

# 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

April 7, 2022

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

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2022-140**                      **Application for: Braddock Lakes II PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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 February 17, 2022
2. The original written description dated February 17, 2022
3. The original site plan dated February 17, 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 March 14, 2022, or as otherwise approved by the Planning and Development Department.
2. The following notices shall be recorded on the site plan, Covenants Deeds and Restrictions of the Community, and the plat:
  - a. The St. Johns River Water Management District and City of Jacksonville co-own and co-manage Kings Road Historical Park which is a component of the Thomas Creek Conservation Area and is immediately adjacent to the Braddock Lakes II PUD. The Florida Fish and Wildlife Conservation Commission also manages seasonal hunts on the property. Part of the management of this publicly owned site may include timber harvesting and prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such

efforts are necessary to the management of these lands for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forested lands.

3. There shall be no connection points to the Kings Road Historic Park trail system from the residential development, unless approved by the Parks, Recreation and Community Services Department.

**Planning Department conditions:**

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated March 14, 2022, or as otherwise approved by the Planning and Development Department.
2. The following notices shall be recorded on the site plan, Covenants Deeds and Restrictions of the Community, and the plat:
  - a. The St. Johns River Water Management District and City of Jacksonville co-own and co-manage Kings Road Historical Park which is a component of the Thomas Creek Conservation Area and is immediately adjacent to the Braddock Lakes II PUD. The Florida Fish and Wildlife Conservation Commission also manages seasonal hunts on the property. Part of the management of this publicly owned site may include timber harvesting and prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these lands for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forested lands.
3. There shall be no connection points to the Kings Road Historic Park trail system from the residential development, unless approved by the Parks, Recreation and Community Services Department.
4. A 50 foot, natural vegetative buffer shall be provided where any residential lot abuts the Kings Road Historic Park trail system, or as otherwise approved by the Parks, Recreation and Community Services Department.

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

Planning Commission Commentary: There were no speakers in opposition. The agent indicated only 8 lots back up to the Park. A 50 foot wide buffer is impractical to place on his property for those 8 lots. The Commissioners agreed and recommended deleting condition #4.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye

Joshua Garrison

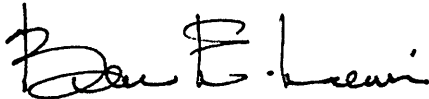
Aye

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 2022-0140 TO**

**PLANNED UNIT DEVELOPMENT**

**APRIL 7, 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 **2022-0140** to Planned Unit Development.

***Location:*** 13961 New Kings Road (US 1); Between Braddock Road and Old Kings Road

***Real Estate Numbers:*** 002472-0000

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

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

***Current Land Use Categories:*** Agriculture-III (AGR-III) and Agriculture-IV (AGR-IV)

***Proposed Land Use Category:*** Rural Residential (RR)

***Planning District:*** 6-North

***Applicant/Agent:*** Curtis L. Hart  
Hart Resources, LLC  
8051 Tara Lane  
Jacksonville, Florida 32216

***Owners:*** Alice Byler Life Estate  
13961 New Kings Road  
Jacksonville, Florida 32219

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2022-0140** seeks to rezone approximately 104.24± acres of land from AGR to PUD. The rezoning is being sought in order to allow for a maximum of 100 single-family dwellings. The proposed development will contain a minimum 50-foot wide lots with 5,500 square feet lot areas and 60% maximum lot coverages. The development will serve

as an extension of the Braddock Lakes PUD, previously approved by City Council via Ordinance 2020-0472.

Staff notes a companion Application for Large Scale Land Use Amendment L-5577-21A (Ordinance 2022-0139) that seeks to amend the land use from Agriculture-III (AGR-III) and Agriculture-IV (AGR-IV) to Rural Residential (RR).

### **CRITERIA FOR REVIEW**

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

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

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

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Large Scale Land Use Amendment L-5577-21A (Ordinance 2022-0139), the subject property will be located in the Rural Residential (RR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

According to the Category Descriptions for the Rural Development Area identified within the Future Land Use Element (FLUE), the Rural Residential (RR) category is intended to provide rural estate residential opportunities in the rural areas of the City. Generally, single-family detached housing will be the predominant land uses in this category. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein. Residential development is permitted at up to two (2) dwelling units per acre where centralized water and sewer is available and up to one (1) dwelling unit per acre where connection to these facilities is not available. The applicant indicates that water and sewer will be provided by JEA.

The PUD rezoning site is also within the boundaries of the 500-foot Height and Hazard Zone for the Jacksonville International Airport and is located within an area that includes flood zones and wetlands. These areas are reviewed in more detail below.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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 (FLUE):**

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for 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.

Given the extensive presence of Category II wetlands on the subject property, the proposed development shall adhere to the aforementioned policy by protecting the site's natural resources and minimizing environmental degradation.

**Policy 1.2.9**

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

The subject property is located in the Rural Development Area and according to the attached JEA Availability Letter, **2021-1188**, the proposed development shall connect to City water and sewer.

**Objective 3.1**

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

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

**Recreation and Open Space Element**

**Policy 2.2.2**

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary

contribution to the appropriate department.

The proposed development shall demonstrate compliance with the aforementioned policy prior to commencement of the first residential use.

**Policy 2.2.3**

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

If the property is developed with the maximum 100 single-family dwellings, recreation/open space requirements shall adhere to the policy mentioned herein.

**Policy 2.2.4**

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

Any residential subdivision between 25 and 99 lots will be expected to adhere to the policy mentioned above as development commences.

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

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

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

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

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs Agriculture-III (AGR-III) and Agriculture-IV (AGR-IV). There is a companion Application for Large Scale Land Use Amendment L-5577-21A (**Ordinance 2022-0139**) that seeks to amend the land use to Rural Residential (RR). As such, Staff finds the proposed rezoning to Planned Unit Development

consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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 the subject parcels for a single-family development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** The Written Description dated February 17, 2022 indicates that the subject property will be developed in accordance with Section 656.420 of the Zoning Code. Pursuant to Recreation and Open Space Element (ROSE) Policy 2.2.3, should the property be developed with the maximum 100 single-family dwellings, recreation/open space requirements will be met by providing at least one acre of useable uplands for every 100 lots, or 5% of the total useable uplands area to be platted, whichever is less, dedicated as common area and set aside for active recreation.

Pursuant to Recreation and Open Space Element (ROSE) Policy 2.2.4, if the property is developed with less than a 100 single-family dwellings, then the development shall pay a recreation and open space fee of \$250 dollars per lot, or provide at least 435 square feet of useable uplands for each lot, dedicated as common area and set aside for active recreation.

Since the proposed development will serve as an extension of the abutting Braddock Lakes PUD (**Ordinance 2020-0472**), the applicant has requested that any excess active recreation provided in the abutting development be used to satisfy recreation in Braddock Lakes II (**Ordinance 2022-0140**). Furthermore, since the subject property abuts the Kings Road Historic Preserve (also known Thomas Creek Preserve) to the northwest, the proposed development will provide a pedestrian connection to the trail system within the Kings Road Historic Preserve.

**The use of existing and proposed landscaping:** The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.



**The treatment of pedestrian ways:** Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide sidewalks, community trails, and bicycle connectivity.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using an interior access road through the Braddock Lakes PUD (**Ordinance 2020-0472**), which abuts Braddock Road, a collector facility.

Braddock Road is currently operating at 5.96% of capacity. This segment of Braddock Road has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 759 vpd.

This PUD requests 100 single-family dwelling units (ITE code 210), which would produce 943 daily vehicular trips.

**The use and variety of building sizes and architectural styles:** The proposed residential development will require architectural review with standards such as the front façade of each dwelling must have at least a primary finish and secondary finish, and no panel siding can be used as the primary building product on the façade of any dwelling.

As part of verification of substantial compliance for the first residential dwelling, the applicant shall furnish the Planning and Development Department with covenants and restrictions that articulate those architectural standards.

**The variety and design of dwelling types:** According to the Written Description dated February 17, 2022, the proposed development will contain a maximum of 100 single-family dwelling units and a variety of lot sizes. However, the development will have a minimum 50-foot wide lots with 5,500 square feet lot areas and 60% maximum lot coverages.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The proposed development is located between Braddock Road and Old Kings Road with little to no residential activity. Nonetheless, 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 Property Use</b>
North	CSV	CSV	Kings Road Historic Preserve
South	LDR/AGR-III/CSV	PUD 2020-0472/AGR/CSV	Single-Family Dwellings/Wetlands
East	MU/LDR/AGR-III/AGR-IV	AGR/PUD 2020-0472	Single-Family Dwellings/Wetlands
West	CSV/AGR-III	CSV/AGR	Kings Road Historic Preserve

**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:** Staff notes that the proposed development will abut the Thomas Creek Conservation Area (TCCA)/Kings Road Historic Park to the northwest. As such, the proposed development was forwarded to the Park, Recreation and Community Services Department for review. **Staff supports the Department's findings and forwards the following:**

- The St. Johns River Water Management District and City of Jacksonville co-own and co-manage Kings Road Historical Park which is a component of the Thomas Creek Conservation Area and is immediately adjacent to the proposed application for Braddock Lakes II PUD. It is also important to note that the Florida Fish and Wildlife Conservation Commission manages seasonal hunts on the property. Part of the management of this publicly owned site may include timber harvesting and prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these lands for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forested lands.
- The application mentions a proposed trail connection to the park from the NW corner of the planned residential development. This idea is not supported by Park managers due to seasonal hunting on the property when access is restricted to only individuals participating in the hunts. And, it is necessary to limit access to specific, controlled entry points where appropriate safety messages and notices are posted to all potential visitors.
- Also, there is an existing park trail along the NW corner of the PUD property. It appears approximately 8 backyards would border the established trail network in this area. We request a 50' natural, vegetated buffer be maintained within the PUD property so trail users are not immediately adjacent to people's backyards.

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

The proposed development is consistent with the proposed RR functional land use category, given the requested maximum of 100 single-family dwellings at a density of 0.96± per acre.

**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 March 18, 2022, reclaimed water will likely not be available for this project. However, in the event that reclaimed water is deemed to be available at the time of plan review, then JEA will require the site to be designed for reclaimed water usage. Regardless, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal.

**School Capacity:** Based on the Development Standards for impact assessment, the 104.24± acre proposed PUD rezoning has a development potential of 100 multi-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

**School Impact Analysis**  
**PUD 2022-0140**  
**Development Potential: 100 Residential Dwellings**

School Type	CSA <sup>1</sup>	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development <sup>3</sup>	5-Year Utilization (%)	Available Seats – CSA <sup>2</sup>	Available Seats - Adjacent CSA 1&7
Elementary	1	10,651	54%	12	59%	8,062	3,373
Middle	1	7,527	88%	5	86%	807	791
High	1	8,087	80%	7	72%	1,116	1,778
<b>Total New Students</b>				<b>24</b>			

**NOTES:**

<sup>1</sup> Proposed Development's Concurrency Service Area (CSA)

<sup>2</sup> Available CSA seats include current reservations

<sup>3</sup> Student Distribution Rate  
 ES-.125  
 MS-.051  
 HS-.074

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0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

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 <sup>1</sup>	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded) <sup>3</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	12	683	553	81%	96%
Highlands MS #244	1	5	1071	697	65%	75%

Jean Ribault HS #96	1	7	1683	1378	82%	84%
		24				

*NOTES:*

<sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA)

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Student Distribution Rate  
 ES-.125  
 MS-.051  
 HS-.074

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0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

**The amount and size of open spaces, plazas, common areas and recreation areas:** The written description indicates that a minimum of 1.5 acres of land will be provided for public use, along with active and recreational parks, a public facility and other recreational areas. According to the site plan, active recreational uses are evenly distributed throughout the development. The applicant has also stated that recreation/amenities may include fitness centers, bike trails, event pavilions, pools, or a cabana/club house.

**The existence and treatment of any environment hazards to the proposed PUD property or surrounding lands:** Staff notes that the proposed development will abut the Thomas Creek Conservation Area (TCCA) to the northwest. As such, the proposed development was forwarded to the St. Johns River Water Management District for review. **Staff supports the District's findings and forwards the following:**

- The TCCA is owned by the District, and is jointly managed by the City of Jacksonville and the District. The TCCA is managed with natural resource land management practices, including prescribed fire, silviculture, and other techniques. In addition to recreation activities, a portion of the TCCA is designated as a wildlife management area, with hunting management by the Fish and Wildlife Conservation Commission. The District recommends the City consider advising future owners and residents of the subject property of this information, and encourages the City to consider incorporation of Firewise principals in the respective future development because of the property's proximity to the TCCA.

Staff recommends a notice be recorded on the site plan, Covenants Deeds and Restrictions of the Community, and the plat.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The proposed development will have direct access via using an interior access road through the Braddock Lakes PUD (Ordinance 2020-0472), which abuts Braddock Road.

The Traffic Engineer has reviewed the application and has issued comments. **Staff supports the Engineer's findings and forwards the following:**

- This PUD adds 100 single family units to the previously approved Braddock Lakes Subdivision. A traffic study was submitted for Braddock Lakes. With this addition, the traffic study shall be updated to meet current conditions and include the additional trips from the 100 new units. 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 current Chief of the Traffic Engineering Division, the current Chief of the Transportation Division and the current traffic reviewer from Development Services.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- The minimum road centerline radius for any curves shall be 80 feet.

The application was also forwarded to the Transportation Planning Division for review. **Staff supports the Division's findings and forwards the following:**

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

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

The project will be developed with the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policies 2.2.2 through 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

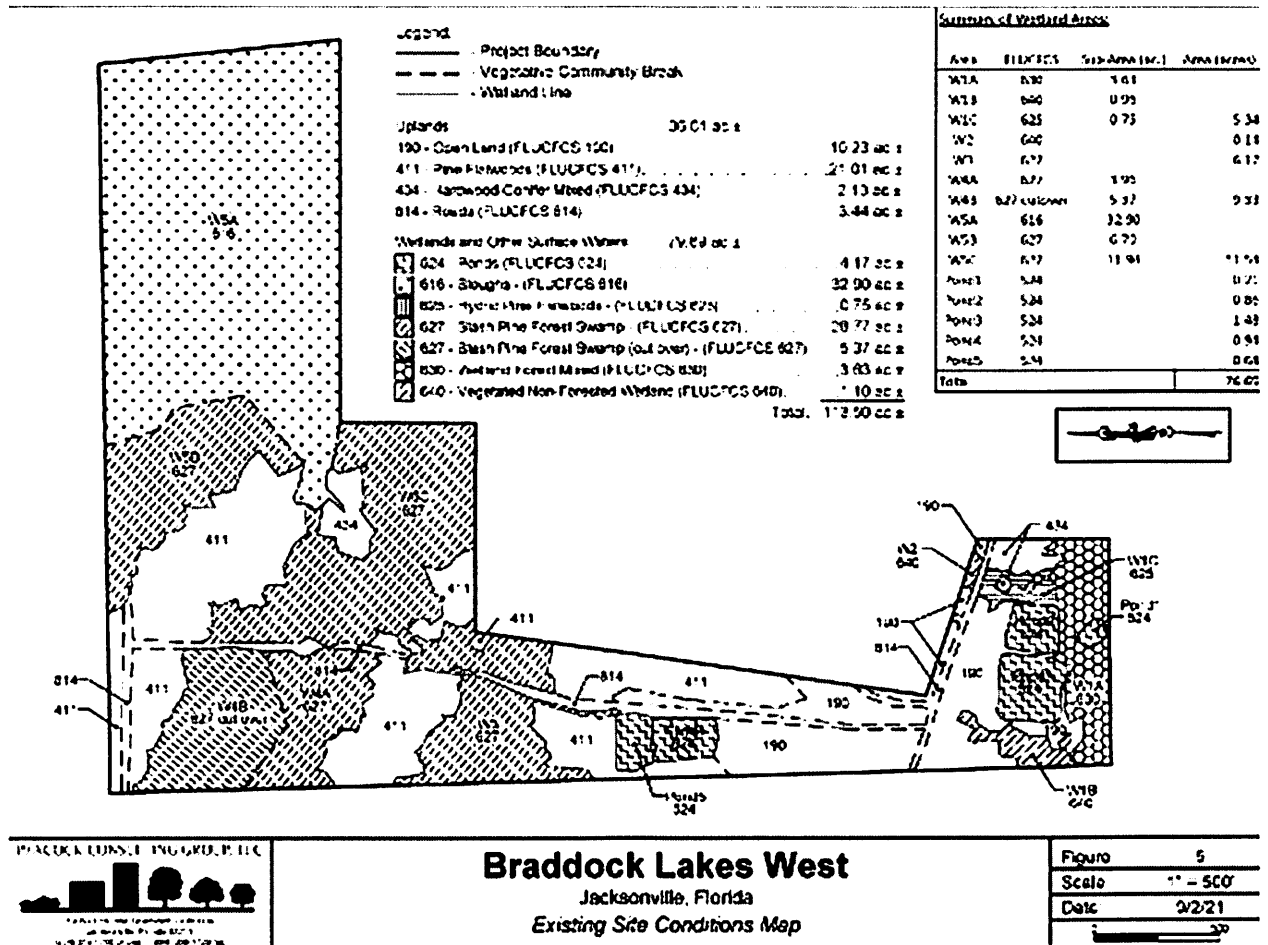
***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District confirmed the presence of wetlands on site. Approximately 79.69± acres of Category II wetlands (includes other surface waters) are located throughout the subject property. Category II wetlands shall mean those wetlands not that are not classified as Saltwater Marshes or Riverine/Estuarine.

The majority of wetlands of the subject property are part of a larger wetland-floodplain basin system that buffer and abuts Thomas Creek. However, within the basin approximately 1,800 north of the land use amendment site there is a rise in elevation. All wetland areas within the basin north

of the rise drains towards Thomas Creek and therefore are Category II wetlands. All wetland areas south of the rise drain away from Thomas Creek and towards the application site are Category III wetlands.

Any impacts to wetlands will be permitted for in accordance with the rules and regulations of the St. Johns River Water Management District.



For more information regarding wetlands, please see the attached memo from Community Planning Division.

**(9) Listed species regulations**

Peacock Consulting Group, LLC prepared the Protected Species Report in September 2021. The property was surveyed for species protected by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (FWS) listed in the publication Florida's *Endangered and Threatened Species, Updated June 2021*. The subject property was also surveyed for other species listed in Section 3.5.5 of the Conservation/Costal Management Element

(CCME) of the 2030 Comprehensive Plan. The preliminary endangered and threatened species survey did not identify any state or federally endangered or threatened species on the site.

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

The off-street parking standards will developed in accordance with Part 6 of the Zoning Code. However, the applicant is requesting that parking may be provided “on-site” throughout the PUD rather than on each platted lot.

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

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

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **March 28, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0140** be **APPROVED** with the following exhibits:

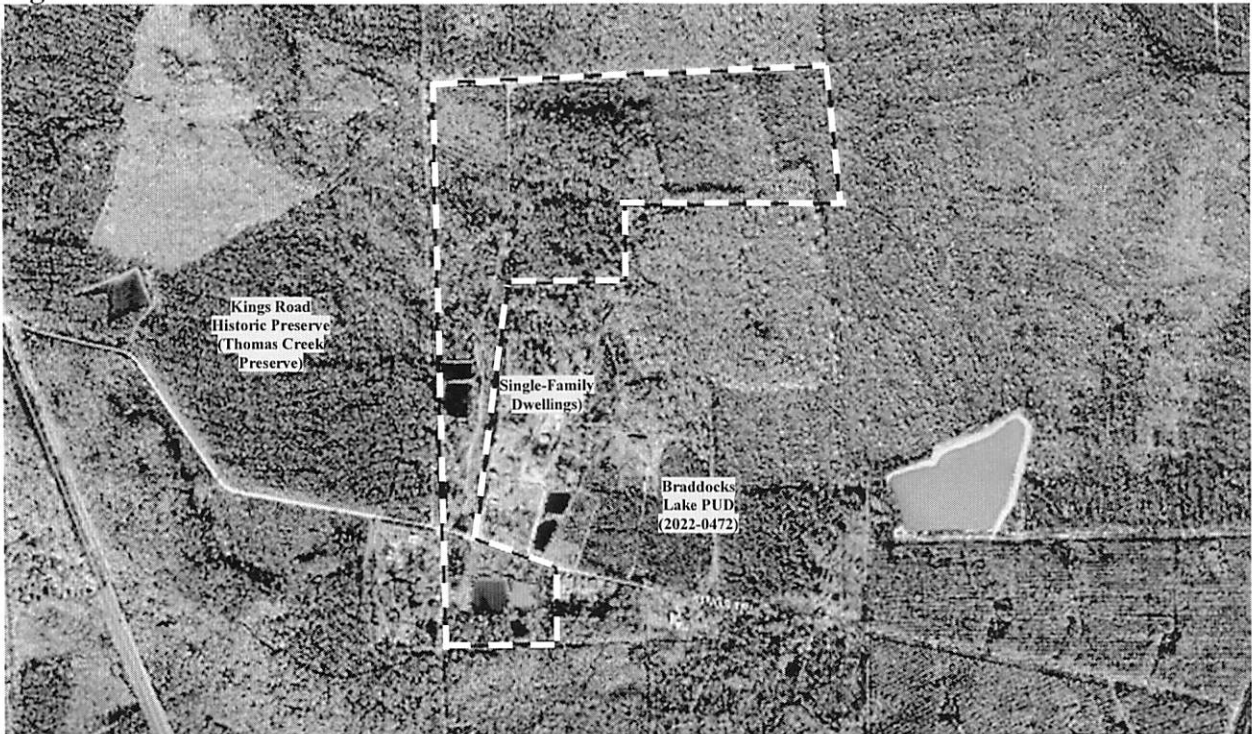
1. **The original legal description dated February 17, 2022**
2. **The original written description dated February 17, 2022**
3. **The original site plan dated February 17, 2022**



Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0140 be **APPROVED WITH CONDITIONS**.

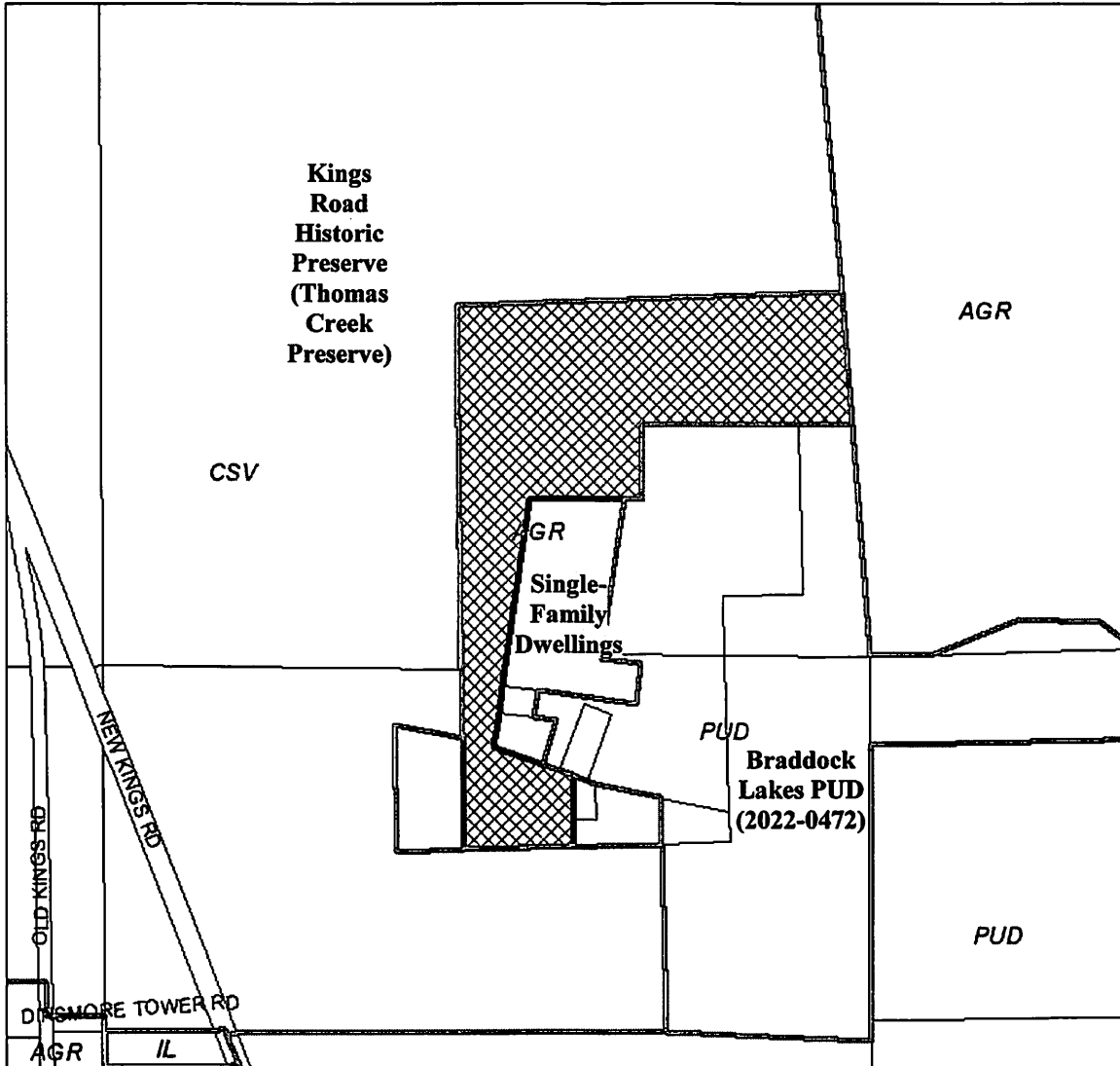
1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated March 14, 2022, or as otherwise approved by the Planning and Development Department.**
2. **The following notices shall be recorded on the site plan, Covenants Deeds and Restrictions of the Community, and the plat:**
  - a. **The St. Johns River Water Management District and City of Jacksonville co-own and co-manage Kings Road Historical Park which is a component of the Thomas Creek Conservation Area and is immediately adjacent to the Braddock Lakes II PUD. The Florida Fish and Wildlife Conservation Commission also manages seasonal hunts on the property. Part of the management of this publicly owned site may include timber harvesting and prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these lands for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forested lands.**
3. **There shall be no connection points to the Kings Road Historic Park trail system from the residential development, unless approved by the Parks, Recreation and Community Services Department.**
4. **A 50 foot, natural vegetative buffer shall be provided where any residential lot abuts the Kings Road Historic Park trail system, or as otherwise approved by the Parks, Recreation and Community Services Department.**

Figure A:



Source: Planning & Development Dept, 02/17/22

Aerial view of the subject site and parcel, facing north.



<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>0 387.5 775 1,550 Feet</p> <p><b>COUNCIL DISTRICT:</b> 7</p>
<p><b>ORDINANCE NUMBER</b> ORD-2022-0140</p>	<p><b>TRACKING NUMBER</b> T-2021-3728</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>



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:** March 14, 2022

**TO:** Arimus Wells, City Planner III  
Current Planning Division

**FROM:** Chris Schoenig, City Planner III  
Transportation Planning Division

**SUBJECT:** Transportation Review: PUD 2022-0140

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### **Background Information:**

The subject site is approximately 104 acres and is accessible from Braddock Road, a collector facility. Braddock Road is currently operating at 5.96% of capacity. This segment of Braddock Road has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 759 vpd.

This PUD requests 100 single-family dwelling units (ITE code 210), which would produce 943 daily vehicular trips.

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

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

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

Per conditions set forth in Transportation Memorandum 2022-0140 dated 3/14/2022.



ONE CITY. ONE  
JACKSONVILLE.

# City of Jacksonville, Florida

---

*Lenny Curry, Mayor*

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## **MEMORANDUM**

**DATE:** March 14, 2022

**TO:** Arimus Wells, City Planner III  
Current Planning Division

**FROM:** Chris Schoenig, City Planner III  
Transportation Planning Division

**SUBJECT:** Transportation Memorandum 2022-0140

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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:

- This PUD adds 100 single family units to the previously approved Braddock Lakes Subdivision. A traffic study was submitted for Braddock Lakes. With this addition, the traffic study shall be updated to meet current conditions and include the additional trips from the 100 new units. 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 proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- The minimum road centerline radius for any curves shall be 80'

## Wells, Arimus

---

**To:** Burket, Brian  
**Cc:** Joseph, Daryl  
**Subject:** RE: PUD Review and Comments Request (2022-0140)

**From:** Burket, Brian <BBurket@coj.net>  
**Sent:** Monday, March 14, 2022 4:26 PM  
**To:** Wells, Arimus <ArimusW@coj.net>  
**Cc:** Joseph, Daryl <DJoseph@coj.net>  
**Subject:** RE: PUD Review and Comments Request (2022-0140)

Arimus,

Thanks for opportunity to review this PUD application which is adjacent to the Thomas Creek Conservation Area/Kings Road Historical Park. Attached is a park map showing location of PUD proposal in relation to the preserve. Below are comments from the Parks Dept in collaboration with our management partners:

- The St. Johns River Water Management District and City of Jacksonville co-own and co-manage Kings Road Historical Park which is a component of the Thomas Creek Conservation Area and is immediately adjacent to the proposed application for Braddock Lakes II PUD. It is also important to note that the Florida Fish and Wildlife Conservation Commission manages seasonal hunts on the property. Part of the management of this publicly owned site may include timber harvesting and prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these lands for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forested lands.
- The application mentions a proposed trail connection to the park from the NW corner of the planned residential development. This idea is not supported by Park managers due to seasonal hunting on the property when access is restricted to only individuals participating in the hunts. And, it is necessary to limit access to specific, controlled entry points where appropriate safety messages and notices are posted to all potential visitors.
- Also, there is an existing park trail along the NW corner of the PUD property. It appears approximately 8 backyards would border the established trail network in this area. We request a 50' natural, vegetated buffer be maintained within the PUD property so trail users are not immediately adjacent to people's backyards.

**Brian Burket**  
Waterfront Project Manager  
City of Jacksonville | Parks, Recreation and Community Services  
214 N. Hogan Street, 4<sup>th</sup> Floor, Room 473  
Jacksonville, FL 32202  
(904) 255-7935  
[www.coj.net](http://www.coj.net)

# KING'S ROAD UNIT








THOMAS CREEK

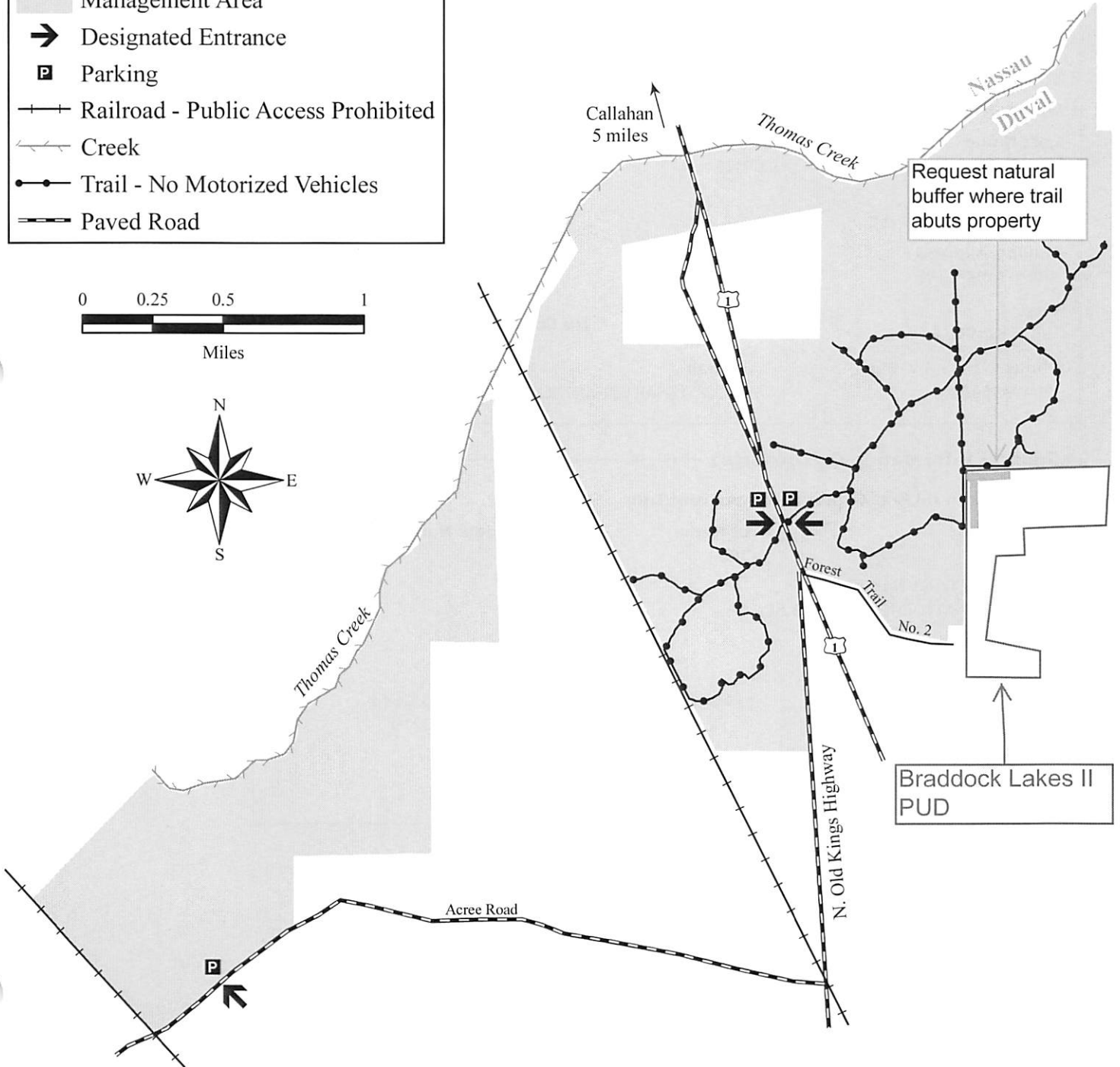
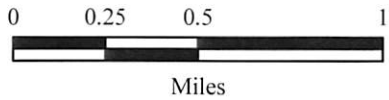
## WILDLIFE MANAGEMENT AREA

2,429 acres

Duval County

### Legend

-  Management Area
-  Designated Entrance
-  Parking
-  Railroad - Public Access Prohibited
-  Creek
-  Trail - No Motorized Vehicles
-  Paved Road



### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2022-0140 **Staff Sign-Off/Date** ATW / 02/17/2022  
**Filing Date** 03/02/2022 **Number of Signs to Post** 2  
**Hearing Dates:**  
**1st City Council** 04/12/2022 **Planning Commission** 04/07/2022  
**Land Use & Zoning** 04/19/2022 **2nd City Council** 04/26/2022  
**Neighborhood Association** THE EDEN GROUP INC.  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 3728 **Application Status** FILED COMPLETE  
**Date Started** 08/12/2021 **Date Submitted** 08/12/2021

#### General Information On Applicant

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

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** BLYLER **First Name** ALICE **Middle Name**  
**Company/Trust Name**  
POWER OF ATTORNEY - WAYNE BLYLER  
**Mailing Address**  
13961 NEW KINGS ROAD  
**City** JACKSONVILLE **State** FL **Zip Code** 32219  
**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 002472 0000	7	6	AGR	PUD

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

**Existing Land Use Category**  
AGR-III



**Land Use Category Proposed?**

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

5577

**Total Land Area (Nearest 1/100th of an Acre)** 104.24

**Development Number**

**Proposed PUD Name** BRADDOCK LAKES II PUD

**Justification For Rezoning Application**

THE PROPERTY HAS SURROUNDING A ZONING DESIGNATION OF PUD. THE PROPOSED ZONING OF PUD FROM AGR WOULD CONSISTENT AND COMPATIBLE WITH THE ADJACENT PROPERTY.

**Location Of Property**

**General Location**

EASTSIDE OF NEW KINGS ROAD

House #	Street Name, Type and Direction	Zip Code
13961	NEW KINGS RD	32219

**Between Streets**

DUNN AVE and ROY BOOTH ROAD

**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**  
104.24 Acres @ \$10.00 /acre: \$1,050.00
- 3) Plus Notification Costs Per Addressee**  
Notifications @ \$7.00 /each:
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):**

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

**EXHIBIT 3 “D”  
BRADDOCK LAKES II PUD  
Written Description  
February 17, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 002472-0000
- B. Current Land Use Designation: AGR-3, AGR-4
- C. Proposed Land Use: RR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

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

Hart Resources, LLC (the “Applicant”) proposes to rezone approximately 104 acres of property from Agriculture (“AGR”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description.

The subject property (“Property”) is currently owned by Johnny B. Blyler Estate. The property is located off New Kings Road, as shown on **Exhibit “K”**. The property will be designated RR in the Future Land Use Map in the City’s Comprehensive Plan and is residential. The gross density is .96 units per acre and less than the two (2) units per acre permitted in RR in the Comprehensive Plan.

The proposed residential product will consist of one-story and two-story fee simple homes. Lot sizes may range with a minimum fifty (50) foot lots with two car garages, as conceptually depicted on **Exhibit “E”**. Lot sizes set forth below are a minimum and the proposed development may allow for lot sizes greater than 50 feet. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

**III. PUD DEVELOPMENT CRITERIA**

**A. Development Densities/Intensities**

The PUD proposes the following permitted densities/intensities:

Single Family residential units: up to 100 units/104 acres = .96 units per acre.

**B. Site Development Standards**

1. *Permitted Uses and Structures:* All uses permitted within the Residential Low-Density District (“RLD”) zoning districts.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width and area):*
  - a. Width --50 feet
  - b. Area – 5,500 square feet
4. *Maximum lot coverage by all buildings and structures:* 60%
5. *Minimum yard requirements:*
  - a. Front – 20 feet
  - b. Side – 5 feet
  - c. Rear – 10 feet
6. *Maximum height of structures:* 35 feet

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

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

**B. Recreation/Open Space**

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

the recreation in Braddock Lakes II. Should this development have less than 100 lots the developer may pay into the recreation and open space fund or provide recreation according to Section 656.420 and pursuant to 2030 Comprehensive Plan Policy 2.2.3.

This property abuts the Kings Road Historic Preserve (also known Thomas Creek Preserve) to the northwest. A pedestrian connection will be provided to the trail system within the Kings Road Historic Preserve.

**C. Landscaping/Landscaped Buffers**

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

**D. Signage**

The applicant may construct up to one (1) permanent, single faced identity signs at the entrance to the subdivision on and one (1) permanent, double-faced sign in the median of the entry road to the subdivision. The signs may be located within the road right-of-way or on private property. The sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

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

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

**F. Parking and Loading Requirements**

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

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

**G. Stormwater Retention**

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

**H. Utilities**

The Property is served by JEA.

**I. Conceptual Site Plan**

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**J. Phasing.**

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

**K. Modifications**

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

**L. Architectural Review**

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

**M. Justification for the PUD Rezoning**

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and architectural standards, the proposed development exceeds the minimum requirements of the Zoning Code and therefore requires a PUD.

**N. PUD/Difference from Usual Application of Zoning Code**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set

forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Lot Coverage	For single family uses:  Maximum Lot Coverage: 50%	For single family uses:  Maximum Lot Coverage: 60%	The modification to the lot coverage requirements permits the lot owners to have more square footage which will allow for bigger houses.
Lot Area	For RLD-50 single family uses:  Minimum Lot Area: 5,000 square feet	For single family uses:  Minimum Lot Area: 5,500	The modification to the lot area requirements permits the lot owners to have more square footage which will allow for larger lots and backyards.
Architecture	The Zoning Code does not provide for architectural controls.	This PUD allows for architectural review of plans/elevations of home exteriors by an architectural review board.	It provides standard requirements that (1) the façade of each single family detached home must have at least two different finishes, one being primary and the secondary finish being an accent feature, (2) no panel siding can be used as primary building product on the façade. This will provide a unique development that will bring a diversity of housing product to the community.

**O. Names of Development Team**

Agent: Hart Resources, LLC

Planner/Engineer: Connelly & Wicker Inc.

**P. Land Use Table**

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

**V. PUD REVIEW CRITERIA**

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

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

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

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

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

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

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

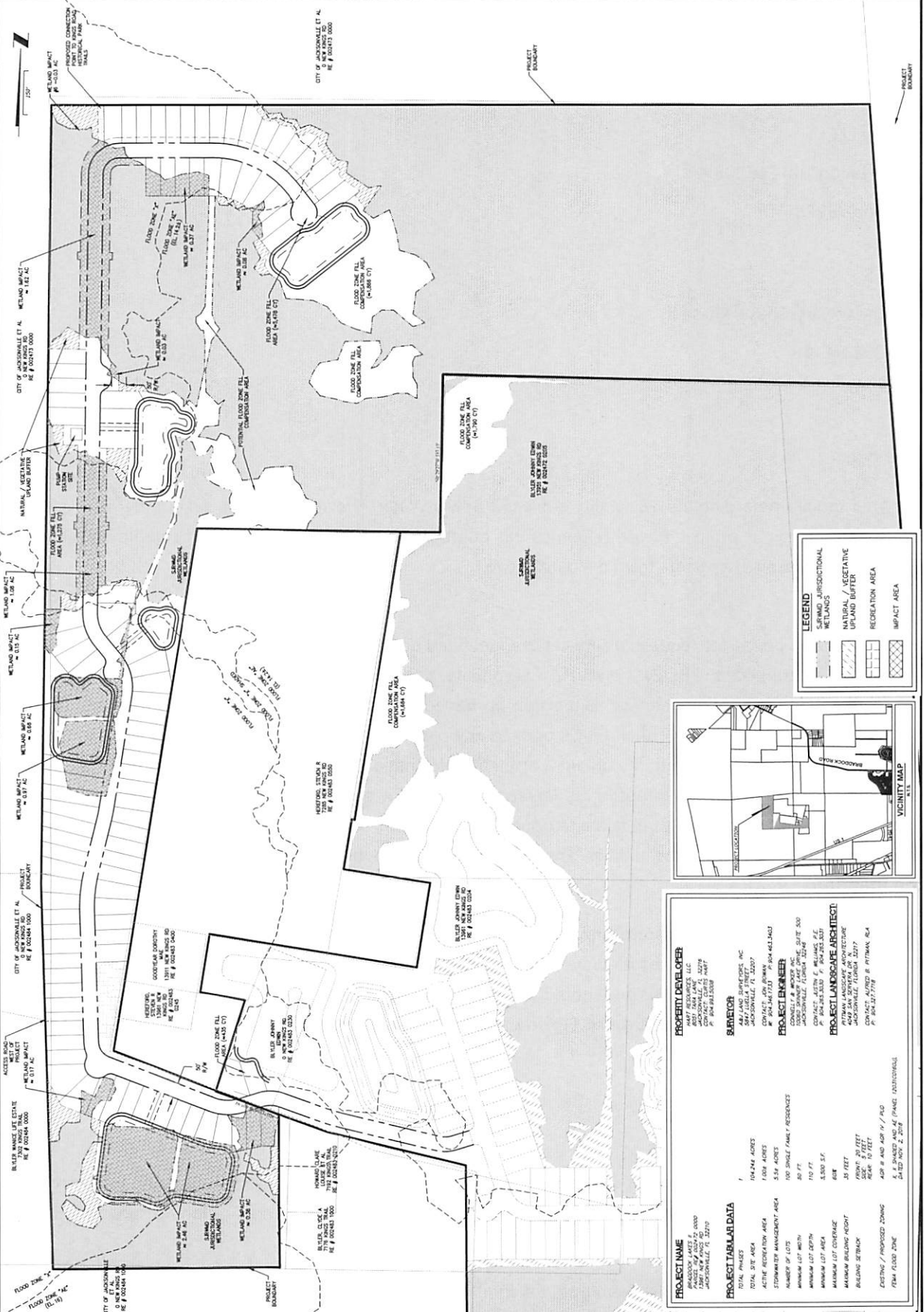
H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Survey:** Provided.

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

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





**LEGEND**

- SEWARD JURISDICTIONAL WETLANDS
- NATURAL / VEGETATIVE UPLAND BUFFER
- RECREATION AREA
- IMPACT AREA



**PROJECT NAME**  
BRADDOCK LAKES II, PHASE 2  
13801 AND 13901  
JACKSONVILLE, FL 32219

**PROJECT TABULAR DATA**

TOTAL PAVED	104.24 ACRES
TOTAL SITE AREA	1,024 ACRES
ACTIVE RECREATION AREA	5.54 ACRES
STORMWATER MANAGEMENT AREA	100 SINGLE FAMILY RESIDENCES
NUMBER OF LOTS	80 FT
MINIMUM LOT WIDTH	110 FT
MINIMUM LOT DEPTH	5,500 SF
MINIMUM LOT AREA	68K
MINIMUM LOT COVERAGE	35 FEET
MINIMUM BUILDING HEIGHT	FRONT: 20 FEET
BUILDING SETBACK	REAR: 10 FEET
EXISTING / PROPOSED ZONING	APR 8 AND APR 14 / PUD
FROM FLOOD ZONE	5, 6 PAVED AND 42 PAVED (2022) ONLY

**PROPERTY DEVELOPER**  
HART RESOURCES, LLC  
13801 AND 13901  
JACKSONVILLE, FL 32219  
P: 904-883-3200  
F: 904-883-3209

**SURVEYOR**  
JAMES W. SWANSON, INC.  
5047 JAGGERS LANE, SUITE 100  
JACKSONVILLE, FL 32217  
P: 904-341-7171 F: 904-341-3463

**PROJECT ENGINEER**  
CONNELLY & WICKER, INC.  
1060 SKIMMER LAKE DRIVE, SUITE 500  
JACKSONVILLE, FLORIDA 32246  
P: 904-265-3030 F: 904-265-3031

**PROJECT LANDSCAPE ARCHITECT**  
FITZMAURICE LANDSCAPE ARCHITECTURE  
1060 SKIMMER LAKE DRIVE, SUITE 500  
JACKSONVILLE, FLORIDA 32246  
CONTACT: ALVIN B. FITZMAURICE  
P: 904-317-1718

**DATE:** NOV. 2, 2019



## Availability Letter

Katie Derringer

3/24/2021

Cassowary Chase LLC

7563 Philips Hwy Bldg 100 Ste 208

Jacksonville, Florida 32256

Project Name: Cassowary Chase, Phase II

Availability #: 2021-1188

Attn: Katie Derringer

Thank you for your inquiry regarding the availability of Electric, 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,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-1188

Request Received On: 3/18/2021

Availability Response: 3/24/2021

Prepared by: Susan West

Expiration Date: 03/24/2023

### Project Information

Name: Cassowary Chase, Phase II

Address: 13961 New Kings RD, Jacksonville, FL 32219

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 45500

Parcel Number: 002472 0000

Location: East of New Kings Rd, West of Braddock Rd

Description: New construction of single family residential homes

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Braddock Rd approx 1,300 feet north of Sandle Drive

Connection Point #2:

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 12 inch force main along Braddock Rd approx 1,300 feet north of Sandle Drive

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.