

WRITTEN DESCRIPTION

Terrapin Creek Subdivision PUD

RE #: 159855-0500

September 16, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 48.82 acres of property from AGR to PUD. The parcel is located on the north side of Cedar Point Road at the terminus of Sheffield Road.

The subject property is currently owned by Catherine and Jeffrey Andring, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of AGR-III & AGR-IV/AGR. The property is currently single-family. The property is currently the subject of a companion FLUM amendment application from AGR-III and AGR-IV to RR. Surrounding uses include: AGR-IV/AGR (single family) and AGR-III/AGR (vacant/conservation land) to the north; AGR-III/AGR to the east (vacant timber); AGR-III/AGR to the south across Cedar Point Road (vacant/conservation land); and AGR-II/AGR to the west (vacant/conservation land).

The project will be developed into two parcels. Parcel "A" will be approximately 41.04 acres. Parcel "A" shall be developed as a mix of RLD-70 and RLD-60 lots, as shown on the site plan. Parcel "A" will be limited to 88 units. Parcel "B" will be approximately 7.78 acres. Parcel "B" shall be developed as rural lots and not as a subdivision. The lots will not be divided or phased jointly per RR guidelines. Parcel B shall be limited to 7 total units

Project Name: Terrapin Creek Subdivision

Project Architect/Planner: Connelly & Wicker, Inc.

Project Engineer: Connelly & Wicker, Inc.

Project Developer: Pulte Homes Company, LLC

II. QUANTITATIVE DATA – PARCEL "A"

Total Acreage: 41.04 acres

Total number of dwelling units: not to exceed 88

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

Total amount of open space: 3.45 acres

Total amount of public/private rights of way: TBD

Total amount of land coverage of all buildings and structures: 60%

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

Completion within 5 years

III. USES AND RESTRICTIONS – PARCEL “A”

A. Permitted Uses:

Permitted uses and structures:

1. Single family dwellings.
2. Silviculture.
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permissible Uses by Exception:

N/A

C. Limitations on Permitted or Permissible Uses by Exception

N/A

D. Permitted Accessory Uses and Structures:

See §656.403.

IV. DESIGN GUIDELINES AND CRITERIA – PARCEL “A”

Generally, the site shall be developed in accordance with the current RLD-60 and RLD-70 standards and outline except where standard and criteria differ from the following which shall apply.

A. Lot Requirements for Single-family:

- (1) *Minimum lot area:* 6,000 sq. ft.
- (2) *Minimum lot width:* 60 ft.
- (3) *Maximum lot coverage:* 60 percent
- (4) *Minimum front yard:* 20 feet

- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Cedar Point Road as generally shown on the conceptual site plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided in accordance with the 2030 Comprehensive Plan. No pedestrian access to Parcel B shall be provided or required.

C. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

D. Recreation and Open Space:

Parcel A shall be developed with 0.65 acres of recreation area.

E. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

F. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

G. Signage

One double faced monument sign or two single faced monument signs not to exceed 24 square feet in area and 15 feet in height. Signs may be externally illuminated.

V. QUANTITATIVE DATA – PARCEL “B”

Total Acreage: 7.78 acres

Total number of dwelling units: not to exceed 7

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

Total amount of open space: N/A

Total amount of public/private rights of way: TBD

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

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

Completion within 3 years

VI. USES AND RESTRICTIONS – PARCEL “B”

A. Permitted Uses:

Permitted uses and structures:

1. Single family dwellings.
2. Silviculture.
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permissible Uses by Exception:

N/A

C. Limitations on Permitted or Permissible Uses by Exception

N/A

D. Permitted Accessory Uses and Structures:

See §656.403.

VII. DESIGN GUIDELINES AND CRITERIA – PARCEL “B”

Generally, the site shall be developed in accordance with the current RR standards and outline except where standard and criteria differ from the following which shall apply.

A. Lot Requirements for Single-family:

- (1) *Minimum lot area:* 43,560 sq. ft.
- (2) *Minimum lot width:* 100 ft.
- (3) *Maximum lot coverage:* 25 percent
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 10 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

B. Ingress, Egress and Circulation:

(1) Parking Requirements.

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) Vehicular Access.

a. Vehicular access to the Property shall be by way of Cedar Point Road as generally shown on the conceptual site plan. The final location of all access points is subject to the review and approval of the City’s Traffic Engineer.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) Pedestrian Access.

a. No pedestrian access shall be required in Parcel B, as it will be developed as rural lots.

C. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

D. Recreation and Open Space:

Parcel “B” is less than 25 lots, therefore shall be developed in accordance with §656.420(c).

E. Utilities

Rural lots may be developed using well and septic.

F. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

G. Signage

One double faced monument sign or two single faced monument signs not to exceed 24 square feet in area and 15 feet in height. Signs may be externally illuminated.

VIII. STATEMENTS

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

The PUD limits the number of units which are possible under a conventional zoning.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City.

All lands will be operated and maintained by a fee title owner.

IX. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

X. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be consistent with the surrounding developments and:

- a. Is more efficient than would be possible through strict application of the Zoning Code;
- b. Is compatible with surrounding land uses;
- c. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan; and
- d. Allow for development of an infill parcel surrounded by residential uses.

EXHIBIT F

PUD Name: Terrapin Creek Subdivision PUD

Land Use Table

Total gross acreage	48.82 acres	100%
Single family – Parcel A	41.04 acres	
Total number of dwelling units	up to 88	
Single family – Parcel B	7.78 acres	
Total number of dwelling units	up to 7	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space – Parcel A	0.78 acre	
Active recreation and/or open space – Parcel B	N/A	
Passive open space	3.45 acres	
Public and private right-of-way	N/A	
Max coverage of buildings and structures – Parcel A	24.62 acres	60%
Max coverage of buildings and structures – Parcel B	1.95 acres	25%