

# 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](http://www.coj.net)

May 19, 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.: 2022-311**                      **Application for: The Trails 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 January 21, 2022.
2. The original written description dated February 23, 2022.
3. The original site plan dated January 28, 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 May 3, 2022, or as otherwise approved by the Planning and Development Department.
2. No more than 60% of the total number of dwelling units as described in previous PUD 2021-0277 shall be developed in accordance with RMD-A.

**Planning Department conditions:**

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated May 3, 2022, or as otherwise approved by the Planning and Development Department.
2. No more than 60% of the total number of dwelling units as described in previous PUD 2021-0277 shall be developed in accordance with RMD-A.

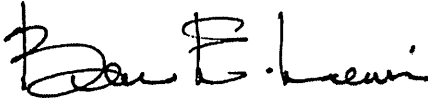
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	8-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-0311 TO**  
**PLANNED UNIT DEVELOPMENT**

**MAY 19, 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 2022-0311 to Planned Unit Development.

***Location:*** 0 Solomon Road  
Between Normandy Blvd and Brady Acres Trail

***Real Estate Number(s):*** 002398-0200

***Current Zoning District(s):*** Planned Unit Development (PUD 2021-0277)

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

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

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Steve Diebenow, Esq  
DMH&D, PLLC  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** Normandy Land Investors, LLC  
111 Solana Road, Unit B  
Ponte Vedra Beach, FL 32082

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-0311 seeks to rezone approximately 89.00± acres of land from Planned Unit Development (PUD 2021-0277) to Planned Unit Development (PUD). The rezoning to PUD is being sought to reconfigure the eastern portion of the Trails PUD (Ord. #2021-0277) to eliminate connections along Solomon Road and to adopt single-family regulations consistent with the development to the west. The current PUD, 2021-0277, allowed for the break up the current PUD-SC rezoning allowing a variety of residential lot sizes with several recreational area, commercial uses and conservation.

**PUD Ord. 2021-0277-E was approved with the following conditions:**

1. The total number of dwelling units in the Rural Residential Land Use Category shall be 4,856 dwelling units subtracting existing 611 dwelling units leaving 4,246 dwelling units to be developed in the Rural Residential Land Use Category. Residential development not connected to JEA water and sewer shall be limited to one unit per acre.
2. No more than 60% of the total number of dwelling units described in #1 above shall be developed in accordance with RMD-A.
3. End units on Townhomes shall be twenty-five feet (25') wide.
4. There shall be a thirty-foot (30') wide natural landscaped buffer along Forrest Trail Road. This natural buffer may be supplemented with additional plantings. There shall be no driveways on Forest Trail Road.
5. Multi-family uses and Townhome Lots shall be permitted in Section IV.B. Residential uses shall not be the sole use across all commercial categories and shall not exceed eighty (80) percent of the commercial categories depicted on the Site Plan.
6. The area along the west side of Solomon Road is labeled Solomon Road Tract on the Site Plan ("The Tract"). The Tract consists of approximately eighty-nine (89) acres, both in uplands and apparent wetlands, and has approximately 4,300 lineal feet of frontage on Solomon Road.
  - a. The Tract is bisected into north and south portions by an easement in favor of Southern Natural Gas Company ("Easement"). The Easement runs in a northeasterly direction along the southern boundary of "Park 6" as labeled on the Site Plan.
  - b. Development within The Tract will be limited as follows:
    - i. North of the Easement

A tier of up to six (6) rural-oriented estate lots of a minimum 2.5 acres in area and nominal lot depth of approximately 396' will be permitted immediately adjacent to and fronting the right of way of Solomon Road.

Stormwater conveyance facilities may be constructed west of the residential lots and within The Tract.
    - ii. South of the Easement

A first-tier of up to nine (9) rural-oriented estate lots of a minimum 2.5 acres in area and nominal lot depth of approximately 396' will be permitted immediately adjacent to and fronting the right of way of Solomon Road.
  - c. Other acreage within The Tract, consisting of approximately twenty (20) acres of apparent uplands lying to the west of the first-tier lots and south of the Easement, can be developed into lots having a minimum of two (2) acres in area and a nominal lot depth of approximately 350'. Such lots may be accessed by a marginal street built to private roadway standards, or in accordance with the Subdivision Regulations of the City, at the preference of The Trails owners ("Applicants"). This twenty (20) acre area can also be used for master storm water treatment facilities,

buffers, public recreation facilities, lake creation projects and other non-residential uses.

- d. Development Standards in The Tract
  - i. No through-access from any future subdivision to the west of The Tract will be allowed across or through The Tract to intersect with Solomon Road.
  - ii. Individual driveways for up to fifteen (15) developed lots adjacent to Solomon Road shall be permitted by right, although shared driveways between lots are preferred and allowable where feasible.
  - iii. Driveways shall be permitted to each home on Solomon Road.
  - iv. There shall be a minimum two hundred feet (200') between each driveway.
  - v. Shared driveways between two (2) adjacent landowners shall be permitted and exempt from the driveway spacing requirement.
  - vi. Driveways connecting Solomon Road to individual lots will have properly permitted drainage culverts installed. Natural or engineered drainage in the right of way ditches of Solomon Road shall not be altered.
  - vii. Rear-access marginal driveways may be permitted in two locations, one north of the Easement and one south of the Easement, as graphically shown on the PUD Site Plan, but may not connect to developments or neighborhoods to the west of The Tract.
  - viii. Lots fronting on Solomon Road shall have a minimum front yard setback of fifty feet (50') from the right-of-way.
  - ix. Internal lots, other than first-tier lots shall have a minimum front yard setback of forty feet (40') from the front lot line.
  - x. Minimum side yards and rear yards for lots located in The Tract shall be twenty-five feet (25').
  - xi. All lots exceeding two (2) acres in area may keep horses at a carrying capacity of up to one (1) horse per acre.
7. Sidewalks along Solomon Road and Forrest Trail Road while permitted, shall not be required. However, if sidewalks along Solomon Road and Forest Trail Road are not constructed, applicants may, in their discretion, construct:
  - a pedestrian trail along the Easement; or,
  - a pedestrian trail along Old Gainesville Road; or,
  - a pedestrian trail at some other location, as approved by the City Planning and Development Department ("P&DD"); or
  - any combination of the above, including sidewalks along Solomon Road and Forrest Trail, as approved by the P&DD.
  - Nothing in this condition requires Applicants to spend more than they would have been required to spend to construct sidewalks along Solomon Road and Forrest Trail Drive.
8. It has been determined that certain private properties located downstream of The Trails project have been subjected to periodic flooding, despite The Trails meeting storm water retention requirements of all permitting agencies. In an effort to protect property and personal safety in downstream drainage basins, the Applicants and subsequent developers of land within The Trails will adhere to drainage designs and calculations that are based upon pre vs post volumetric storm water management versus pre vs post peak flow rate

storm water management. Such calculations will be submitted to the Chief of Development Services during the normal Ten-Set Plans Review. Development Services will coordinate such drainage review with Public Works, as needed, prior to release of plans for construction by the developer.

9. Applicants are responsible for mitigating appropriate transportation impacts as identified in the SR 228/Normandy Boulevard Corridor Analysis conducted by Alfred Benesch & Company, April 2021. As a result, the following conditions are proposed:
  - a. The Florida Department of Transportation (“FDOT”) has approached Applicants to acquire a tract of land parallel to the southern right-of-way line along Normandy Boulevard (SR 228) to create a two hundred foot (200’) wide right-of-way corridor. The Applicants agree to not build within two hundred feet (200’) of the northern right-of-way line along Normandy Boulevard (SR228), approximately one hundred forty feet (140’) south of the existing Normandy Boulevard (SR 228) right-of-way, without the prior consent from FDOT, for five (5) years after the approval of the PUD. The purpose of this condition is to provide FDOT time to acquire (and potentially take) the right-of-way necessary from Applicants to accommodate the future widening of Normandy Boulevard (SR 228).
  - b. Applicants shall provide a Transportation Monitoring Report (“TMR”) every two (2) years to the P&DD and FDOT District 2 Growth Management, commencing in year three (3) after the PUD is approved. The TMR shall be prepared by a Registered Florida Professional Engineer and only after a methodology meeting with the appropriate members of the City Traffic Engineering Division and the City Transportation Planning Division prior to conducting the analysis. The TMR will provide analysis and make recommendations for intersection improvements at the following locations:
    - County Road 217
    - McClelland Road
    - Solomon Road
  - c. The TMR will analyze existing traffic volumes and consider future trips associated with the PUD, set to occur in the subsequent monitoring period. Roadway and/or intersection improvement options will be evaluated for consideration and discussion by and between FDOT, P&DD and the Applicants regarding mitigating measures. The parties may implement other improvements as agreed upon between P&DD and the Applicants.
  - d. Based upon the results of the TMR, and in coordination with the Applicants and P&DD, every two (2) years, the FDOT will identify the need and timing for improvements to be made to roads within the TMR area. The proportionate share for any improvements allocable to the Applicants shall be determined for the intersection of Normandy Boulevard (SR 228) and:
    - County Road 217
    - McClelland Road
    - Solomon Road
  - e. Transportation improvements that are the responsibility of the Applicants must be constructed by the time indicated in the subsequent TMR in order to obtain additional building permits from the City.

- f. When a PUD-related roadway improvement project has been identified for an “immediate need” (within three (3) years from the date of the most recent TMR) the Applicants will prepare a Participation Agreement for execution between Applicants, FDOT and the City, that defines: the scope of the proposed work, estimated cost, determination of proportionate impacts (pursuant to the most recent TMR), funding arrangements, and the timing of future improvements. At the time, the improvement is needed, and if insufficient public funds are available to fully-fund the improvement, the Applicants may fund 100% of the improvement and will receive a proportionate credit towards future Mobility Fees due. Total credit for required improvements shall not exceed \$3,384,720.
- g. Applicants will enter into a MFC within one hundred eighty (180) days of adoption of the PUD in order to codify the Mobility Fee obligation and schedule of payments. The Mobility Fees from the PUD shall be utilized for the widening of Normandy Boulevard (SR228).
- h. The requirement for a TMR every two (2) years can be waived by mutual agreement of the P&DD and the Applicants, for a specified period, for good cause shown.
- i. The TMR requirement shall be terminated when all of Applicants’ required improvements have been constructed.
- j. Additional traffic studies may be required for proposed developments off Normandy Blvd in this PUD at the discretion of the Chiefs of the City of Jacksonville Traffic Engineering Division and Development Services Division.
- k. Any sites accessing Normandy Blvd shall be permitted through FDOT.

**The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

1. Staff recommends only forwarding condition number 2 from the previous PUD. All other previous conditions have been incorporated into the new Exhibit D Written Description and/or does not apply to this particular parcel.

#### **CRITERIA FOR REVIEW**

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Rural Residential (RR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The Rural Residential (RR) land use category is intended to provide rural estate residential opportunities in the suburban and rural areas of the City. Generally, single-family

detached housing will be the predominant land uses in this category. The maximum gross density in the Rural Area is two units/acre when both centralized potable water and wastewater are available to the site; the maximum gross density is one unit/acre when served with on-site potable water and wastewater. RR is intended to provide rural estate residential opportunities in the Suburban and Rural areas of the city.

As previously stated, RR allows gross density of two units/acre for those sites that have access to centralized water and sewer and one dwelling unit per acre for those sites without access to centralized water and sewer. The written description identifies this density limitation in the Quantitative Density portion of the application. The total number of dwelling units for the entire Trails PUD development project (Ordinance 2021-277-E) may not exceed 4,856 dwelling units. The density limitations for the subject PUD (Ord. 2022-311) would be reviewed for consistency with the density limitations approved for the overall development of the Trails PUD (2021-277-E). The subject PUD proposes changes to the design guidelines for this area of the overall development.

The current Rural Residential (RR) land use category of the site is consistent with the uses identified within the written description and the site plan of the PUD.

Additionally, the PUD rezoning site is within the following impact areas: Airport Zones for Cecil Field; high sensitivity for archaeological resources; aquifer recharge; AO flood zones; and wetlands on site. These areas are reviewed in more detail below.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

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

**Future Land Use Element:**

**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.

**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.

**Goal 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Airport Environment Zone**

The site is located within the 300-foot Height and Hazard Zone for Cecil Field Airport. Zoning will limit development to a maximum height of less than 300', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

A small portion of the PUD site on the northern portion of the site is within the 60-64.99 Day-Night Sound Level (DNL) noise contour range. As such, this area is within the Civilian Influence Zone for Cecil Field Airport. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

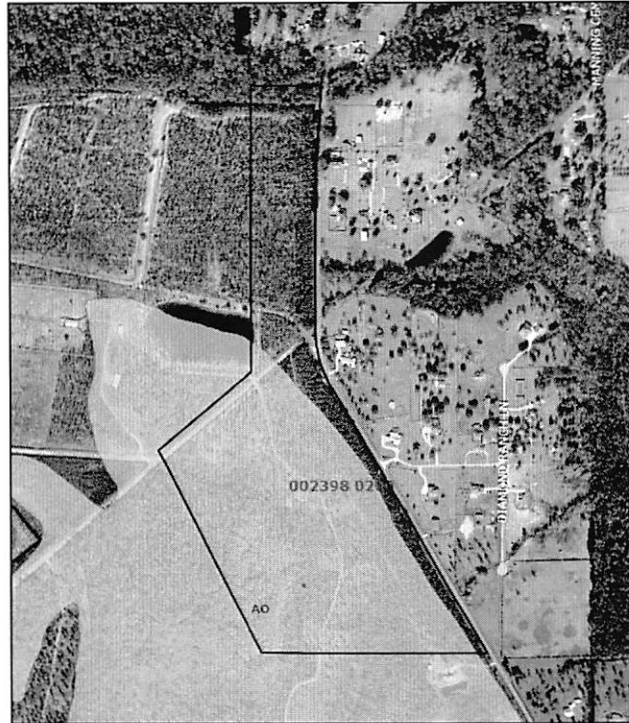
**Objective 2.5**

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

**Flood Zones**

Approximately 58 acres of the subject site is located within the AO flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AO flood zone is defined as areas of relatively shallow flooding within the 100-year floodplain or SFHA. Flood insurance is mandatory within the AO flood zone. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



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

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

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

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

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Rural Residential (RR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

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

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

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

This proposed Planned Unit Development intends to utilize lands for single-family residential lots. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

**The streetscape:** The written description contains development standards with similar streetscapes in newly proposed subdivision.

**The use of existing and proposed landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that a minimum one hundred fifty (150) foot landscaped and/or screened buffer shall be provided for residential development along Solomon Road.

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

**Traffic and pedestrian circulation patterns:** Vehicular access to the Property shall generally be by way of Normandy Boulevard as conceptually shown on the Site Plan filed herewith. Nonemergency vehicular access to Solomon Road is prohibited. Comments from Transportation Memorandum include:

- Normandy Boulevard is an FDOT right of way. Permitting for access on this roadway shall be through FDOT.
- A traffic study shall be provided at Civil Site Plan Review. 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](mailto:CLeDew@coj.net)), the Chief of the Transportation Division (currently Laurie Santana [LSantana@coj.net](mailto:LSantana@coj.net)) and the traffic reviewer from Development Services (currently John Kolczynski [JohnFK@coj.net](mailto:JohnFK@coj.net)).

The subject site is approximately 89 acres and will be accessible from of Normandy Boulevard (SR 228), a major arterial facility. Normandy Boulevard is currently operating at 49.02% of capacity. This segment of Normandy Boulevard has a maximum daily capacity of 24,200 vehicles per day (vpd) and average daily traffic of 11,862 vpd.

Per the written description, vehicular access to the property shall generally be by way of Normandy Boulevard as conceptually shown on the Site Plan provided. Non-emergency vehicular access to Solomon Road is prohibited. The final location of interior roads and access points is subject to the review and approval of the Development Services Division. The applicant indicates a maximum of 4,856 single-family attached units (ITE Code 215), which could produce 34,963 daily vehicular trips.

**The use and variety of building setback lines, separations, and buffering:** The written description contains developments standards that are similar to conventional residential zoning districts.

**The variety and design of dwelling types:** The PUD proposes different lot sizes. It is expected the variation in lot size will create a variety of dwelling types and architectural styles.

#### ***(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 lands surrounding the PUD consist of single family dwellings on large lots. The PUD is appropriate, as it will provide alternate housing options for people working at the Cecil Commerce Center, which is 7 miles away.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

Adjacent Property	Land Use Category	Zoning District	Current Use
North	AGR-IV	AGR	Single-Family Dwellings
South	AGR-IV	AGR	Single-Family Dwellings
East	AGR-IV	AGR	Single-Family Dwellings
West	RR	PUD 2021-0277	Vacant/Timberland

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

The proposed development is consistent with the Rural Residential (RR) functional land use category and will allow for the reconfiguration of the eastern portion of the Trails PUD (Ord. #2021-0277) to eliminate connections along Solomon Road and to adopt single-family regulations consistent with the development to the west. The PUD is appropriate at this location because it

will allow for a coordinated expansion of residential development which will provide a variety of housing types.

**The availability and location of utility services and public facilities and services:** JEA indicates that water and sewer mains are available along Normandy Boulevard. Additionally, in a memo provided by JEA dated April 26, 2022, JEA has no objection to this PUD application for a residential development. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

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

Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

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

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

**Wetlands Characteristics:**

Approximate Size:

Approximately 13.38 Acres (Category II Wetlands = 1.15 acres; Category III Wetlands = 12.23)

General Location(s):

Category III Wetlands are located in the southern portion of the subject site. Category II Wetlands are located along the very northern portion of the subject site.

Quality/Functional Value:

The Category II wetlands (1.5 acres) has a high functional value for water filtration attenuation and floodwater capacity and has a direct impact on the City's waterways.

The Category III wetlands (12.23 acres) on site have a medium functional value for water filtration attenuation and flood water capacity due to isolation, size and indirect impacts on the City's waterways.

Soil Types/  
Characteristics:

Mascotte-Pelham complex (44) – The Mascotte soil series consists of nearly level, poorly drained soils

formed in thick sandy and loamy marine sediments the soils are found in flatwoods and are moderately slowly permeable and moderately permeable. Generally, the water table is at a depth of 6 to 12 inches. Slopes range from 0 to 2 percent. The Pelham soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil complex grows when the water table is close or at the soil surface; generally in depressions.

Pelham fine sand (51) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil grows when the water table is close or at the soil surface; generally in depressions.

Surrency loamy fine sand, depressional (66) – This soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in depressions and are subject to frequent flooding for brief periods. The soils are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Surrency loamy fine sand (67) – This soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in flood plains and are moderately permeable and moderately slowly permeable. The water table is usually at or above the

soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Pelham fine sand, ponded (82) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located in depressions and are moderately permeable and moderately slowly permeable. The water table is at or above the surface.

Wetland Category:

Category II and III

Consistency of Permitted Uses:

Category II Wetlands: CSV, Residential at 1 unit/5 acres, Permitted WD/WR Uses, Silviculture. Must meet CCME Policies 4.1.3 and 4.1.5. Category III Wetlands: All permitted uses. Must meet CCME Policies 4.1.3 and 4.1.6

Environmental Resource Permit (ERP):

Not provided by the applicant

Wetlands Impact:

Any future development impacting wetlands will require permits and mitigation by the St. Johns River Water Management District.

Associated Impacts:

AO flood zone are found on the lower portion of the property. However, this flood zone is associated with the Category II wetlands within the application site.

Relevant Policies:

CCME Policies 4.1.3, 4.1.5 and 4.1.6 – see below

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



***(9) Listed species regulations***

A wildlife survey was prepared by LG2 Environmental Solutions, Inc. on October 30, 2018. During the on site assessment, no state or federally listed wildlife species were observed or documented.

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

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

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

Sidewalks along Solomon Road while permitted, shall not be required. However, if sidewalks along Solomon Road are not constructed, Applicant may, in their discretion, construct:

- a. A pedestrian trail along the easement in favor of Southern Natural Gas Company (the "Easement"); or,
- b. A pedestrian trail at some other location, as approved by the City Planning and Development Department (the "P&DD"); or,
- c. Any combination of the above, including sidewalks along Solomon Road, as approved by the P&DD.
- d. Nothing in this V.B.3. Section requires Applicant to spend more than they would have been required to spend to construct sidewalks along Solomon Road.



**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on **May 11, 2022**, the required 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 2022-0311 be **APPROVED with the following exhibits:**

1. **The original legal description dated January 21, 2022.**
2. **The original written description dated February 23, 2022.**
3. **The original site plan dated January 28, 2022.**

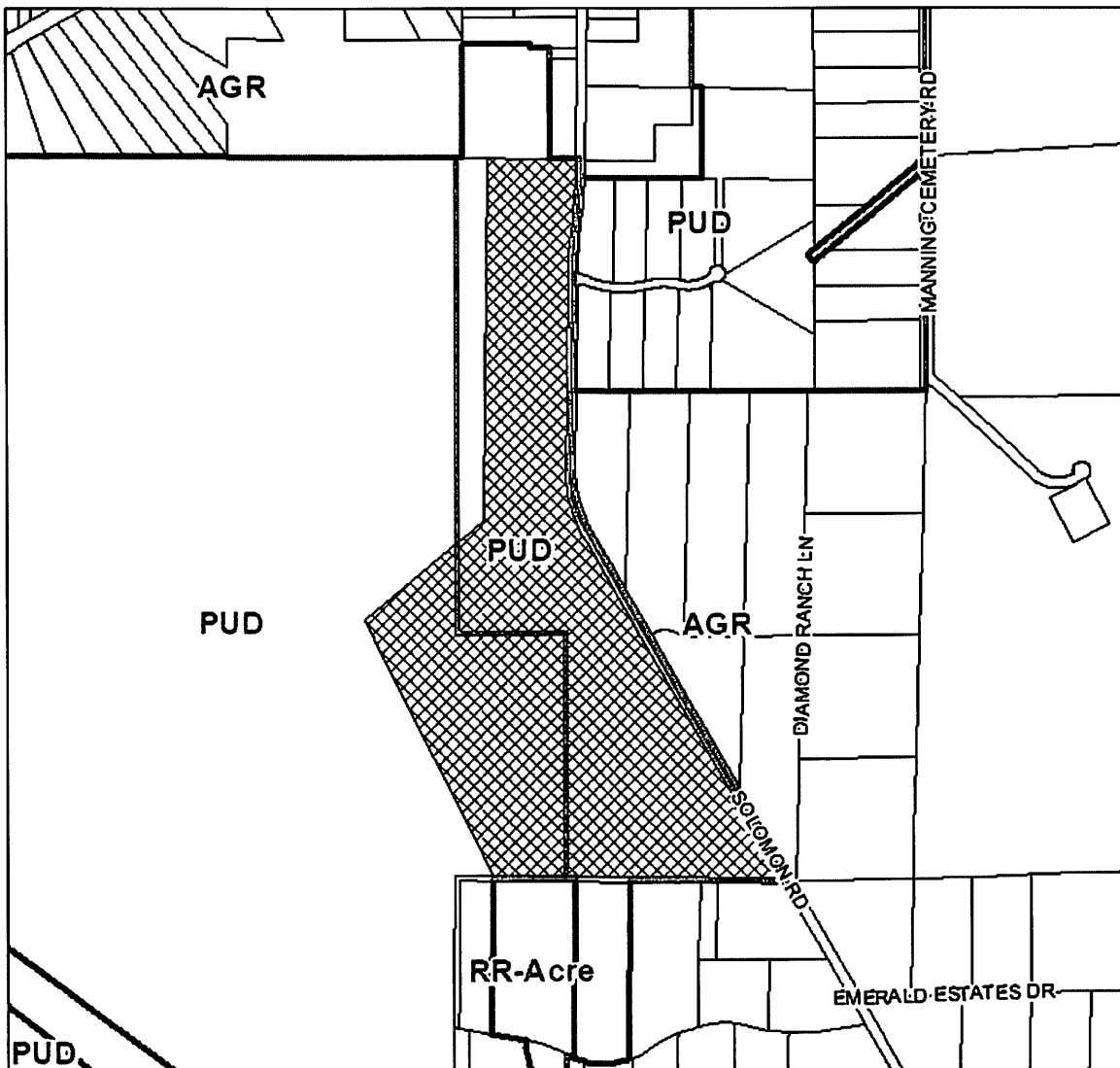
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0311 be **APPROVED W/ CONDITIONS.**

1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated May 3, 2022, or as otherwise approved by the Planning and Development Department.**
2. **No more than 60% of the total number of dwelling units as described in previous PUD 2021-0277 shall be developed in accordance with RMD-A.**



Aerial View

Source: JaxGIS



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p>	<p>0 300 600 1,200          Feet</p>
<p><b>ORDINANCE NUMBER</b>          ORD-2022-0311</p>	<p><b>TRACKING NUMBER</b>          T-2022-4115</p>	<p><b>COUNCIL DISTRICT:</b>          12</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:** May 3, 2022

**TO:** Erin Abney, City Planner II  
Current Planning Division

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

**SUBJECT:** Transportation Memorandum 2022-0311

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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:

- Normandy Boulevard is an FDOT right of way. Permitting for access on this roadway shall be through FDOT.
- A traffic study shall be provided at Civil Site Plan Review. 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](mailto:CLeDew@coj.net)), the Chief of the Transportation Division (currently Laurie Santana [LSantana@coj.net](mailto:LSantana@coj.net)) and the traffic reviewer from Development Services (currently John Kolczynski [JohnFK@coj.net](mailto:JohnFK@coj.net)).

### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2022-0311 **Staff Sign-Off/Date** ELA / 03/31/2022  
**Filing Date** 04/26/2022 **Number of Signs to Post** 22  
**Hearing Dates:**  
**1st City Council** 05/24/2022 **Planning Commission** 05/19/2022  
**Land Use & Zoning** 06/07/2022 **2nd City Council** N/A  
**Neighborhood Association** N/A  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 4115 **Application Status** FILED COMPLETE  
**Date Started** 02/23/2022 **Date Submitted** 02/23/2022

#### General Information On Applicant

**Last Name** DIEBENOW **First Name** STEVE **Middle Name**  
**Company Name**  
**Mailing Address**  
 ONE INDEPENDENT DRIVE, STE. 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DMPHLAW.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name**  
 NORMANDY LAND INVESTORS, LLC  
**Mailing Address**  
 111 SOLANA ROAD, UNIT B  
**City** PONTE VEDRA BEACH **State** FL **Zip Code** 32082  
**Phone** **Fax** **Email**

#### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2021-277

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 002398 0200	12	4	PUD	PUD

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

**Existing Land Use Category**

RR

**Land Use Category Proposed?**

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

**Total Land Area (Nearest 1/100th of an Acre)** 89.00

**Development Number**

**Proposed PUD Name** TRAILS PLANNED COMMUNITY PUD

**Justification For Rezoning Application**

APPLICANT SEEKS THIS REZONING TO INTEGRATE THE PROPERTY WITH THE REMAINDER OF THE AREA SUBJECT TO THE TRAILS PUD APPROVED IN ORDINANCE 2021-277.

**Location Of Property****General Location**

SOUTH OF NORMANDY BOULEVARD AND WEST OF SOLOMON ROAD

House #	Street Name, Type and Direction	Zip Code
0	SOLOMON RD	32234

**Between Streets**

NORMANDY BOULEVARD and SOLOMON 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**

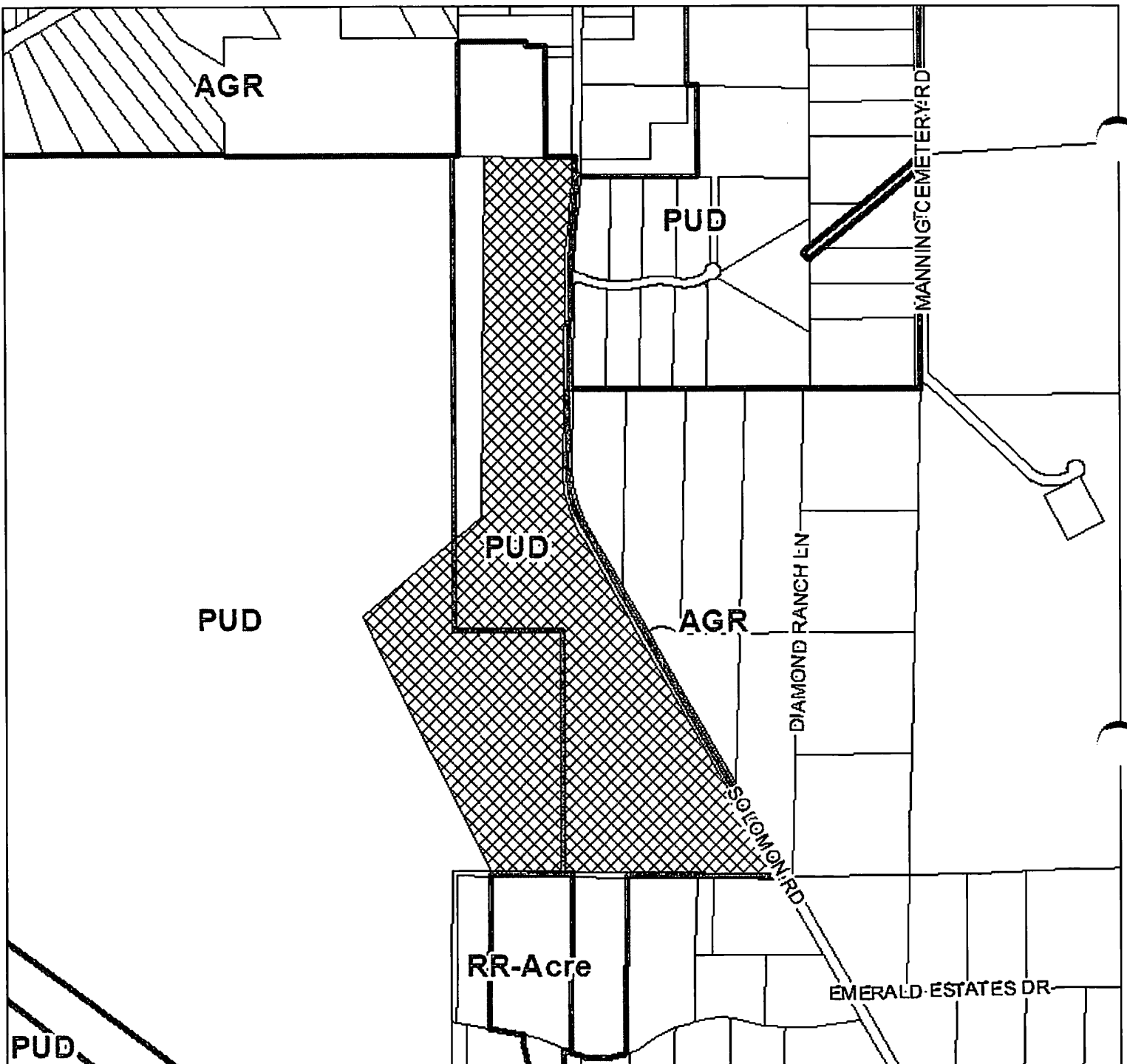
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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  
89.00 Acres @ \$10.00 /acre: \$890.00
- 3) Plus Notification Costs Per Addressee  
23 Notifications @ \$7.00 /each: \$161.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,320.00

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

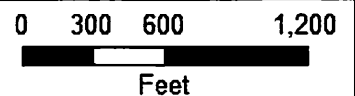
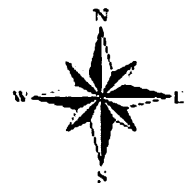
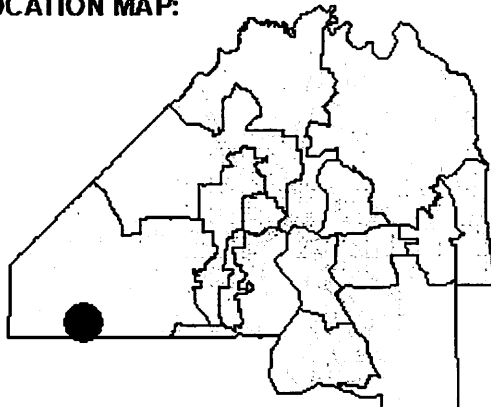


**REQUEST SOUGHT:**

**FROM: PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**12**

**TRACKING NUMBER**

**T-2022-4115**

**EXHIBIT 2  
PAGE 1 OF 1**



**PUD WRITTEN DESCRIPTION  
TRAILS PLANNED COMMUNITY PUD  
February 23, 2022**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 89 acres of property located at 0 Solomon Road (RE# 002398 0200) as more particularly described in Exhibit 1 (the “Property”) from PUD per Ordinance 2021-277 (the “Trails PUD”) to PUD to permit residential development. The Property is located within the Rural Residential (“RR”) land use category and the Rural Development Area.

Applicant requests this PUD to reconfigure the eastern portion of the Trails PUD project to eliminate connections along Solomon Road and to adopt single-family regulations consistent with the development to the west. A conceptual Site Plan is filed herewith to provide flexibility in locating residential uses, active and passive recreational areas, and wetland protection and mitigation where appropriate.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	AGR-IV	PUD (2021-0277), AGR	Convenience store, Single-family
East	AGR-IV	PUD (1999-0895), AGR	Vacant, Single-family
South	RR, AGR-IV	PUD (2021-0277), RR, AGR	Vacant, Single-family
West	RR	PUD (2021-0277)	Vacant, Single-family

- B. Project name: Trails Planned Community PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project developer: Normandy Land Investors, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: RR.
- G. Current zoning district: PUD (Ordinance 2021-277).
- H. Requested zoning district: PUD.
- I. Real estate number: 002398 0200.

## **II. QUANTITATIVE DATA**

- A. Total acreage: ±89 acres.
- B. Maximum number of dwelling units:
  - 1. The total number of dwelling units for the Property and those subject to the Trails PUD located in the RR land use category may not exceed four thousand eight hundred fifty-six (4,856) units.
  - 2. One (1) unit per gross acre if not connected to JEA water and sewer.

## **III. STATEMENTS**

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

This PUD is filed to allow for a plan of development consistent with what was approved in the Trails PUD. This PUD adopts the relevant conditions delineated in Revised Exhibit 5 of the Trails PUD, except for the design guidelines pertinent to lots fronting Solomon Road because such access is expressly prohibited herein. Specifically, this PUD implements the following:

- 1. Non-emergency vehicular access to Solomon Road is prohibited.
  - 2. The total number of dwelling units for the Property and those subject to the Trails PUD located in the RR land use category may not exceed four thousand eight hundred fifty-six (4,856) units. Residential development not connected to JEA water and sewer shall be limited to one (1) unit per gross acre.
  - 3. No more than sixty percent (60%) of the total number of dwelling units, when considered with all other developments under the Trails PUD, shall be developed in accordance with the development standards of the RMD-A zoning district.
  - 4. End units on townhomes shall be a minimum of twenty-five (25) feet wide.
  - 5. All lots exceeding two (2) acres in area may keep horses at a carrying-capacity of up to one (1) horse per acre.
  - 6. Sidewalks along Solomon Road are not required. In lieu of such sidewalks, pedestrian trails may be built.
- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

#### **IV. USES AND RESTRICTIONS**

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

1. Single-family dwellings.
2. Attached single-family (townhouse) only if located at future, internal nodal activity centers or in such locations as approved by the Planning and Development Department, and not to exceed twenty percent (20%) of total residential density.
3. Amenities/recreation facilities including, but not limited to, public and/or private parks, playgrounds, recreational fields or structures, equestrian facilities, swimming pools, community centers, residential amenity centers, and similar uses.
4. Off-street boat and recreational vehicle parking areas for resident use only.
5. Churches, including a rectory or similar use.
6. Schools meeting the performance standards and development criteria set forth in Part 4.
7. Animals, other than household pets, for personal use only, specifically including but not limited to horses, meeting the performance standards and development criteria set forth in Part 4; provided, however, that all lots exceeding two (2) acres in area may keep horses at a carrying-capacity of up to one (1) horse per acre. In addition, keeping of domestic and other livestock, but not beef cattle, buffalo or bison, shall be permitted on lots of at least two (2) acres in size.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4. In addition, equine barn or boarding facilities are permitted on lots of at least two (2.0) acres in size and shall be allowed to charge a fee for such boarding and to conduct routine equine services, including equine veterinary services, for a fee.
9. Essential services including roads, water, sewer, gas, electric, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small private satellite dishes, and similar uses, meeting the performance standards and development criteria set forth in Part 4.
10. Conservation and wetland mitigation.
11. Silviculture.

12. Controlled open burning for silvicultural or agricultural purposes.
13. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.
14. Excavations, lakes and barrow pits subject to the regulations contained in Part 9.
15. Outdoor storage of heavy equipment as required to facilitate the above uses, as well as general site maintenance.

**B. Permitted Accessory Uses and Structures:**

1. As permitted in Section 656.403.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

1. Single-family lots – Ninety (90) feet or greater.
  - a. Minimum lot area: Nine thousand nine hundred (9,900) square feet.
  - b. Minimum lot width: Ninety (90) feet.
  - c. Maximum lot coverage: Forty-five percent (45%).
2. Single-family lots – Eighty (80) to eighty-nine (89) feet.
  - a. Minimum lot area: Eight thousand eight hundred (8,800) square feet.
  - b. Minimum lot width: Eighty (80) feet.
  - c. Maximum lot coverage: Forty-five percent (45%).
3. Single Family lots – Seventy (70) to seventy-nine (79) feet.
  - a. Maximum lot area: Seven thousand two hundred (7,200) square feet.
  - b. Minimum lot width: Seventy (70) feet.
  - c. Maximum lot coverage: Forty-five percent (45%).
4. Single-family lots – Sixty (60) to sixty-nine (69) feet.

- a. Minimum lot area: Six thousand (6,000) square feet.
  - b. Minimum lot width: Sixty (60) feet.
  - c. Maximum lot coverage: Fifty percent (50%).
5. Single-family lots – Fifty (50) to fifty-nine (59) feet.
- a. Minimum lot area: Five thousand (5,000) square feet.
  - b. Minimum lot width: Fifty (50) feet.
  - c. Maximum lot coverage: Fifty percent (50%).
6. Single-family lots – Forty (40) to forty-nine (49) feet.
- a. Minimum lot area: Four thousand (4,000) square feet.
  - b. Minimum lot width: Forty (40) feet.
  - c. Maximum lot coverage: Fifty percent (50%).
7. Attached single-family / townhome lots.
- a. Minimum lot area: One thousand five hundred (1,500) square feet.
  - b. Minimum lot width: Fifteen (15) feet.
  - c. Maximum lot coverage: Seventy percent (70%).
  - d. End unit width: End units on townhomes shall be no less than twenty-five (25) feet wide.
8. Minimum yard requirements.
- a. Front – Twenty (20) feet.
  - b. Side – Five (5) feet, and zero (0) feet for single-family attached except that ten (10) feet shall be provided for end units.
  - c. Rear – Ten (10) feet.
9. Front yards: Each lot is intended to have one (1) front yard. For double frontage/corner lots, the location of the front yard will be determined upon

submission for a building permit or plat and will generally include the portion of the lot which includes the residential driveway.

10. No more than sixty percent (60%) of the total number of dwelling units in this PUD, when considered with all other developments under the Trails PUD, shall be developed in accordance with the development standards of the RMD-A zoning district.
11. Maximum height of structures: Thirty-five (35) feet.
12. Encroachments: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, landscaping and other similar improvements shall be permitted within the minimum building setbacks.

**B. Ingress, Egress and Circulation:**

1. *Parking Requirements.* The parking requirements for this development shall be as provided in the prevailing ITE parking standards at such time as a permit is required.
2. *Vehicular Access.* Vehicular access to the Property shall generally be by way of Normandy Boulevard as conceptually shown on the Site Plan filed herewith. Non-emergency vehicular access to Solomon Road is prohibited. The final location of interior roads and access points is subject to the review and approval of the Development Services Division.
3. *Pedestrian Access.* As required by the 2030 Comprehensive Plan. Sidewalks along Solomon Road while permitted, shall not be required. However, if sidewalks along Solomon Road are not constructed, Applicant may, in their discretion, construct:
  - a. A pedestrian trail along the easement in favor of Southern Natural Gas Company (the "Easement"); or,
  - b. A pedestrian trail at some other location, as approved by the City Planning and Development Department (the "P&DD"); or,
  - c. Any combination of the above, including sidewalks along Solomon Road, as approved by the P&DD.
  - d. Nothing in this V.B.3. section requires Applicant to spend more than they would have been required to spend to construct sidewalks along Solomon Road.

**C. Signs:**

1. Residential subdivisions shall be permitted one (1) double-faced or two (2) single-faced, monument signs not to exceed twenty-four (24) square feet in area per sign face and twenty (20) feet in height at each primary entrance.
  2. Directional signs shall be permitted throughout the Property. Vehicle oriented directional signs shall be a maximum of twenty (20) square feet per sign face.
  3. Pedestrian oriented signs shall be a maximum of sixteen (16) square feet per side.
  4. Temporary construction signs and other similar signs shall not exceed twenty-four (24) square feet.
  5. External illumination is permitted.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that a minimum one hundred fifty (150) foot landscaped and/or screened buffer shall be provided for residential development along Solomon Road.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan. Private and semi-private amenities/recreation facilities including, but not limited to, parks, playgrounds, recreational fields or structures, equestrian facilities, swimming pools, community centers, residential amenity centers, and similar uses shall count toward recreation space requirements.
- F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Stormwater: Developers will coordinate with the City of Jacksonville Public Works Department at the time of permitting to meet or exceed City and State requirements for stormwater management. All storm runoff in the development must ultimately be disposed of in a manner which will not cause damage to upstream or downstream property owners. Developers shall respect the rights of adjacent property owners with regard to overloading the stream or creating an excessive rise in water level in the receiving body of water.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

*Future Land Use Element*

1. Objective 1.1 - Ensure 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.
2. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
4. Policy 1.1.12 - Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - (1) Creation of like uses;
  - (2) Creation of complementary uses;
  - (3) Enhancement of transportation connections;
  - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.



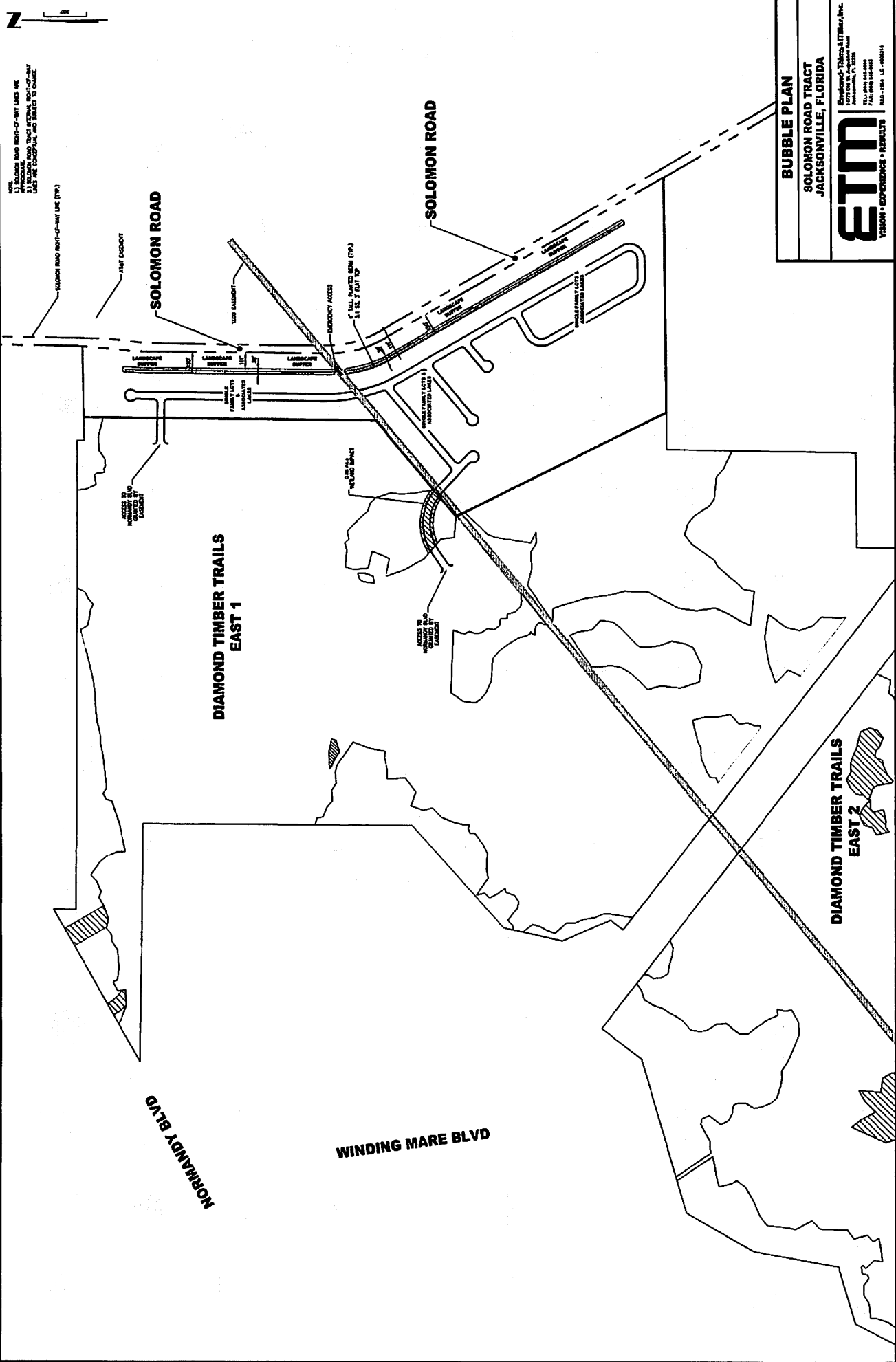
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. 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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
9. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
10. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
11. 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.
12. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

#### *Housing Element*

13. Objective 1.1 - The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.

14. Policy 1.1.1 - The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
15. Policy 1.1.4 - The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.** The property is located within the Rural Character Area and is located within the RR land use category. The RR category is primarily intended to provide rural estate residential opportunities at a maximum gross density of up to two (2) units per acre. This PUD proposes density consistent with those parameters.
- D. Internal compatibility.** This PUD proposes compatible uses appropriate for land located within the RR land use category and Rural Character Area. The Site Plan attached as Exhibit E provides flexibility to ensure maximum internal consistency as the development builds out. Location of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. As originally contemplated, the Property falls within the larger Trails PUD, which allows for a diverse mix of residential, commercial and recreational opportunities. This PUD provides for residential uses consistent with the already developed subdivisions to the west of the Property while precluding non-emergency vehicular access to Solomon Road and requiring a minimum one hundred fifty (150) foot landscape buffer along same.
- F. Usable open spaces, plazas, recreation areas.** As required by the 2030 Comprehensive Plan.
- G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed species regulations.** A listed species survey was conducted on the Property and primarily found that development would not be likely to adversely impact any listed species.

- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides parking consistent with the prevailing ITE code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the 2030 Comprehensive Plan.



NOTE:  
 1) SOLID LINE INDICATES EXISTING LINES  
 2) DASHED LINE INDICATES PROPOSED LINES  
 3) SOLID LINE WITH DASHES INDICATES PROPOSED LINES  
 4) SOLID LINE WITH DASHES AND SUBJECT TO CHANGE

**BUBBLE PLAN**  
**SOLOMON ROAD TRACT**  
**JACKSONVILLE, FLORIDA**

**ETM**  
 VISION • EXPERIENCE • INTEGRITY

Engineered: Tiberto A. Triller, Inc.  
 1477 Oak St., Jacksonville, FL 32202  
 TEL: (904) 944-2800  
 FAX: (904) 944-2801  
 REG. 2004, L.C. 000018

**EXHIBIT F**

**Land Use Table**

Total gross acreage	89 _____ Acres	100 _____ %
Amount of each different land use by acreage		
Single family	89 _____ Acres	100 _____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.