

## **Fairview Estates PUD**

### **Written Description**

**June 16, 2025**

#### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** A portion of RE # 003794 0028
- B.** Land Use Designation: LDR
- C.** Current Zoning District: RR-Acre
- D.** Proposed Zoning District: PUD

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

Coastland Group, LLC (the “Applicant”) proposes to rezone approximately 22.01 acres of property (the “Property”) located generally at the northern end of Quiet Country Lane, approximately 1 mile north of Dunn Avenue, a minor arterial roadway according to the Functional Highway Classification Map in the 2045 Comprehensive Plan. The Property is more particularly described by the legal description attached to this ordinance as Exhibit “1.” As described below, the Planned Unit Development zoning district (this “PUD”) is being sought to provide for the development of the Property with single family homes, as shown on the PUD Conceptual Site Plan dated April 17, 2025 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as Exhibit “4.”

The Property is currently vacant. However, the proposed development of the Property with new single family homes is consistent and compatible with the surrounding area, an urbanizing portion of the City of Jacksonville (the “City”). In 2021, the Villages of Westport PUD (Ordinance 2021-0532) directly abutting the Property to the north was approved for, among other things, a variety of residential uses including multi-family and single family lots with a minimum lot width of forty (40) feet. In 2018, the Barrington Cove neighborhood located approximately 0.2 miles to the west of the Property was approved for single family homes with a minimum lot width of fifty (50) feet (Ordinance 2018-0155). And in 2017, the Hampton West neighborhood located approximately 0.25 miles to the east of the Property was approved for single family homes with a minimum lot width of sixty (60) feet (Ordinance 2017-0638). As detailed further below, this PUD proposes single family homes with a minimum lot width of seventy (70) feet.

The Property lies within the Low Density Residential (LDR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the 2045 Comprehensive Plan. No change is proposed to the current land use category of LDR.

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RR-Acre	Single family residential
East	LDR	RR-Acre, PUD	Single family residential
North	MU, AGR (JEA property)	PUD	Vacant, single family residential
West	LDR	RR-Acre, PUD	Single family residential

### **III. DESCRIPTION OF PERMITTED USES**

#### **A. Maximum Densities/Intensities**

The maximum gross density of the PUD shall not exceed a total of fifty (50) dwelling units, which equals approximately 2.3 dwelling units per acre.

#### **B. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the 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 parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property.

#### **C. Permitted Uses**

##### *1. Permitted uses and structures.*

- a. Single family dwellings.
- b. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.
- c. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
- d. Mail center for the purpose of serving the residents within the PUD.

2. *Permissible uses by exception.* Those uses permitted by right (and not otherwise listed as a permitted use herein) and permitted by exception in the RLD zoning districts.

**D. Lot and Yard Requirements**

1. Single Family Residential

- a. *Minimum lot width*—Seventy (70) feet.
- b. *Minimum lot area*—7,200 square feet.
- c. *Maximum lot coverage*—45%.
- d. *Impervious surface ratio*—55%.
- e. *Minimum yard requirements:*
  - i. Front—Twenty (20) feet.
  - ii. Side—Five (5) feet.
  - iii. Rear—Ten (10) feet.
- f. *Maximum height of structure.* Thirty-five (35) feet.

Decorative rooftop structures including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

**E. Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code.

**F. Accessory Uses and Structures; Accessory Dwelling Units**

Accessory uses and structures are allowed in the PUD as permitted in Section 656.403 of the Zoning Code. Accessory dwelling units, as described in Section 656.403 of the Zoning Code, are not permitted within the PUD.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Recreation**

The Property will comply with the requirements in the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

**B. Stormwater Retention**

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

**C. Access/Traffic Circulation**

Access will be provided as shown on the Site Plan via Quiet Country Lane. Interior access drives may be either privately owned or dedicated to the City. If privately owned, the interior access roads will be maintained by the owner, an owners' association and/or a management company. The location and design of the access point(s) and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

For clarity, the proposed development will be located on RE # 003794 0028 (0 Quiet Country Lane, Jacksonville, Florida 32218). There are currently two parcels containing single family homes located to the west of the Property (RE ## 003794 0052 & 003794 0076), and access to both parcels currently goes through the Property. These parcels will continue to exist after the construction of the proposed development. As such, the owners of those single family homes will need access to a public right of way. As shown on the Site Plan, this PUD permits a driveway to extend from the southwest portion of the internal road of the development proposed in this PUD to the aforementioned existing single family homes for the purpose of providing access for the owners of those two parcels. All necessary easements and/or agreements will be executed. This driveway shall not be designed and constructed to enable it to be dedicated to the City and it shall not be dedicated to the City.

**D. Phasing**

The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, or in multiple phases by multiple developers.

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

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**F. Signage**

Signage may be provided in accordance with Part 13 of the Zoning Code for property within the RLD-70 zoning district. That said, no signage is required for this PUD.

**G.     Landscaping/Buffering**

Landscaping and buffering shall be provided in accordance with Part 12 of the City's Zoning Code, with the following additional and superseding provisions:

1. Fencing shall be required in all locations shown on the Site Plan. The required fencing may be constructed of any material except white vinyl.
2. As shown on the Site Plan, excluding the portion of the Property containing the internal access drive, the southern boundary of the PUD will contain significant buffering, as detailed below:
  - a. East of the internal access drive, the southern boundary of the PUD shall contain an undisturbed natural buffer with a minimum width of twenty-five (25) feet.
  - b. West of the internal access drive, the southern boundary of the PUD shall contain a buffer with a minimum width of twenty-five (25) feet.
3. There is an existing berm along the northern boundary of the PUD. This berm shall remain in place.
4. The portion of the Property which extends from the northern terminus of Quiet Country Lane to the rear of the lots along the southern boundary of the PUD is not subject to the requirements of Section 656.1215(b) of the Zoning Code. There are several mature trees located along the entrance access drive within this portion of the Property. Based on feedback received from the surrounding community, the maturity of the existing trees, and the desire to maintain an aesthetically pleasing entrance, the Applicant will use reasonable efforts to maintain the existing canopy in lieu of otherwise required landscaping requirements.

**H.     Single-Story Restriction**

As shown on the Site Plan, several lots along the southern boundary of the PUD shall be restricted to a single story. Any and all homes constructed on the lots designated as limited to a single story on the Site Plan shall be no taller than one story.

**I.     Traffic Study**

The City did not require the Applicant to perform and submit a traffic study as part of the proposed development in this PUD. However, due to concerns and feedback received from the community, the Applicant volunteered to perform a traffic study. The Applicant has conducted the traffic study, which is dated June 16, 2025, and attached hereto as Exhibit A. The traffic study has been voluntarily submitted to the City.

**J. Modifications**

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

**K. Silviculture**

Silviculture operations are a permitted use in this PUD and may continue until build-out.

**L. Parking**

Parking will be provided in accordance with Part 6 of the City's Zoning Code.

**M. Lighting**

Any lighting installed on the Property shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**N. Sidewalks, Trails and Bikeways**

Sidewalks will be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**O. Utilities**

Electric power, water and sewer will be provided by JEA.

**P. Pre-application Conference**

A pre-application conference was held regarding this application on October 2, 2024.

**V. JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of the Property with single family homes. This rezoning originated as a request for RLD-70. Based on feedback received from the surrounding community, this PUD is being sought to address specific concerns such as buffering, density, lot width, single story restrictions and more. As discussed in greater detail above, the proposed development is consistent and compatible with the surrounding area.

**VI. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the owner and successor(s) to this Written Description and the PUD Site Plan, unless modified.

2. It provides for site-specific access requirements.
3. It provides for site-specific and substantial buffering requirements in addition to that required by the Zoning Code.
4. It provides for maximum densities much lower than those otherwise allowed pursuant to the 2045 Comprehensive Plan. In particular, the Future Land Use Element of the 2045 Comprehensive Plan controlling the LDR land use category in the Suburban Development Area permits a maximum density of 7 dwelling units per acre. The maximum gross density of this PUD shall not exceed a total of fifty (50) dwelling units, which equals approximately 2.3 dwelling units per acre.
5. It imposes a single-story restriction for certain lots along the southern boundary of the PUD.
6. It prohibits the fencing located on the Property from being white vinyl.
7. It requires the Applicant to perform a traffic study.
8. It prohibits accessory dwelling units from being located on the Property.
9. It permits on-site, temporary construction offices/models unit/sales and leasing offices.
10. And it limits permitted uses on the property, as compared to those uses permitted in the RLD zoning districts.

**VII. NAMES OF DEVELOPMENT TEAM**

- Developer: Coastland Group, LLC
- Engineer: Toco Engineering, L.L.C.
- Agent: Roger Towers, P.A.

**VIII. LAND USE TABLE**

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

**IX. PUD REVIEW CRITERIA**

**1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the LDR land use category of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.2, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.12, 3.1.1, 3.1.7, 3.1.11, and 4.1.2.

2. **Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

3. **Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

4. **Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. **External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. As explained above, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. **Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City, if any, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. **Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.