

**Written Description
Melcon Farm PUD
October 28, 2020**

I. PROJECT DESCRIPTION

A. The proposed Melcon Farm is a non-gated, one and two story, single family detached dwelling unit residential subdivision comprising of 33 units (including the potential relocation of the currently on site historic Henry C. Arpen Farmhouse to proposed Lot 1, and the prospective preservation of a second existing single family detached residential housing unit at Lot 25), and is made up of a total 16.79 +/- acres of land (please see Conceptual Site Plan at Exhibit "E").

There are two (2) single family detached dwelling units established on the subject property.

One of them, known as the Henry C. Arpen Farmhouse, was placed on the Federal Historic Register in August of 2019 and is specifically recognized in Jacksonville's Historic Heritage.

The Project Developer commits to preserve the Henry C. Arpen Farmhouse by first inviting those who are also interested in preserving the home to secure a mutually agreeable new location for it outside of the proposed Melcon Farm development, but still within the Jacksonville Metropolitan Statistical Area ("MSA"), preferably in Mandarin, and upon said finding, the Project Developer further commits to donating and moving the historic structure to the chosen site.

In the event that no sound plan surfaces for relocation of the Henry C. Arpen Farmhouse to a mutually agreeable alternate site away from the property subject of the proposed non gated Melcon Farm single family subdivision development, where the historic home now stands, by the date of the City's final approval of the PUD project's civil engineering plans, the Project Developer pledges to relocate the Henry C. Arpen Farmhouse to proposed Lot 1, said location found within the project as depicted on the proposed PUD's Conceptual Site Plan (please see Exhibit "E").

The Project Developer further binds itself to assume all reasonable costs associated with the physical relocation of the Henry C. Arpen Farmhouse from its current location, including, but not limited to, all costs associated with the installation of JEA potable water and sanitary sewer "stub outs" and also for these City services to be extended from the "stub outs" to the relocated historic farmhouse.

The proposed Melcon Farm PUD is located in the Mandarin area of southeast Jacksonville, north of Julington Creek, and is bordered by Cattail Drive to the north, and by Hagan Grant Lane to its south.

To the immediate west of the proposed single family detached lot residential development is an established single family detached dwelling unit subdivision zoned PUD known as The Wilderness, featuring 80+/- to 95+/- foot wide lots (Ordinance 83-395-341 and Ordinance 78-

406-333) at a density of 2 units per acre, while immediately adjacent to its northerly boundary is an established, gated, RLD-100-B zoned single family detached dwelling unit residential subdivision known as Cormorant Landing, with a density of 1.85 units per acre.

East and south of the proposed Melcon Farm PUD development are seven (7) developed single family lots of record carrying a zoning classification of RR-Acre.

Please see Exhibit "E" that depicts the locations of the neighboring properties and their respective zoning classifications.

B. The project name is "Melcon Farm PUD".

C. Project Landscape Architect:

A & K Land Planning
426 Tortoise Trace
Jacksonville, Florida 32259
(904) 476-9692

D. Project Engineer:

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Almond Engineering, P.A.
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ealmond@almondengineering.com

E. Project Surveyor:

Melrose Surveying & Mapping, Inc.
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Jacksonville, Florida 32224
(904) 721-1226
Bill Melrose, PSM

F. Environmental:

Terra Worx Land Group, Inc.
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Green Cove Springs, Florida 32043
(904) 626-6708
John Napier

G. Project Developer:

Danhour Group, LLC
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MDanhour@DanhourGroup.com

F. Current Land Designation: LDR (3-7 sf residential units per acre; the Melcon Farm PUD proposes an average 1.966 single family detached one to two story residential dwelling units per acre, compared to The Wilderness average density of 2.00 detached residential units per acre, and compared to the Cormorant Landing average density of 1.85 single dwelling units per acre).

G. Current Zoning District: RR-Acre (please see Exhibit "E" and "H").

H. Requested Zoning District: PUD.

I. Real Estate Number: RE #159096.0000.

II. QUANTITATIVE DATA

A. Total Acreage: 16.79+/- acres.

B. Total number of dwelling units: 33 (an average 1.966 single family one to two story detached dwelling units per acre). The property has two existing dwelling units (31 unit net increase).

C. Total number of non-residential floor area: 0.

D. Total amount of recreation area: 0.

E. Total amount of open space: Natural Conservation Area of 1+/- acre 50+/- sf wide easement inclusive of an existing drainage ditch originally installed to prevent negative stormwater runoff impacts to Hagan Grant Road and to LinJohn Road RR-Acre lots of record, running south from proposed Melcon Farm PUD Lot 20 to Hagan Grant Road, said open space proposed to be dedicated by the Developer to the Melcon Farm HOA as open space, or offered for sale to southerly RR-1 zoned neighboring property owners, plus minimum 20 ft. wide Natural Conservation Areas buffering the proposed Melcon Farm PUD from The Wilderness, Cormorant Landing and the RR-Acre lots of record. The entire area to be preserved in is 2.4 acres or approximately 14% of the total site.

F. Total amount of public/private rights of way: 1.57+/- acres.

G. Total amount of land coverage of all buildings and structures: 16.79 acres divided by 33 lots = 1.966 acres (90' X 125' minimum lot size) divided by average proposed sf detached dwelling average unit size (2,500+/- enclosed sf) = 5.95 average FAR coverage per lot over total 16.79+/- acres).

H. Phase schedule of construction:

- Single Phase
- Horizontal development to commence 2nd Quarter of 2021
- Single family detached residential development of all 33 lots anticipated by 2023.

III. STATEMENTS

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

The existing Zoning Classification of the subject property, RR-Acre, does not allow the development of the property as a residential subdivision featuring 33 separate lots and homes with 90 foot lot widths and a minimum lot square footage of 10,800 sf.

The proposed 33 one to two story single family detached dwelling unit lots are planned to be an average size of 14,873 sf (over of an 1/3 acre and consistent with the neighboring single family detached residential housing developments).

Pursuant to the subject property's existing RR-Acre zoning criteria, the maximum number of one to two story single family detached dwelling unit lots that could be created are approximately 12+/- lots spread over the 16.79+/- acre total land area (1.45 average units per acre versus the proposed Melcon Farm PUD's proposed 1.966 average units per acre) , so when the cost of the land, bringing utilities, roadway, sidewalks etc. are factored in this scale project's pro-forma, the RR-Acre constrained size of a proposed residential subdivision in this location becomes financially unfeasible under the current RR Zoning Classification..

The redevelopment of larger existing close in multiple acre properties into residential single family detached dwelling unit subdivisions is an ongoing residential "Infill" occurrence being witnessed not only in the Mandarin area, but throughout the City of Jacksonville as its population continues to grow.

The Danhour Group, LLC has committed to providing several different accommodations in response to existing adjacent residential neighborhood feedback and requests, including, but not limited to, its commitment to pay for up to four (4) traffic calming instruments (speed humps) for selected roadways located within the Wilderness subdivision should the citizens, JSO, JFRD and the Traffic Engineering Department support their installation at the appropriate time.

Under the usual application of the Zoning Code, this accommodation and others, such as the developer's promise to allow Natural Conservation Areas to remain undisturbed buffers between the Melcon Farm PUD and its neighbors, the pledge to relocate to preserve the historic Henry C. Arpen Farmhouse, along with the decrease in originally proposed lots from 38 to 33, would not traditionally be required.

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.

(1). Continued operation and maintenance of areas not so operated and/or maintained by the City shall be managed and effected by the Melcon Farm Residential Subdivision Incorporated Home Owners Association ("HOA"), created by the Developer prior to the completion of the single phase non gated single family one to two story detached housing unit development, issuance of any certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council.

(2). Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the development's initial building permit applications.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1). Single-family dwellings.

(2). Foster care homes.

(3). Family care homes meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(4). Community residential homes of six or fewer residents meeting the performance standards and criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(5). Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(6). Home occupations meeting the performance standards and development criteria set forth in Part 4, Chapter 655, Ordinance Code.

B. Permissible Uses by Exception:

(1). Bed and breakfast establishments meeting the performance standards and development criteria set forth in Par 4, Chapter 656, Ordinance Code.

(2). Essential Services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.

(3). Animals other than household pets meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.

(4). Home occupations meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(C). Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary.

(1). The number of temporary offices shall not exceed three (3) at any given time; each shall be removed upon the completion of all sales and construction activities on the subject property.

(2). No construction trailers shall be located next to a completed and occupied home.

(3). Completed homes may be used as model homes or sales or construction offices.

(D). Limitations on Permitted or Permissible Uses by Exception.

- All Permissible Uses by Exception shall be required to prepare and submit a Planning and Development Department Zoning Exception application to the Planning and Development Department for its review and recommendation to the City of Jacksonville Planning Commission, who will consider the application and make its determination to approve or deny the proposed Zoning Exception.

(E). Permitted Accessory Uses and Structures:

- Accessory uses and structures are allowed as permitted in Section 656.403, Ordinance Code.

V. DESIGN GUIDELINES

(A). Lot Requirements:

(1) Minimum Lot Area: 10,800 +/- sq. ft.

(2). Minimum Lot Width: 90 feet.

(3). Maximum Lot Coverage: 50 percent.

(4). Minimum Front Yard: 20 feet

(5). Minimum Side Yard: 5 feet.

(6). Minimum Rear Yard: 10 feet.

(7). Maximum Structure Height: 35 feet (one to two story single family detached residential homes).

(B). Ingress, Egress and Circulation:

(1). Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6, Chapter 656, Ordinance Code.

(2). Vehicular Access:

(a). Vehicular access to the Melcon Farm PUD shall be by way of O'Connor Road as substantially shown in the Conceptual Site Plan (please see Exhibit "E"). The final location of all access points is subject to the review and approval of the Planning and Development Department's Development Services Division.

(b). Within the Melcon Farm PUD, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the one to two story single family detached housing unit non gated subdivision, if ownership or occupancy of the subject property is subdivided among more than one person or entity.

(c). The Danhour Group, LLC commits to pay for up to four (4) traffic calming devices (speed humps) should the Wilderness subdivision citizens, JSO, JFRD and the Traffic Engineering Department support their installation at the appropriate time.

(3). Pedestrian Access:

(a). Pedestrian access and circulation shall be provided by Developer installed sidewalks in accordance with the 2030 Comprehensive Plan.

(C). Signs:

(1). The Developer may construct up to two (2) permanent, double faced identity signs at each side of the entrance to the Melcon Farm PUD at O'Connor Road. The sign(s) may

be located within the roadway right-of-way or on private property. The sign(s) shall not exceed twenty-four (24) square feet each in area or twelve (12) feet in height each (please see Exhibit "L" for examples of the proposed entry signage models).

(2). Real estate and construction signage shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307, Ordinance Code.

(D). Landscaping, Fencing and Buffering & Storm Water Runoff Control:

(1). The Property shall be developed in accordance with the Part 12 Zoning Landscape Regulations of Section 656, Ordinance Code (as of January 1, 2019) and per the City of Jacksonville Charter Article 25.

(2). To mitigate the proximity of the Melcon Farm PUD to adjacent residentially zoned districts to its north (proposed Lots 1 to 15), and to its west (proposed Lots 30 to 33), a minimum twenty (20) ft. deep Natural Conservation Area ("NCA") shall be preserved between the proposed PUD's neighbors and the PUD's proposed new residential units' 10 ft. rear yard setbacks, as depicted in the green areas found on the project's Conceptual Site Plan (Exhibit "E").

The NCA shall be owned and maintained by the Melcon Farm HOA.

To the proposed PUD's southerly and easterly boundaries, with the exception of those southerly and eastern portions of the Melcon Farm PUD property that will feature a 26 +/- storm water bypass easement, developed either as a ditch or by using a 48 inch wide piping system, along with portions of the development's 1.485+/- acre wet retention pond, will also be afforded a NCA located between them and the Melcon Farm residential units' 10 ft. rear yard setbacks (please see these area's NCA depicted in green on the Conceptual Site Plan at Exhibit "E").

An eight (8) foot fence and/or landscaped buffer, at least 95% opaque, shall be provided along the Melcon Farm PUD's westerly and northerly lots along the interior edges of the NCA where the new homes' 10 ft. rear yard setbacks are measured from.

No NCA is anticipated for proposed Lots 17 to 20 of the Melcon Farms PUD because they are adequately buffered from their neighboring properties by existing wetlands and vegetation, examples of which are found in the proposed PUD's Ecological Assessment Report at Exhibit "I".

For all Melcon Farm PUD one and two story single family detached dwelling units. a minimum (10) foot setback from the above described eight (8) foot 95% opaque fence and/or landscape buffer shall be required as measured inward from said fence and/or landscape buffer situated inside of the NCA to any Melcon Farm PUD building.

(3). The proposed Melcon Farm PUD's Project Engineer, Almond Engineering, investigated the existing drainage patterns and discharge points from Cormorant Landing ("CL"). The subject property receives stormwater runoff from CL between Lots 5 and 6, and along the projects property lines via Lots 14, 16 and 17 and through proposed Lot 24, as depicted in the project's Exhibit "E" Conceptual Site Plan (Please also see Engineers Statement at Exhibit "M").

Also depicted on the proposed PUD's Conceptual Site Plan (dated 10/15/2020) shown at Exhibit M associated with the Engineer Statement by Almond Engineering, is a storm water collection and conveyance system that will collect the stormwater runoff from CL, and shall be engineered to prevent new stormwater pooling retention areas within CL.

Project Developer shall afford CL an opportunity to review the Almond Engineering stormwater retention civil engineering plans to professionally confirm that the 26 ft. stormwater bypass easement has adequate capacity to receive and discharge CL detention ponds as well as storm water outfalls located near proposed lots 5 and 6.

(E). Recreation and Open Space.

(1). The Melcon Farm PUD proposes only thirty-three (33) single family detached one to two story detached residential housing units. Therefore because one (1) acre of recreation area is the City Standard for projects proposing at least 100 single family detached dwelling unit lots, the Melcon Farm PUD fails to meet the prescribed density required for at least one (1) acre of recreational area.

(2). The Developer still intends to pay the City its required park fee per LDC guidelines.

(F). Utilities:

(1). Potable water will be provided for by the Jacksonville Electric Authority ("JEA").

(2). Sanitary sewer will be provided for by JEA.

(3). Electric will be provided for by JEA.

(G). Wetlands:

(1). Wetlands will be permitted according to local, state and federal regulations.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with the Melcon Farm 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 PUD, and showing the general layout of the overall subject property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed Melcon Farm PUD differs from the usual application of the Zoning Code because it includes Natural Conservation Areas, preservation of two existing housing units, one

found in the Federal Historic Register, unique buffering, site planning and other conditions that would not be required through a strict application of the subject site's RR-Acre Zoning Classification. The proposed development will full fill housing needs appropriate to various lifestyles and income levels, provide housing types appealing to first time and/or "move up" buyers, retirees and other customers. It will have a positive impact on the area, blend well with the surrounding uses and help to increase the property values of the older communities in the area.

(A). The subject property is bordered to its west (PUD Ord. 83-395-341 and 79-406-33) and to its north (RLD-100B), by established single family dwelling unit subdivisions, and to its south and east by seven single family detached dwelling units located on lots of record, all currently zoned RR-Acre.

The subject property is currently zoned RR-Acre, which limits the proposed single family detached dwelling unit density to a level that is inconsistent with the existing northerly and westerly subdivisions, thus the need for the proposed transitional rezoning of the subject property from RR-Acre to PUD.

The proposed Lots numbered 24 to 31 that are located along the southern boundary of the Melcon Farm PUD are approximately 1/3 +/- to 1/2 +/- acre each, providing a desirable transition between these proposed single family detached dwelling unit lots and their nearby RR-Acre neighbors; the southerly Melcon Farm PUD's boundary also features existing wetlands that serve as a buffer area between the neighboring RR-Acre properties and the proposed new subdivision (please see Exhibit "E").

Given the ongoing single family detached dwelling unit residential subdivision development patterns throughout the City and the Mandarin area, the Melcon Farm PUD site can be characterized as an "infill" location and thus is ripe for this type of residential development in response to the ongoing growth of our City.

The proposed 33 lot non-gated residential subdivision is not possible under a strict application of the City's Zoning Code.

(B). The proposed Melcon Farm PUD will allow the development of a 33 single family detached one to two story dwelling unit subdivision (1.966 +/- average single family detached dwelling units per acre) that will serve as a transitional use between the existing subdivisions to its west (80 to 95+/- foot wide lots), and to its north (90 to 100+/- foot wide lots) particularly given that the proposed Melcon Farm PUD lots are proposed to be a minimum 90 feet wide and 120+/- feet in depth, and further recognizing that southern portion of the subject property is wetlands, leaving the RR-Acre neighbors to the south with little or no impact on the character of their respective view sheds.

(C). The proposed Melcon Farm PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan.

For example:

(1). FLUE Goal 1. To insure 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 degradation.

(2). FLUE Objective 1.1. Insure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public private coordination.

(3). FLUE Policy 1.1.9. Permits development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined in the Future Land Use map category description and their associated provisions.

(4). FLUE 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 and federal regulations.

(5). FLUE 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 Sanitary Sewer Sub-Element.

(6). FLUE Policy 3.1.3. Protect neighborhoods from potential negative impacts by providing a graduation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

(7). FLUE 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.

VIII. ADDITIONAL PUD REVIEW CRITERIA

(A). Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency and mobility requirements as mandated by the City under Chapter 655, Ordinance Code and Ordinance 2020-235-E as administered by the Planning and Development Department's Concurrency and Mobility Management System Office.

(B). Allocation of Residential Land Use: The proposed Melcon Farm PUD is consistent with land use allocations under the Future Land Use Element of the City's 2030 Comprehensive Plan.

(C). Sidewalks, Trails and Bikeways: Sidewalks will be provided pursuant to the requirements for sidewalk establishment established under the City's 2030 Comprehensive Plan.

(D). Storm Water Retention: The proposed Melcon Farm PUD features a 1.485+/- acre Wet Retention Pond along with the concurrent establishment of a 26+/- Storm Water By Pass Easement (please see the proposed Melcon Farm PUD Conceptual Site Plan at Exhibit "E").