   | AGR-iii           | AGR             | Single family dwelling                        |

- 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: Approximately 8 acres of the site is within the Notice Zone and 28 acres are within

the 50 foot Height and Hazard Zone for JIA. JAA has two comments; the concern about retention ponds and mitigating the potential for attracting wildlife and the 50 foot height. The developer will need to submit a Notice of Proposed Construction to the FAA prior to construction.

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

The proposed development is consistent with the Low Density Residential (LDR) functional land use category as a single family subdivision. The PUD is appropriate at this location because there are similar single family developments in the area.

- The availability and location of utility services and public facilities and services:
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

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

The project will be developed with the required amount of open space and recreation area. Pursuant to Section 656.420 (a), the subdivision will be required to provide 1.1 acres of useable uplands for a recreation area.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

***(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.***

The site will be developed in accordance with Part 6 of the Zoning Code.

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

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on July 22, 2022, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

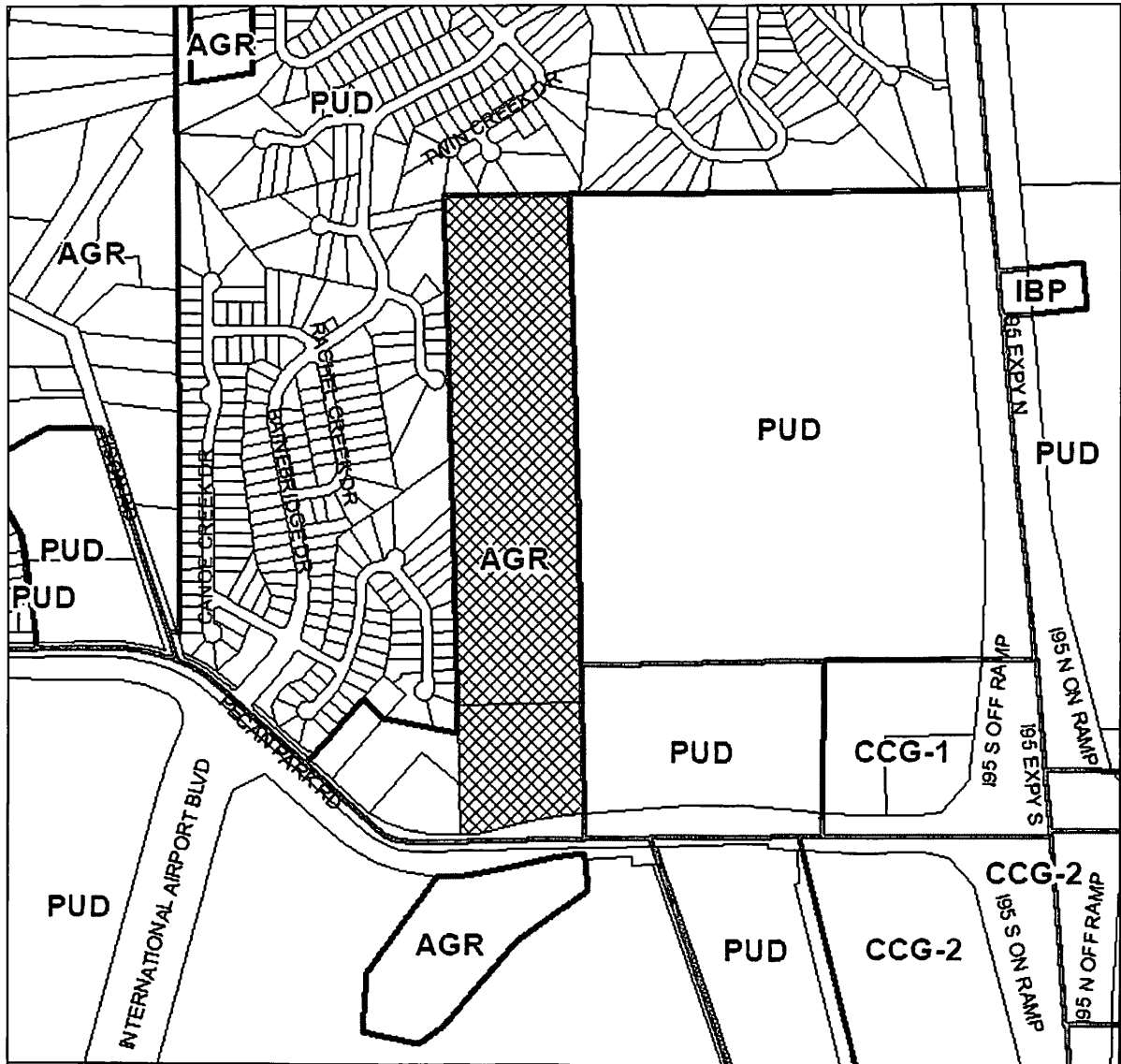
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-478** be **APPROVED with the following exhibits:**

1. The original legal description dated April 7, 2022.
2. The original written description dated April 14, 2022.
3. The original site plan dated November 15, 2021.





Aerial view of subject property.



|   |   |  |
|---|---|--|
| <p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: AGR</b></p> <p><b>TO: PUD</b></p> | <p><b>LOCATION MAP:</b></p>                             |  |
| <p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2022-0478</b></p>                  | <p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4222</b></p> | <p><b>COUNCIL DISTRICT:</b></p> <p><b>7</b></p> <p><b>EXHIBIT 2</b><br/><b>PAGE 1 OF 1</b></p> |

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0478 **Staff Sign-Off/Date** BEL / 06/10/2022  
**Filing Date** 06/22/2022 **Number of Signs to Post** 2  
**Hearing Dates:**  
**1st City Council** 08/09/2022 **Planning Commission** 08/04/2022  
**Land Use & Zoning** 08/16/2022 **2nd City Council** 08/24/2022  
**Neighborhood Association** NONE  
**Neighborhood Action Plan/Corridor Study** JIA CRA

## Application Info

**Tracking #** 4222 **Application Status** PENDING  
**Date Started** 04/14/2022 **Date Submitted** 04/14/2022

## 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\_HARDEN@BELLSOUTH.NET

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

**Last Name** BENNETT **First Name** SPENCER **Middle Name** BERRY  
**Company/Trust Name**  
 ESTATE OF SHIRLEY W. BYRD  
**Mailing Address**  
 815 PECAN PARK RD  
**City** JACKSONVILLE **State** FL **Zip Code** 32218  
**Phone** **Fax** **Email**

## Property Information

### Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

| Map RE#         | Council District | Planning District | From Zoning District(s) | To Zoning District |
|-----------------|------------------|-------------------|-------------------------|--------------------|
| Map 108118 0000 | 7                | 6                 | AGR                     | PUD                |
| Map 108115 0100 | 7                | 6                 | AGR                     | PUD                |

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

**Existing Land Use Category**

AGR-IV

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

5709

**Total Land Area (Nearest 1/100th of an Acre)** 40.71

**Development Number**

**Proposed PUD Name** BYRD PROPERTY PUD

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**

ON THE NORTH SIDE OF PECAN PARK RD, WEST OF I-95

| <b>House #</b> | <b>Street Name, Type and Direction</b> | <b>Zip Code</b> |
|----------------|--|-----------------|
| 815            | PECAN PARK RD                          | 32218           |

**Between Streets**

I-95 and TISON RD

**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>                     | \$2,269.00 |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |            |
| <b>40.71 Acres @ \$10.00 /acre:</b>                                    | \$410.00   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |            |
| <b>93 Notifications @ \$7.00 /each:</b>                                | \$651.00   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | \$3,330.00 |

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

## Legal Description

April 7, 2022

### PARCEL 1

A PART OF THE MIDDLE 1/3 OF LOT 6, TISON'S SUBDIVISION OF THE CHARLES F. SEATON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

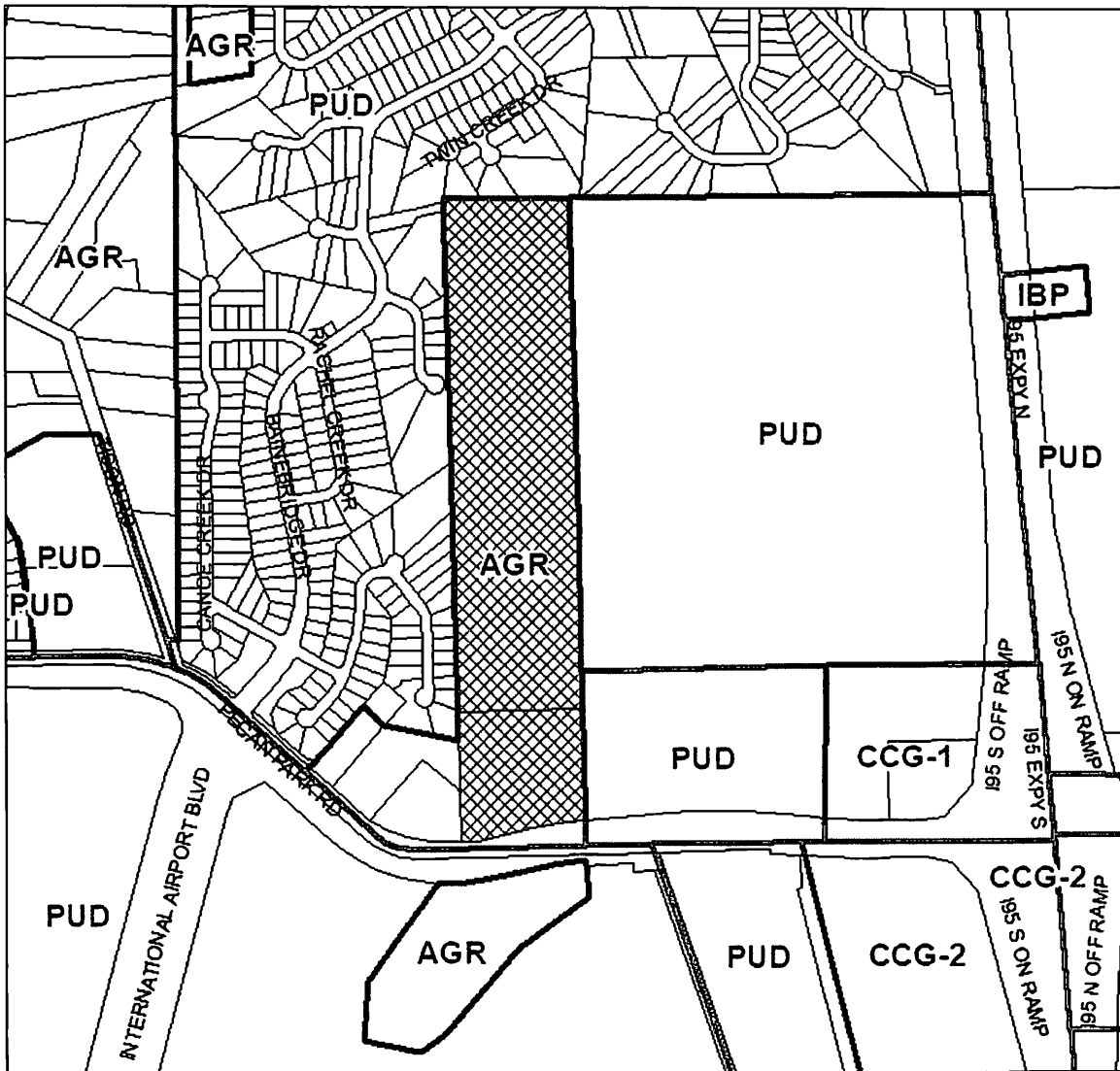
BEGIN AT THE SOUTHWEST CORNER OF THE MIDDLE 1/3 OF LOT 6, TISON'S SUBDIVISION OF THE CHARLES F. SEATON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY (WHICH LIES ON THE NORTHERLY RIGHT-OF-WAY LINE OF PECAN PARK ROAD, A 60 FOOT COUNTY ROAD, AS NOW ESTABLISHED) AND RUN THENCE NORTH 88 DEGREES, 31 MINUTES, 10 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 600 FEET TO A POINT; RUN THENCE NORTH 1 DEGREE, 28 MINUTES, 50 SECONDS WEST, 600 FEET TO A POINT; RUN THENCE SOUTH 88 DEGREES, 31 MINUTES, 10 SECONDS WEST, 600 FEET TO A POINT; RUN THENCE SOUTH 1 DEGREE, 28 MINUTES, 50 SECONDS EAST, 600 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PECAN PARK ROAD AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE LANDS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 17419, PAGE 1635.

### PARCEL 2:

A PART OF LOT 6, TISON'S SUBDIVISION OF THE CHARLES SEATON GRANT, SECTION 40, TOWNSHIP 1 NORTH, RANGE 27 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

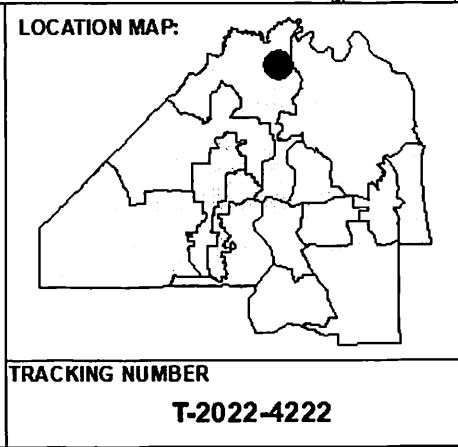
COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF I-95 (300 FOOT RIGHT-OF-WAY) AND THE NORTHERLY LINE OF SAID LOT 6; THENCE SOUTH 89 DEGREES, 13 MINUTES WEST ALONG SAID NORTH LINE, A DISTANCE OF 1817.2 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES, 13 MINUTES WEST, A DISTANCE OF 600 FEET TO THE NORTHWEST CORNER OF THE MIDDLE 1/3 OF SAID LOT 6; THENCE SOUTH 1 DEGREE, 28 MINUTES EAST ALONG THE WEST LINE OF THE MIDDLE 1/3 OF LOT 6, A DISTANCE OF 2400.76 FEET TO A POINT THAT LIES 600 FEET NORTH OF PECAN PARK ROAD; THENCE NORTH 88 DEGREES, 28 MINUTES, 30 SECONDS EAST AND PARALLEL TO SAID PECAN PARK ROAD A DISTANCE OF 600 FEET; THENCE NORTH 1 DEGREE, 28 MINUTES WEST, A DISTANCE OF 2393.0 FEET TO A POINT OF BEGINNING.



**REQUEST SOUGHT:**

**FROM:** AGR

**TO:** PUD



**COUNCIL DISTRICT:**  
7

**EXHIBIT 2**  
**PAGE 1 OF 1**

# WRITTEN DESCRIPTION

**Byrd Property PUD  
RE# 108118-0000, 108115-0100**

**April 14, 2022**

## **I. PROJECT DESCRIPTION**

Applicant proposes to rezone approximately 40.71 acres of property from AGR to PUD. The parcel is located on the north side of Pecan Park Road, west of I-95.

The subject property is currently owned by Estate of Shirley W. Byrd and Shirley Byrd, 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 AGR-IV/AGR, respectively. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application to LDR. Surrounding uses include: LDR/PUD to the north and west (single family); LDR/PUD to the east (vacant timber land); and PBF/PUD to the south (vacant government). The site will be developed as single family residential.

**Project Name:** Byrd Property PUD

**Project Architect/Planner:** Kimley-Horn

**Project Engineer:** Kimley-Horn

**Project Developer:** KB Home

## **II. QUANTITATIVE DATA**

**Total Acreage:** 40.71 acres

**Total number of dwelling units:** 113 lots

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

**Total amount of recreation area/open space:** 8.65 acres

**Total amount of passive open space:** 14.43 acres

**Total amount of public/private rights of way:** 3.67

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

13.96 acres

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

Single phase construction



### **III. USES AND RESTRICTIONS**

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

1. Single-Family dwellings
2. Assisted living facilities
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
5. Day care centers 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**

##### **A. Single-family dwellings (not to exceed 113 units):**

- (1) Minimum lot width – 40 feet
- (2) Minimum lot area – 4,000 square feet
- (3) Maximum lot coverage – 65%
- (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 Pecan Park 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 2030 Comprehensive Plan.

**C. Signs.**

- (1) One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall 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.

**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 2030 Comprehensive Plan and 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 residential 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.

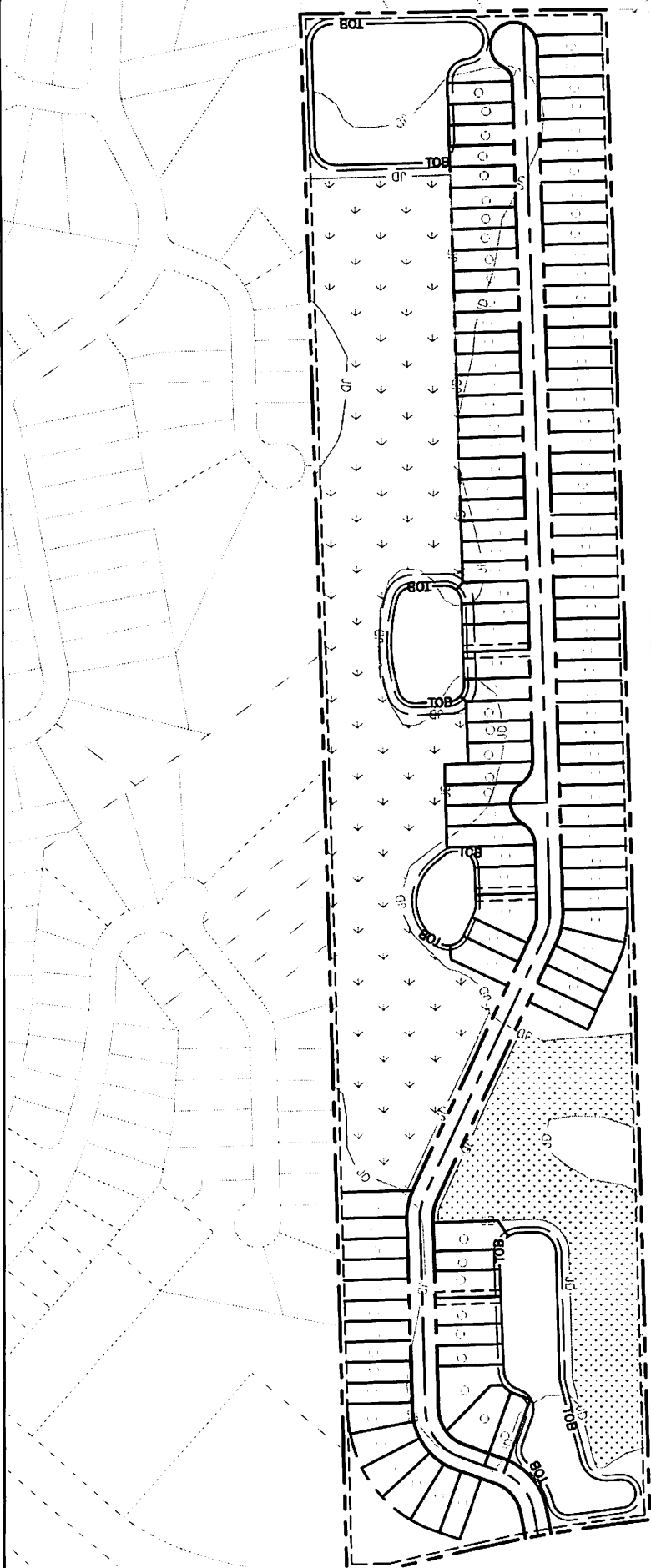
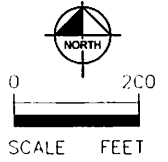
#### **VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 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 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.



POND  
0.65 AC

POND  
0.36 AC

POND  
1.31 AC

## EXHIBIT F

### PUD Name: Byrd Property PUD

#### Land Use Table

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|  |                |       |
|--|----------------|-------|
| Total gross acreage                          | 40.71 acres    | 100%  |
| Amount of each different land use by acreage |                |       |
| Single family                                | 40.71 acres    | 100 % |
| Total number of dwelling units               | Up to 113 D.U. |       |
| Multiple family                              | 0              |       |
| Total number of dwelling units               | 0              |       |
| Commercial                                   | 0              |       |
| Industrial                                   | 0              |       |
| Other land use                               | 0              |       |
| Active recreation and/or open space          | 8.65 acres     |       |
| Passive open space                           | 14.43 acres    |       |
| Public and private right-of-way              | 3.67 acres     |       |
| Maximum coverage of buildings and structures | 13.96 acres    |       |



## Availability Letter

Derek Citino

9/22/2021

KB Home Jacksonville LLC

10475 Fortune Parkwy, Suite 100

Jacksonville, Florida 32256

Project Name: Byrd Property

Availability #: 2021-4500

Attn: Derek Citino

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 Conditions 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

Sincerely,

 .A Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-4500

Request Received On: 9/21/2021

Availability Response: 9/22/2021

Prepared by: Susan West

Expiration Date: 09/22/2023

### **Project Information**


Name: Byrd Property

Address: 815 PECAN PARK RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 50400

 Parcel Number: 108118 0000

Location: On Pecan Park Rd. about .3 miles east of Bainebridge Dr.

Description: A single family detached community made up of 144 lots.

### **Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Pecan Park Rd

Connection Point #2:


Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### **Sewer Connection**

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 6 inch force main along Pecan Park Rd

Connection Point #2:

 Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

### **Reclaimed Water**

## Connection

Reclaim Grid: North Grid

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: Reclaimed water will be available in the near future for your development. In the interim, a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Subsequent steps you need  
to take to get service:**