

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

November 4, 2021

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.: 2021-734

Application for: Owens Road 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**

This rezoning is subject to the following exhibits:

1. The original legal description dated August 18, 2021.
2. The original written description dated September 16, 2021.
3. The original site plan dated August 18, 2021 (Exhibit E-2) and July 8, 2021 (Exhibit E-1)

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: **None**

Planning Department conditions:

1. The proposed zoning is consistent with the proposed MDR land use categories pursuant to Ordinance 2021-733 (application L-5532-21A) subject to the traffic impact assessment study, as outlined in the FDOT/COJ methodology memorandum dated 9/3/2021 (attached), be submitted prior to or with the PUD 10-set Engineering Plan Submittals. The agreed upon methodology is in the attached memorandum that must be included in the PUD legislation along with clarification regarding the timing of the traffic study submittal for review.
2. Bicycle parking shall be consistent with the requirements outlined in Part 6 of the Zoning Code.

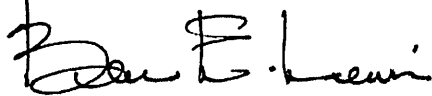
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners. The Commissioners were reluctant to forward the transportation conditions.

Planning Commission Vote:	5-0
David Hacker, Chair	Absent
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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

WRITTEN DESCRIPTION

Owens Road PUD
RE# 106256-0010, 106256-1000, 106256-2000, 106260-0000, 108138-0000

November 5, 2021 ~~September 16, 2021~~

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 131.2 acres of property from IL to PUD. The parcel is located on the west side of I-95, north of Owens Road.

The subject property is currently owned by RMM Ventures, 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: IL/LI. The property is currently vacant. Surrounding uses include: IL/LI to the west, north and east (vacant); CGC/PUD to the south (vacant). The site will be developed with three parcels. Parcel A will be developed as single family development, as per the attached site plan. Parcel B will be developed with townhome uses, as per the attached site plan. Parcel C will be developed as a multi-family development, as per the attached site plan. The combined number of units in the single family, multi-family and townhomes shall not exceed 750 units.

Project Name: Owens Road PUD

Project Architect/Planner: England-Thims & Miller, Inc.

Project Engineer: England-Thims & Miller, Inc.

Project Developer: Dream Finders Homes

II. QUANTITATIVE DATA

Total Acreage: 131.2 acres

Total Acreage of residential: 93.68 acres

Total number of dwelling units: Not to exceed 750 units

Total Acreage of commercial: N/A

Total amount of non-residential floor area: TBD

Total amount of recreation area: TBD

Total amount of open space: 16.3 acres

Total amount of public/private rights of way: TBD

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

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

Single phase development

III. USES AND RESTRICTIONS (PARCELS "A and B")

A. Permitted Uses:

1. Multi-family dwellings (RMD-D)
2. Townhomes
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES (PARCELS "A and B")

A. Lot Requirements (Multi-Family):

- (1) *Minimum lot area:* 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 30 units per acre
- (2) *Maximum lot coverage:* 50 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 20 feet
- (5) *Minimum rear yard:* 20 feet
- (6) *Maximum height of structures:* 45 feet

Lot Requirements (Townhomes):

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet; if access to garage is from an alley
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *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, except the ratio shall be 1.8 per unit.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Owens Road, substantially as shown in the 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 by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.

(2) Directional signs shall not exceed four (4) square feet.

(3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

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

V. USES AND RESTRICTIONS (PARCEL "C")

A. Permitted Uses:

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

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

VI. DESIGN GUIDELINES (PARCEL "C")

A.1 Lot Requirements (Single-Family Residential Uses). Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

Minimum lot area:	4,000 s.f.	5,000 s.f.
Minimum lot width:	40 ft.	50 ft.
Maximum lot coverage:	50 percent	50 percent
Minimum front yard:	20 ft.	20 ft.
Minimum side yard:	5 ft.	5 ft.
Minimum rear yard:	10 ft.	10 ft.
Maximum height of structures:	35 ft.	35 ft.

A.2 Lot Requirements (Townhomes):

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet; if access to garage is from an alley
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *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.*

c. Vehicular access to the Property shall be by way of Owens Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

d. 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.*

b. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

(1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.

(2) Directional signs shall not exceed four (4) square feet.

(3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

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

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

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

H. FAA/Jacksonville International Airport

A portion of the development is within the 60 DNL noise contour. The federal aviation

administration does not consider noise sensitive land uses within the 60 DNL to be significantly impacted. Additionally, the height of the development may or may not fall within protective air space surfaces. As such, the developer shall submit a 7460-1 notice of proposed construction at the appropriate time.

VII. TRANSPORTATION OPERATIONAL ANALYSIS

A traffic study will be conducted and submitted with the 10-set review application. a copy of the September 3, 2021 Methodology Memorandum is attached hereto.

~~A traffic operational analysis using a methodology agreed upon between the developer, FDOT and the City of Jacksonville has been completed. A copy of which is attached hereto.~~

VIII. 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.

IX. STATEMENTS

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

The proposed PUD allows for a mix of uses in a single PUD application. There are additional limitations on the maximums and minimums to fit the product line, but consistent with the spirit of the Zoning Code.

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 areas will be maintained by the owner.

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 beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

D. Allows for alternate use to meet market demands.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING 2021-734 TO PLANNED UNIT DEVELOPMENT

NOVEMBER 4, 2021

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 **2021-734** to Planned Unit Development.

Location: 0 & 905 Owens Road, 0 Sharon Owens Road, &
0 I-95

Real Estate Number(s): 106256-0010; 106256-1000; 106256-2000;
106260-0000; 108138-0000

Current Zoning District: Industrial Light (IL)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: North, District 6

Applicant/Agent: Paul M Harden, Esq.
Law Office of Paul M Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owner: James Morgan
RMM Ventures LLP
1301 Riverplace Boulevard, Suite 800
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE with CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2021-734** seeks to rezone approximately 131.20 acres of land from IL to PUD. This rezoning to PUD is being sought so that the property can be developed with a variety of residential uses (townhomes, multi-family, and single-single) total not to exceed 750 units.

There is a companion Large-Scale Land Use Amendment, Ord. 2021-734 (L-5532-21A) to change the land use from LI to MDR.

The North CPAC opined on the application at their October meeting and provided a memo on October 14, 2021 stating that they are not in favor of the proposed 40 feet wide lots for the single-family portion of the project.

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.

(1) 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 Light Industrial (LI) 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*. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series L-5532-21A (Ordinance 2021-734) that seeks to amend the portion of the site that is within the LI land use category to MDR. Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5532-21A be approved.

Staff has reviewed the proposed PUD and finds that the permitted and permissible uses included within the written description are consistent with the MDR land use category and that the written description appears to provide for the development characteristics required by the FLUE.

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.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) 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 portions of the City's land use regulations and furthers their intent by providing specific development standards within the PUD.

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): Community General Commercial (CGC).

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

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The subject properties are located approximately 0.6 miles from another multi-family development (in the CGC land use category). There is no low-density single-family development in the immediate area. The closest single-family dwellings are located to the east of Main Street. Extending development of residential dwellings north of the River City Marketplace provides more housing options in an area that is booming with commercial, medical, and industrial development within the last two decades.

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.

An updated JEA letter was provided by JEA on August 24, 2021. There is water and sewer connection readily available for the project.

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.

The subject properties are situated between the River City Market Place, Pecan Park Flea & Farmer's Market and JIA. Sea Breeze does not have many housing options. The majority of multi-family is located on Max Leggett Parkway and the majority of single-

family options are located east of Main Street. The scale of this project will allow for a large community and diversity in housing products for the area.

(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. The CMMSO currently does not have a Mobility and Concurrency application for this proposed development.

(3) Allocation of residential land use

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

(4) Internal compatibility

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The PUD Written Description (EXHIBIT D) states that the recreational and open space requirements will meet the requirements in the Zoning Code.

The treatment of pedestrian ways: The project will meet the requirements in the *2030 Comprehensive Plan*.

The use and variety of building groupings: The Owens Road project is unique in the use of mixed residential use development, apartments near the interstate, townhomes near Owens Road, and the single-family dwellings will be developed in the middle and northern portion of the subject properties.

(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:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:

The type, number, and location of surrounding external uses: The proposed development is a variety of multi-family dwellings, townhomes, and single-family dwellings. According to the site plan the proposed distribution is: MF- 450 units; TH- 46 units; SFD- 200 units. A total of 696 units.

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

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	LI	IL	Timberland
South	CGC	PUD 2008-790-E	Vacant: Proposed Multi-Family
East			I-95
West	LI	IL	Wetlands

(6) Intensity of Development

The proposed development is consistent with the proposed MDR functional land use category and is a mix of residential uses, which proposes multi-family dwellings, townhomes, and single-family dwellings.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The subject properties are located adjacent to I-95 outside the I-295 loop and in a largely undeveloped area. Most surrounding properties are used for silviculture. The closest residential development is approximately 0.5 miles to the east.

The availability and location of utility services and public facilities and services: City water and sewer connection are readily available along Owens Road, per JEA memo.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: There are several bus stops at the River City Market Place, less than 2miles from the subject properties. The subject properties have quick access to Main Street (SR 5/US 17) and I-95 via Max Leggett Parkway (a collector roadway).

The site is served by the following schools:

<u>SCHOOL</u>	<u>CONCURRENCY SERVICE AREA</u>	<u>STUDENTS GENERATED</u>	<u>SCHOOL CAPACITY (Permanent/Portables)</u>	<u>CURRENT ENROLLMENT 20 Day Count (2017/18)</u>	<u>% OCCUPIED</u>	<u>4 YEAR PROJECTION</u>
Biscayne ES #269	1	93	667	703	105%	100%
Highlands MS #244	1	38	1,071	697	65%	75%
First Coast HS #96	7	55	2,212	2,194	99%	101%

- Does not include ESE & room exclusions
- Analysis based on a **maximum 750** dwelling units

The School Board, with the support of the planning and Development Department through the Joint Planning Committee of the Jacksonville City Council and the Duval County School Board,

is working on addressing enrollment and capacity issues in several ways, including site acquisition. In addition, the School Board has options to address student enrollment at specific schools including boundary adjustment, changes in special assignments and adjustments to magnet programs.

(7) Usable open spaces plazas, recreation areas.

The PUD contains a Recreation/Open Space areas throughout their site plan and shall meet the Zoning Code requirements.

(8) Impact on wetlands

The following was included in the Comprehensive Land Use Policy Analysis:

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site. The Department reviewed aerials, soils and elevations to determine quality and functional value of the wetlands. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 35.62 Acres

General Location(s): Wetlands are located primarily along the western boundary of the property and spread into isolated pockets into the northeast portion of the site.

Quality/Functional: The wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones, yet has an indirect impact on the City's waterways.

Soil Types/Characteristics:

(38) Mascotte fine sand, 0-2% slopes – consists of nearly level, poorly drained soils. These soils formed in thick sandy and loamy marine sediments. They are in flatwoods. The soils are moderately slowly permeable and moderately permeable. Generally, the high water table is at a depth of 6 to 18 inches.

(51) Pelham fine sand, 0-2% slopes – consists of nearly level, poorly drained soils. These soils formed in thick deposits of sandy and loamy marine sediments. They are on flats. The soils are moderately permeable and moderately slowly permeable. Generally, the high water table is at a depth of less than 12 inches on flats and at or above the surface in depressions.

(66) Surrency loamy fine sand, depression, 0-2% slopes – consists of nearly level, very poorly drained soils. These soils formed in thick sandy and loamy marine sediments. They occur on flood plains and in depressions. The soils are moderately permeable and moderately slowly permeable. In areas on flood plains, the high water table generally is at or near the surface and the areas are subject to frequent flooding for brief periods. In areas of depressions, the high water table generally is at or above the soil surface for very long periods.

(81) Stockade fine sandy loam, depression, 0-2% slopes – consists of nearly level, very poorly drained soils. These soils formed in thick sandy and loamy marine sediments. They

are in depressions. The soils are slowly permeable and moderately slowly permeable. Generally, the high water table is at or above the surface for very long periods.

Wetland Category: Category III

Consistency of Permitted Uses: 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: The PUD site plan shows minimal development impacting the wetlands.

Associated Impacts: Some of the wetlands are in the flood zone.

Relevant Policies: CCME Policies 4.1.3 and 4.1.6 – see below

CCME Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

i the habitat of fish, wildlife and threatened or endangered species,

ii the abundance and diversity of fish, wildlife and threatened or endangered species,

iii the food sources of fish and wildlife including those which are threatened or endangered,

iv the water quality of the wetland, and

v the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and

ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

- (e) Septic tanks Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
- (f) Hydrology The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

- (1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:
 - (a) Silvicultural uses, provided the following standards are met: Best Management Practices: Silviculture Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.
 - (b) Agricultural uses, provided the following standards are met: Best Management Practices: Agriculture Such activities are to be in compliance with Chapter 40C-44, F.A.C.
- (2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

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

Transportation Planning Division comments:

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

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Applicant provided evidence of signs being posted on **October 26, 2021**.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-734** be **APPROVED with the following exhibits**:

1. The original legal description dated August 18, 2021.
2. The original written description dated September 16, 2021.
3. The original site plan dated August 18, 2021 (Exhibit E-2) and July 8, 2021 (Exhibit E-1).

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-734** be **APPROVED subject to the following conditions, which may only be changed through a rezoning**:

1. The proposed zoning is consistent with the proposed MDR land use categories pursuant to Ordinance 2021-733 (application L-5532-21A) subject to the traffic impact assessment study, as outlined in the FDOT/COJ methodology memorandum dated 9/3/2021 (attached), be submitted prior to or with the PUD 10-set Engineering Plan Submittals. The agreed upon methodology is in the attached memorandum that must be included in the PUD legislation along with clarification regarding the timing of the traffic study submittal for review.
2. Bicycle parking shall be consistent with the requirements outlined in Part 6 of the Zoning Code.

3. A traffic study must be submitted either prior to or with the PUD 10-set Engineering Plan Submittals.
4. Prior to construction, a 7460-1 Notice of Proposed Construction shall be submitted through the FAA's website.



Aerial



Owens Road over I-95

*Source: COJ, Planning & Development Department
Date: 10/07/2021*



Subject Property

*Source: COJ, Planning & Development Department
Date: 10/07/2021*



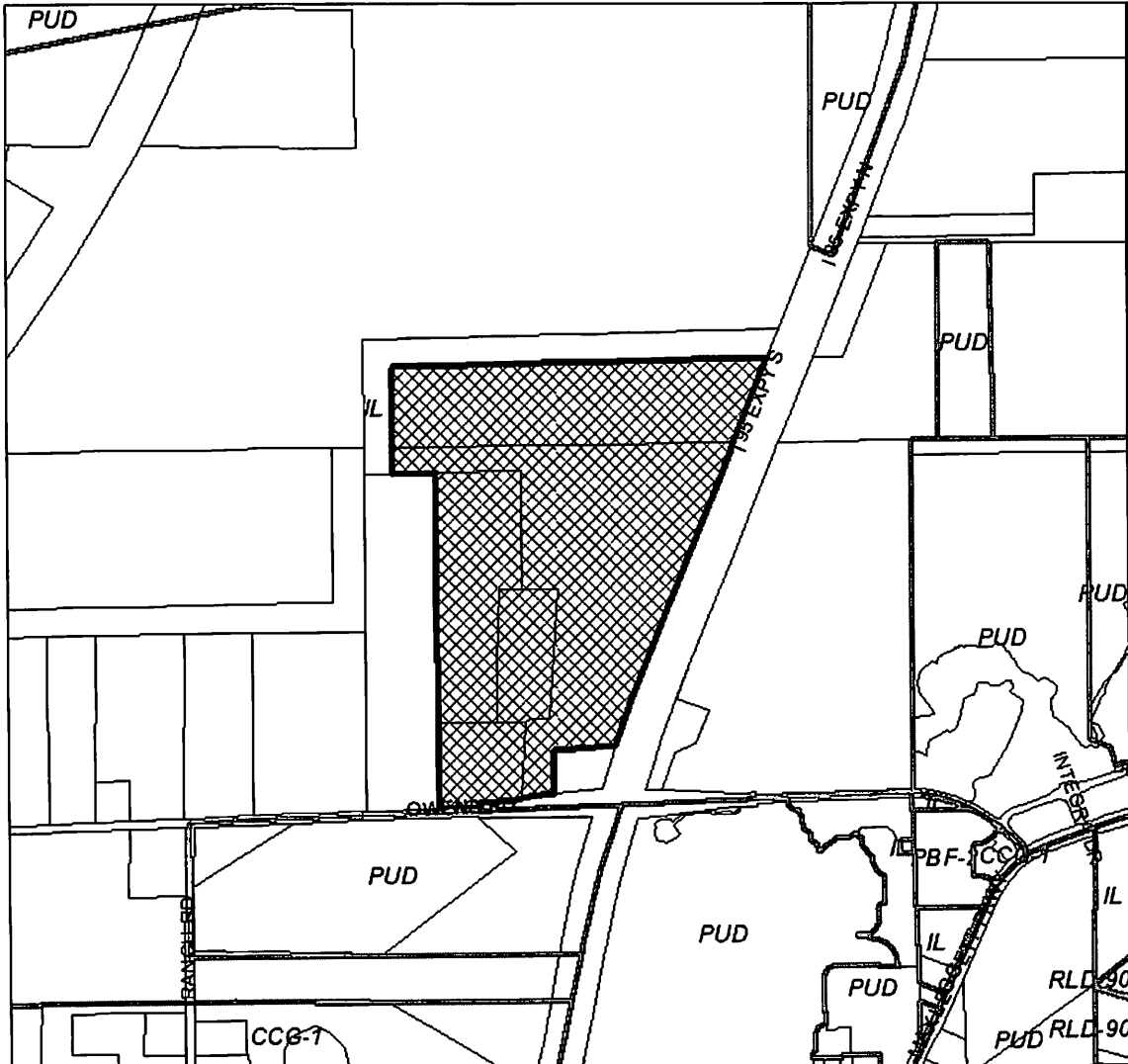
Subject Property

*Source: COJ, Planning & Development Department
Date: 10/07/2021*



Property to the west

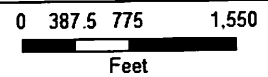
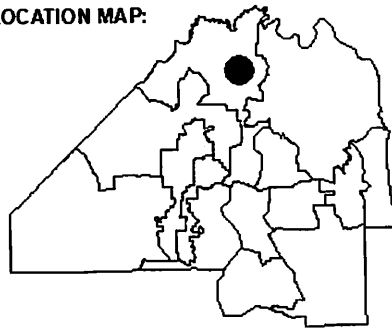
*Source: COJ, Planning & Development Department
Date: 10/07/2021*



REQUEST SOUGHT:

FROM: IL
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
7

TRACKING NUMBER

T-2021-3736

EXHIBIT 2
PAGE 1 OF 1

City of Jacksonville

Laurie Santana
Chief of Transportation Planning Division
LSantana@coj.net

Christopher W. LeDew, P.E.
Chief of Traffic Engineering
CLedew@coj.net

John Kolczynski E.I.
Traffic Technician Senior
JohnFK@coj.net

Florida Department of Transportation

Brian Austin
Transportation Planner/FDOT D2
Jacksonville Urban Office
brian.austin@dot.state.fl.us

A residential development that is anticipated to include a maximum of 695 Residential Dwelling Units (200 Single-family, 45 Multi-family Townhomes and 450 Multi-family Apartments) is proposed for construction on the northside of Owens Road just west of I-95. A site location and conceptual master plan (Provided by ETM, Inc.) is attached. The City of Jacksonville (COJ) Planning Department is requiring a memorandum summarizing the traffic impact study methodology to approve a Large-Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 130.99 acres from Light Industrial (LI) to Medium Density Residential (MDR).

This memo provides a summary of the methodology that will be adopted in performing the traffic impact assessment. The traffic study confirming to the following methodology will be submitted either prior to or with the PUD 10-set Engineering Plan Submittals.

Trip Generation:

Trip generation and internal capture for the proposed development will be estimated using the rates, equations and procedures included in the Trip Generation Manual, 10th Edition published by the Institute of Transportation Engineers (ITE).

Study Area Intersections:

The study will include the following intersections:

- International Airport Boulevard at Owens Road
- Max Leggett Parkway at Owens Road
- Owens Road at Ranch Road
- Owens Road at Project Access Intersection

Planned and Programmed Improvements:

The Northeast Florida Transportation Planning Organization (NFTPO) Long Range Transportation Plan (LRTP), Priority Projects List (PPL), Transportation Improvement Program (TIP) and the Florida Department of Transportation (FDOT) Work Program will be reviewed to identify any roadway

projects within the vicinity of the study area of the proposed development and incorporated in the analysis.

Analysis Time Period:

Analysis for the proposed development will be performed under AM peak and PM peak hour conditions.

Data Collection:

Existing traffic AADTs will be obtained from the Florida Traffic Online (FTO) website and COJ Planning Department. AM peak and PM peak period turning movement counts at the following intersections will be obtained.

- International Airport Boulevard at Owens Road
- Max Leggett Parkway at Owens Road
- Owens Road at Ranch Road

Project Traffic Distribution and Assignment:

Project traffic distribution for the proposed development will be provided using the Northeast Regional Planning Model Activity-Based (NERPMAB) travel demand model. This distribution will be used to determine the project traffic assignment on the study segments.

Background and Build-Out Traffic Volumes:

Background traffic volumes will be estimated by applying a growth factor obtained by performing trends analysis of the historical AADT on the roadway segments in the vicinity of the proposed development. Buildout traffic volumes will include background traffic volumes and project traffic assignment for the proposed development.

Access Intersection Analysis

The need for eastbound left turn lane on Owens Road at the project Access Driveway will be performed using the turn lane criteria included in the COJ Land Development Code. The need for a westbound right turn lane on Owens Road will be performed using the FDOT Access Management Criteria.

Study Intersection Analysis:

AM peak and PM peak intersection capacity analysis will be performed at the remaining study intersections to determine any required improvements under the build-out conditions of the proposed development.

Traffic Study Report:

A traffic study report summarizing the above tasks and the study findings will be submitted to FDOT and COJ for review and approval at the time of PUD 10-set Engineering Plan Submittals.

Thank you and please let me know if you have any questions.

Sincerely,
Chindalur Traffic Solutions, Inc.



Rajesh Chindalur, P.E., PTOE
Chindalur Traffic Solutions, Inc.
8833 Perimeter Park Boulevard, Suite 103, Jacksonville, FL 32216
chindalur@ctrfficsolutions.com

Table 01
Trip Generation
Owens Road - CPA, Duval County, FL

ITE Land Use Code	Description	Quantity	Units	Time Period	Rate or Equation	Percent Traffic		Project Trips		
						Entering	Exiting	Total	Entering	Exiting
Existing LI Land Use (Allowed)										
		2,282,370	SF	Daily	$T = 3.79(X) + 57.96$	50%	50%	8,708	4,354	4,354
				AM Peak	$\ln(T) = 0.74 \ln(X) + 0.39$	88%	12%	451	397	54
				PM Peak	$\ln(T) = 0.69 \ln(X) + 0.43$	13%	87%	319	41	278
Proposed Uses										
210	Single Family Home Detached	200	Dwelling Units	Daily	$\ln(T) = 0.92 \ln(X) + 2.71$	50%	50%	1,967	984	983
				AM Peak	$T = 0.71(X) + 4.80$	25%	75%	147	37	110
				PM Peak	$\ln(T) = 0.96 \ln(X) + 0.20$	63%	37%	198	125	73
220	Multi-Family Residential (Townhomes)	45	Units	Daily	$T = 7.56(X) - 40.86$	50%	50%	299	150	149
				AM Peak	$\ln(T) = 0.95 \ln(X) - 0.51$	23%	77%	22	5	17
				PM Peak	$\ln(T) = 0.89 \ln(X) - 0.02$	63%	37%	29	18	11
221	Multi-Family Residential (Mid-Rise Apartments)	450	Units	Daily	$T = 5.45(X) - 1.75$	50%	50%	2,451	1,226	1,225
				AM Peak	$\ln(T) = 0.98 \ln(X) - 0.98$	26%	74%	149	39	110
				PM Peak	$\ln(T) = 0.96 \ln(X) - 0.63$	61%	39%	188	115	73
						Total Proposed	Daily	4,717	2,360	2,357
							AM Peak	318	81	237
							PM Peak	415	258	157
						Net Increase	Daily	(3,991)	(1,994)	(1,997)
							AM Peak	(133)	(316)	183
							PM Peak	96	217	(121)

Source: Trip Generation Manual, 10th Edition, ITE

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0734 **Staff Sign-Off/Date** CMQ / 09/17/2021
Filing Date 10/12/2021 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 11/09/2021 **Planning Comission** 11/04/2021
Land Use & Zoning 11/16/2021 **2nd City Council** 11/23/2021
Neighborhood Association NONE
Neighborhood Action Plan/Corridor Study JIA CRA

Application Info

Tracking # 3736 **Application Status** PENDING
Date Started 08/24/2021 **Date Submitted** 08/24/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MORGAN **First Name** JAMES **Middle Name**
Company/Trust Name
 RMM VENTURES, LLP
Mailing Address
 1301 RIVERPLACE BLVD., SUITE 800
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	106256 0010	7	6	IL	PUD
Map	106256 1000	7	6	IL	PUD
Map	106256 2000	7	6	IL	PUD
Map					

106260 0000	7	6	IL	PUD
Map 108138 0000	7	6	IL	PUD

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

Existing Land Use Category

LI

Land Use Category Proposed?

If Yes, State Land Use Application #

5532

Total Land Area (Nearest 1/100th of an Acre) 131.20

Development Number

Proposed PUD Name OWENS ROAD PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

NWQ OF OWENS RD & INTERSTATE 95

House #	Street Name, Type and Direction	Zip Code
0	OWENS RD	32218

Between Streets

OWENS RD and PECAN PARK RD

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**
 - 131.20 Acres @ \$10.00 /acre:** \$1,320.00
- 3) Plus Notification Costs Per Addressee**
 - 8 Notifications @ \$7.00 /each:** \$56.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,645.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

WRITTEN DESCRIPTION

Owens Road PUD

RE# 106256-0010, 106256-1000, 106256-2000, 106260-0000, 108138-0000

September 16, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 131.2 acres of property from IL to PUD. The parcel is located on the west side of I-95, north of Owens Road.

The subject property is currently owned by RMM Ventures, 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: IL/LI. The property is currently vacant. Surrounding uses include: IL/LI to the west, north and east (vacant); CGC/PUD to the south (vacant). The site will be developed with three parcels. Parcel A will be developed as single family development, as per the attached site plan. Parcel B will be developed with townhome uses, as per the attached site plan. Parcel C will be developed as a multi-family development, as per the attached site plan. The combined number of units in the single family, multi-family and townhomes shall not exceed 750 units.

Project Name: Owens Road PUD

Project Architect/Planner: England-Thims & Miller, Inc.

Project Engineer: England-Thims & Miller, Inc.

Project Developer: Dream Finders Homes

II. QUANTITATIVE DATA

Total Acreage: 131.2 acres

Total Acreage of residential: 93.68 acres

Total number of dwelling units: Not to exceed 750 units

Total Acreage of commercial: N/A

Total amount of non-residential floor area: TBD

Total amount of recreation area: TBD

Total amount of open space: 16.3 acres

Total amount of public/private rights of way: TBD

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

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

Single phase development

III. USES AND RESTRICTIONS (PARCELS "A and B")

A. Permitted Uses:

1. Multi-family dwellings (RMD-D)
2. Townhomes
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES (PARCELS "A and B")

A. Lot Requirements (Multi-Family):

- (1) *Minimum lot area:* 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 30 units per acre
- (2) *Maximum lot coverage:* 50 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 20 feet
- (5) *Minimum rear yard:* 20 feet

- (6) *Maximum height of structures:* 45 feet

Lot Requirements (Townhomes):

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet; if access to garage is from an alley
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *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, except the ratio shall be 1.8 per unit.
- (2) *Vehicular Access.*
- a. Vehicular access to the Property shall be by way of Owens Road, substantially as shown in the 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 by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

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

G. Wetlands

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

V. USES AND RESTRICTIONS (PARCEL "C")

A. Permitted Uses:

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

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

VI. DESIGN GUIDELINES (PARCEL "C")

A.1 Lot Requirements (Single-Family Residential Uses). Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

Minimum lot area:	4,000 s.f.	5,000 s.f.
Minimum lot width:	40 ft.	50 ft.
Maximum lot coverage:	50 percent	50 percent
Minimum front yard:	20 ft.	20 ft.
Minimum side yard:	5 ft.	5 ft.
Minimum rear yard:	10 ft.	10 ft.
Maximum height of structures:	35 ft.	35 ft.

A.2 Lot Requirements (Townhomes):

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet; if access to garage is from an alley
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *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.*

c. Vehicular access to the Property shall be by way of Owens Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

d. 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.*

b. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

(1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.

(2) Directional signs shall not exceed four (4) square feet.

(3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

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

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

G. Wetlands

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

H. FAA/Jacksonville International Airport

A portion of the development is within the 60 DNL noise contour. The federal aviation

administration does not consider noise sensitive land uses within the 60 DNL to be significantly impacted. Additionally, the height of the development may or may not fall within protective air space surfaces. As such, the developer shall submit a 7460-1 notice of proposed construction at the appropriate time.

VII. TRANSPORTATION OPERATIONAL ANALYSIS

A traffic operational analysis using a methodology agreed upon between the developer, FDOT and the City of Jacksonville has been completed. A copy of which is attached hereto.

VIII. 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.

IX. STATEMENTS

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

The proposed PUD allows for a mix of uses in a single PUD application. There are additional limitations on the maximums and minimums to fit the product line, but consistent with the spirit of the Zoning Code.

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 areas will be maintained by the owner.

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 beneficial to the surrounding neighborhood and community.

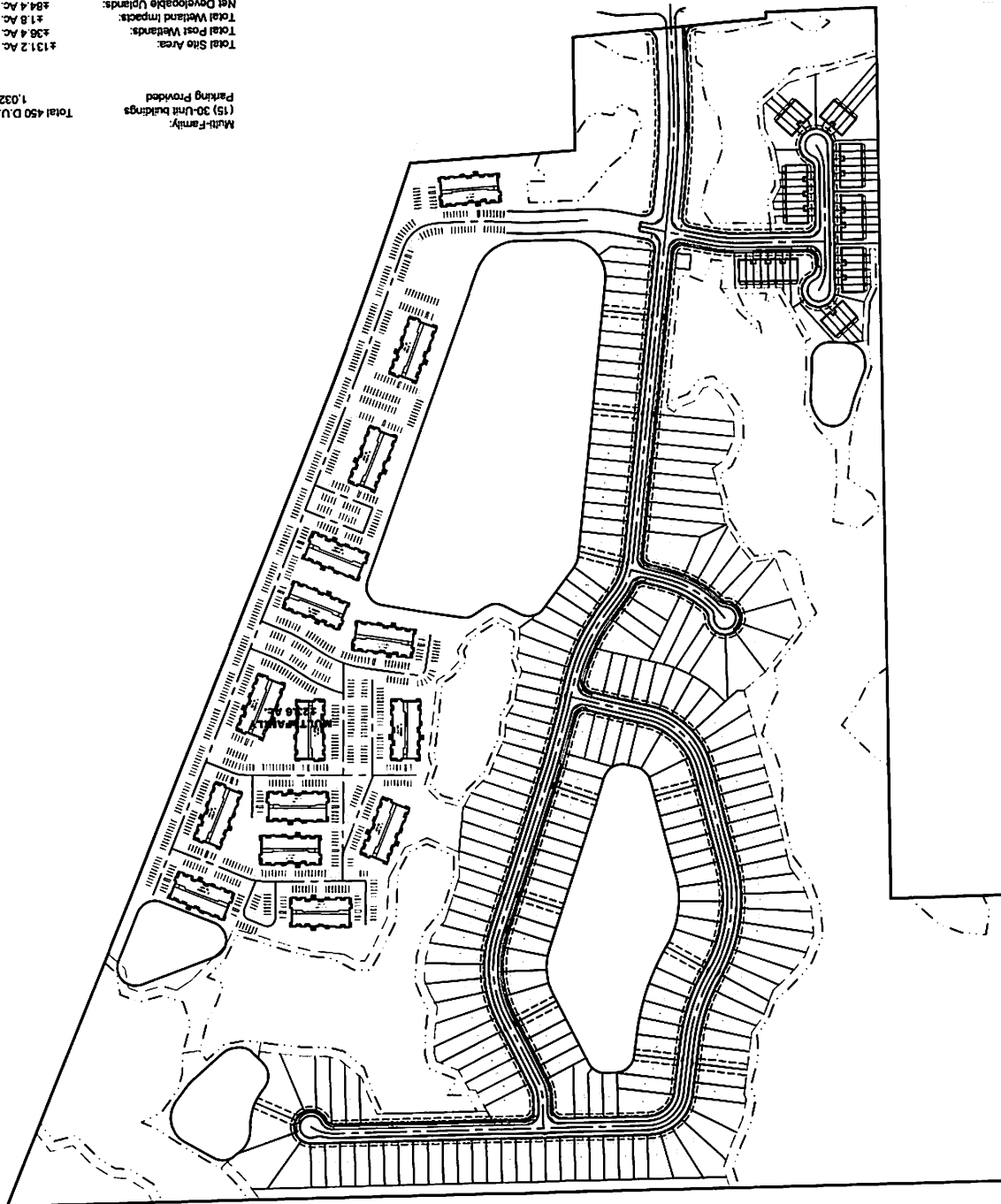
A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

D. Allows for alternate use to meet market demands.



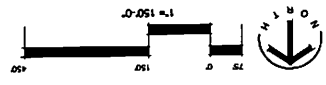


Total 450 D.U.	Multi-Family:	(15) 30-Unit buildings	Parking Provided	1,032
±131.2 Ac.	Total Site Area:			
±38.4 Ac.	Total Wetland Impacts:			
±1.8 Ac.	Total Wetland Impacts:			
±84.4 Ac.	Net Developable Uplands:			
±18.3 Ac. (19%)	Total Pond Area:			
246 D.U.	Total Dwelling Units:			
200 D.U.	-Single Family 47 lots:			
46 D.U.	-Townhomes:			

**Exhibit 4
Page 1 of 2**



This plan and/or rendering is conceptual and is subject to review, change and approval by various governmental agencies to meet environmental, technical and other standards. All average figures are rounded and are subject to change.



GENERAL NOTES:

1. LOT LAYOUT IS CONCEPTUAL AND MAY BE REVISED ON CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.04.
2. DEVELOPER MAY INSTALL PERMITS FOR FENCING AT HIS OPTION. THE HEIGHT MAY BE UP TO 6 FT. FENCING MAY NOT BE LOCATED WITHIN AN UPLAND BUFFER.
3. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE LOCATED IN DEVELOPMENT AREAS. LOCATION MAY CHANGE AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS.
4. SIGNAGE SHALL BE ALLOWED BY THE UNITED SIGN PLAN AND THE LAND DEVELOPMENT CODE. POTENTIAL SIGNAGE LOCATIONS WILL BE SHOWN ON CONSTRUCTION PLANS.
5. STODOLIE AND WETLAND CREATION LOCATIONS WILL BE DEFINED ON CONSTRUCTION PLANS.
6. ACTUAL UPLAND BUFFER WIDTH WILL BE SHOWN ON CONSTRUCTION PLANS.
7. THIS PROJECT LIES WITHIN FLOOD ZONE "ADJACENT," BASED UPON FEMA FIRM MAP COMMUNITY NO. 12033C0282L, REVISED 11/02/2014.
8. PRESERVATION AREAS ARE SHOWN AS GENERALIZED AREAS AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN, PERMITTING AND FINAL WETLAND SURVEYS.
9. NO PERMANENT CONSTRUCTION SHALL BE PERMITTED IN DRAINAGE EXCESSMENTS INCLUDING POOL EQUIPMENT, A/C AND HEATING EQUIPMENT AND ANY VERTICAL CONSTRUCTION THAT REQUIRES FOOTERS SUCH AS A BLOCK WALL.
10. ALL WETLANDS THAT ARE PRESERVED FOR THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WILL BE PLACED IN CONSERVATION.
11. SOFT ADJACENT TO WETLANDS SHALL BE PLANTED WITH PLANTS NATIVE TO THE ORIGINAL ECOSYSTEM COMMUNITY AS SHOWN ON LANDSCAPE PLANS.
12. DETAILS AND ADA COMPLIANCE OF THE SIDEWALKS WILL BE PROVIDED ON CONSTRUCTION PLANS. SIDEWALKS MAY MEANDER THROUGH PARKS.
13. PROJECT IDENTIFICATION SIGNAGE AND MONUMENTATION SHALL COMPLY WITH THE FINAL MONUMENT SIGNS SHALL NOT EXCEED 20 FEET IN HEIGHT AND SHALL BE LIMITED TO SIGNS AT 150 SQUARE FEET EACH.
14. TEMPORARY CONSTRUCTION TRAILER WILL BE PLACED ON SITE AWAY FROM ANY CONSTRUCTION ACTIVITIES. TRAILER MUST BE REMOVED WITHIN 30 DAYS OF CELEBRATION OF OCCUPATION BY THE COUNTY.
15. SOLID WASTE STORAGE CONTAINERS SHALL BE SITED IN ACCORDANCE WITH LDC SEC. 5.08.04 OR DETAILS SHALL BE PROVIDED WITH THE BUILDING PERMIT CONSTRUCTION DRAWINGS AT THE TIME OF SUBMITTAL.
16. ON SITE AIR BURNING LOCATION TO BE DETERMINED IN THE FIELD.
- 17.
- 17A. STRUCTURES EXCEEDING THIRTY-FIVE (35) FEET MUST CONTAIN AN AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION ADOPTED BY THE DUVAL COUNTY FIRE PREVENTION CODE OF NFPA 13 OR EQUIVALENT STANDARDS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE OR AS OTHERWISE APPROVED BY DUVAL COUNTY FIRE RESCUE.
- 17B. THE HEIGHT LIMITATIONS DO NOT APPLY TO ANY NEW ROOF STRUCTURES FOR HOUSING ELEVATORS, STAIRWAYS, TANKS, VENTILATING FANS, SOLAR ENERGY COLLECTORS OR SIMILAR EQUIPMENT REQUIRED TO OPERATE THE BUILDING (PROVIDED THE STRUCTURE SHALL NOT COVER MORE THAN 20% OF THE ROOF AREA OR EXTEND OVER 10 FEET IN HEIGHT), NOR TO CHURCH SPIRES, STEEPLES, BELLTOWERS, CUPOLAS, DOME, MONUMENTS, WATCH TOWERS, SKYLIGHTS, FLAG POLES, WENTS OR TOWER SIMILAR STRUCTURES WHICH MAY BE CREATED ABOVE THE HEIGHT LIMIT, NOR TO FIRE OR PARADE WALLS PROVIDED THAT SUCH WALLS SHALL NOT EXCEED MORE THAN FIVE (5) FEET ABOVE THE ROOF.

PARCEL DATA

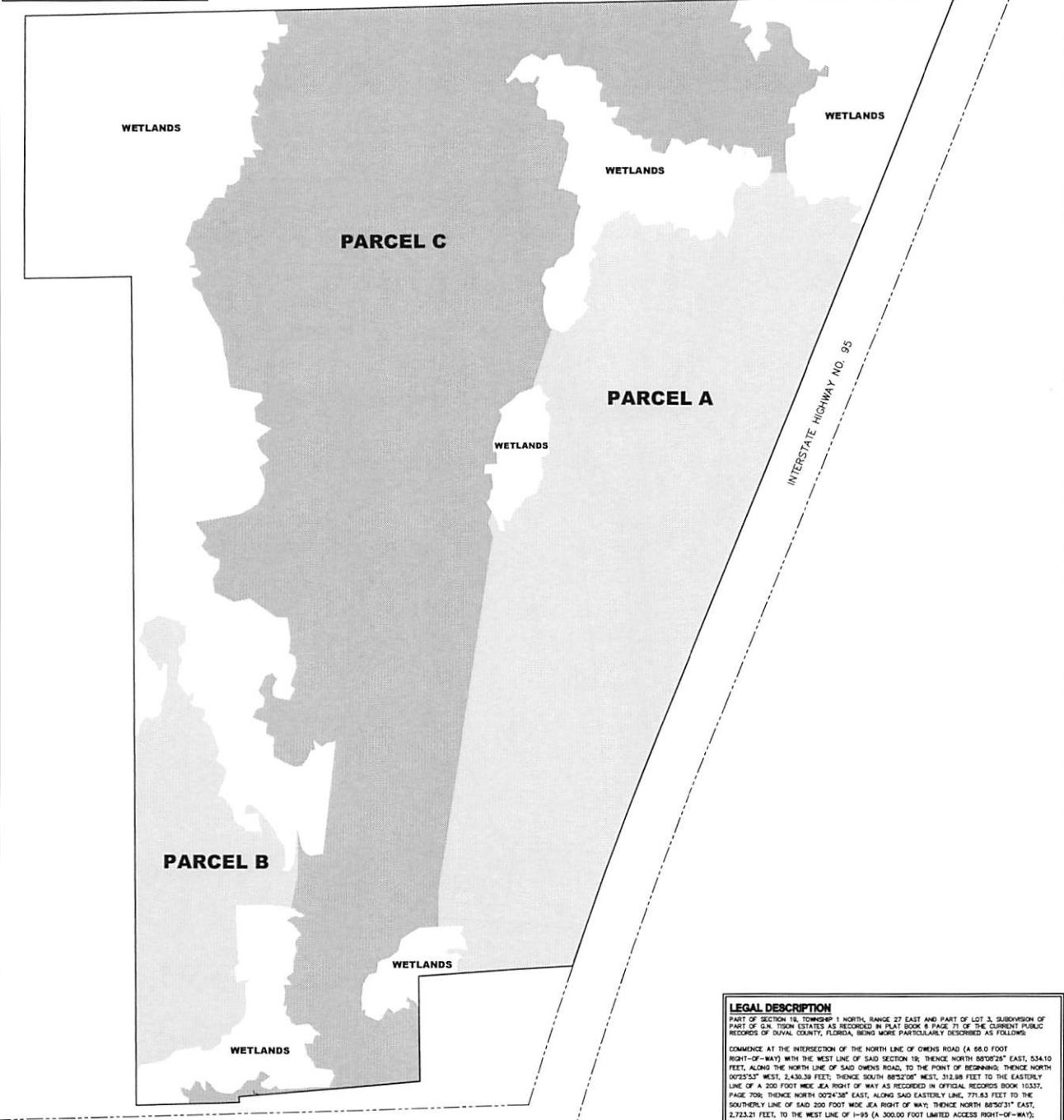
- A. ZONING DESIGNATION: E - INDUSTRIAL LIGHT
- B. PARCEL ID. NUM: 190200-0000, 190200-0010, 190200-1000, 190200-2000, 190200-0000
- C. PLSI DISTANCE NUMBER: 1
- D. DATA SUMMARY:
 - 1.1. TOTAL PROJECT AREA: 8131.15 AC.
 2. SETBACKS (FT):
 - 2.1. MIN. FRONT YARD SETBACK: 20 FEET
 - 2.2. MIN. SIDE YARD SETBACK: 5 FEET
 - 2.3. MIN. REAR YARD SETBACK: 10 FEET

NOTE:

ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACCS), THE AMERICAN DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 36, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

LEGEND

WETLAND PRESERVATION (APPROXIMATE AREA)



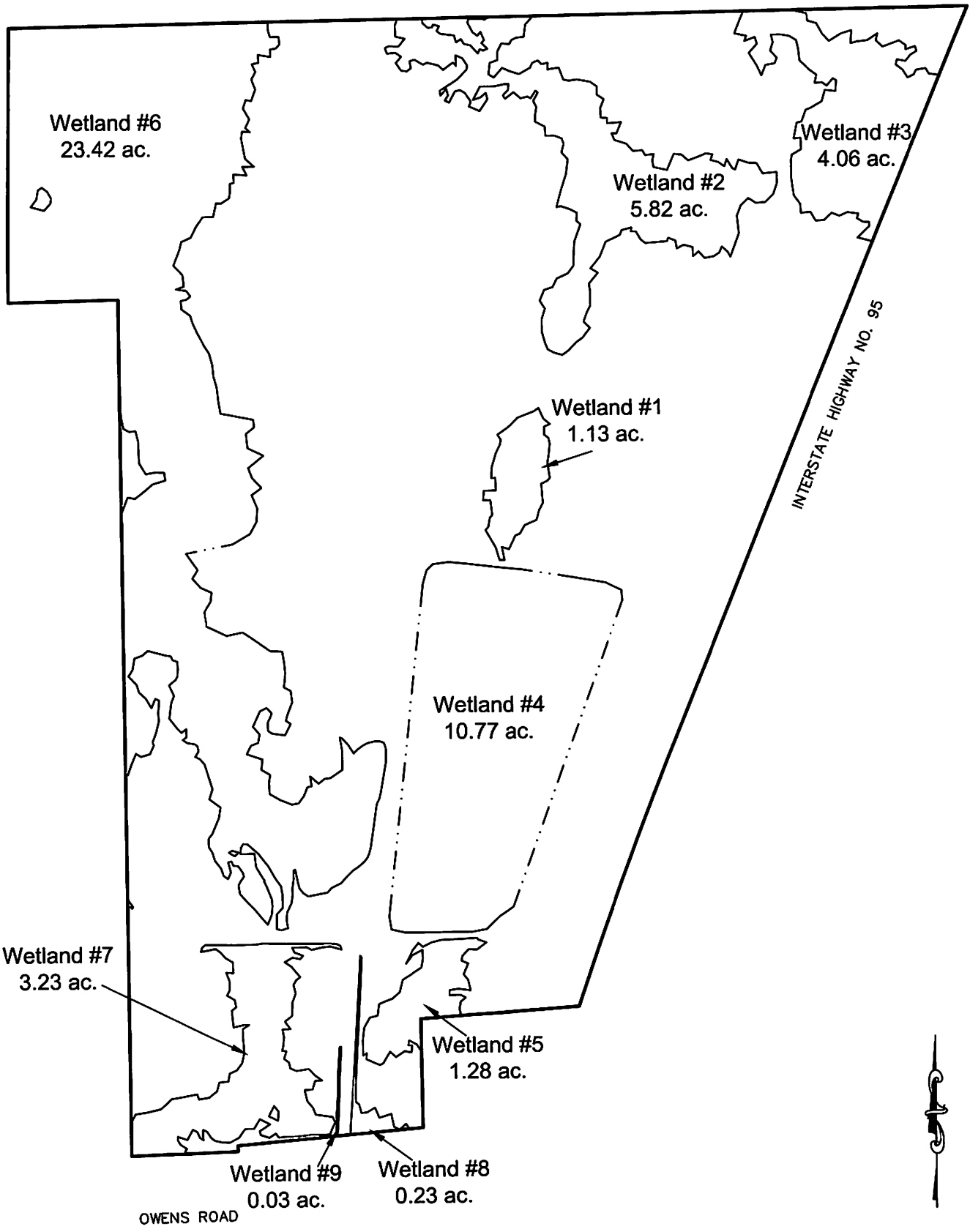
LEGAL DESCRIPTION

PART OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 27 EAST AND PART OF LOT 3, SUBDIVISION OF PART OF G.N. TIGSON ESTATES AS RECORDED IN PLAT BOOK 8 PAGE 71 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF OWENS ROAD (A 66.0 FOOT RIGHT-OF-WAY) WITH THE WEST LINE OF SAID SECTION 18; THENCE NORTH 89°09'24" EAST, 534.10 FEET, ALONG THE NORTH LINE OF SAID OWENS ROAD, TO THE POINT OF BEGINNING; THENCE NORTH 00°25'37" WEST, 2,430.39 FEET; THENCE SOUTH 88°52'09" WEST, 312.98 FEET TO THE EASTERLY LINE OF A 200 FOOT WIDE JEA RIGHT OF WAY AS RECORDED IN OFFICIAL RECORDS BOOK 10337, PAGE 708; THENCE NORTH 00°24'38" EAST, ALONG SAID EASTERLY LINE, 771.83 FEET TO THE SOUTHERLY LINE OF SAID 200 FOOT WIDE JEA RIGHT OF WAY; THENCE NORTH 88°50'31" EAST, 2,723.21 FEET, TO THE WEST LINE OF I-95 (A 300.00 FOOT LIMITED ACCESS RIGHT-OF-WAY); THENCE SOUTH 20°04'17" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 2,298.08 FEET, TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 11,608.18 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND THE WEST LINE OF SAID I-95, AN ARC DISTANCE OF 751.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°10'23" WEST, 751.43 FEET; THENCE DEPARTING THE WEST LINE OF SAID I-95, AND ALONG THE NORTH LINE OF STATE D.O.T. PARCEL RECORDED IN OFFICIAL RECORDS BOOK 8274, PAGE 1143, SOUTH 89°09'24" WEST, 450.41 FEET TO THE WEST LINE OF SAID D.O.T. PARCEL; THENCE SOUTH 02°42'51" EAST, ALONG SAID WESTERLY LINE, 311.04 FEET, TO THE NORTH LINE OF OWENS ROAD (A 66.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 84°56'28" WEST, ALONG THE NORTH LINE OF SAID OWENS ROAD, 539.08 FEET; THENCE SOUTH 01°36'31" EAST, TO THE NORTH RIGHT OF WAY LINE, 18.81 FEET; THENCE SOUTH 89°09'24" WEST, CONTINUING ALONG RIGHT OF WAY LINE, 301.83 FEET TO THE POINT OF BEGINNING.

Exhibit 4
Page 2 of 2

<p>1 OF 1 DRAWING NUMBER</p>	<p>MASTER DEVELOPMENT PLAN</p>	<p>England-Thiro & Miller, Inc. 14778 Old St. Augustine Road JACKSONVILLE, FL 32218 TEL: (904) 643-8990 FAX: (904) 646-9455 REG. 2384 LC. 0006316</p>	<p>C/M NO. 20-244</p>	<p>REVISIONS:</p>	<p>PLANS PREPARED UNDER THE DIRECTION OF:</p>	
	<p>OWENS ROAD PROPERTY FOR H SMITH, INC</p>		<p>DRAWN BY: ARK</p>	<p>DESIGNED BY:</p>	<p>CHECKED BY:</p>	
				<p>DATE: JULY 2021</p>		



C:\peacock\projects\Airport\Wetlands\mxd\fig5_8/28/2008 9:59:04 AM
 Wetland #9 0.03 ac.

PEACOCK CONSULTING GROUP, LLC

12058 San Jose Boulevard, Suite 604
 Jacksonville, Florida 32223
 (904) 268-1766 phone (904) 268-1729 fax

Airport Logistics
 Duval County, Florida
Wetlands

Figure:	5
Scale:	1"=400'
Date:	August 2008

EXHIBIT F

PUD Name: Owens Rd PUD

Land Use Table

Total gross acreage	131.2 acres	100%
Residential	93.68 acres	
Total number of dwelling units	Up to 750	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	TBD	
Passive open space	16.3 acres	
Public and private right-of-way	TBD	
Maximum coverage of buildings and structures	TBD	

REVISED WRITTEN DESCRIPTION

**Owens Road PUD
RE# 106256-0010, 106256-1000, 106256-2000, 106260-0000, 108138-0000**

November 5, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 131.2 acres of property from IL to PUD. The parcel is located on the west side of I-95, north of Owens Road.

The subject property is currently owned by RMM Ventures, 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: IL/LI. The property is currently vacant. Surrounding uses include: IL/LI to the west, north and east (vacant); CGC/PUD to the south (vacant). The site will be developed with three parcels. Parcel A will be developed as single family development, as per the attached site plan. Parcel B will be developed with townhome uses, as per the attached site plan. Parcel C will be developed as a multi-family development, as per the attached site plan. The combined number of units in the single family, multi-family and townhomes shall not exceed 750 units.

Project Name: Owens Road PUD

Project Architect/Planner: England-Thims & Miller, Inc.

Project Engineer: England-Thims & Miller, Inc.

Project Developer: Dream Finders Homes

II. QUANTITATIVE DATA

Total Acreage: 131.2 acres

Total Acreage of residential: 93.68 acres

Total number of dwelling units: Not to exceed 750 units

Total Acreage of commercial: N/A

Total amount of non-residential floor area: TBD

Total amount of recreation area: TBD

Total amount of open space: 16.3 acres

Total amount of public/private rights of way: TBD

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

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

Single phase development

III. USES AND RESTRICTIONS (PARCELS "A and B")

A. Permitted Uses:

1. Multi-family dwellings (RMD-D)
2. Townhomes
3. Home occupations meeting the performance standards and development criteria set forth in Part 4
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES (PARCELS "A and B")

A. Lot Requirements (Multi-Family):

- (1) *Minimum lot area:* 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 30 units per acre
- (2) *Maximum lot coverage:* 50 percent
- (3) *Minimum front yard:* 20 feet
- (4) *Minimum side yard:* 20 feet
- (5) *Minimum rear yard:* 20 feet

- (6) *Maximum height of structures:* 45 feet

Lot Requirements (Townhomes):

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet; if access to garage is from an alley
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *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, except the ratio shall be 1.8 per unit.
- (2) *Vehicular Access.*
- a. Vehicular access to the Property shall be by way of Owens Road, substantially as shown in the 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 by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

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

G. Wetlands

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

V. USES AND RESTRICTIONS (PARCEL "C")

A. Permitted Uses:

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

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

VI. DESIGN GUIDELINES (PARCEL "C")

A.1 Lot Requirements (Single-Family Residential Uses). Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

Minimum lot area:	4,000 s.f.	5,000 s.f.
Minimum lot width:	40 ft.	50 ft.
Maximum lot coverage:	50 percent	50 percent
Minimum front yard:	20 ft.	20 ft.
Minimum side yard:	5 ft.	5 ft.
Minimum rear yard:	10 ft.	10 ft.
Maximum height of structures:	35 ft.	35 ft.

A.2 Lot Requirements (Townhomes):

- (1) *Minimum lot area:* 1,500 square feet
- (2) *Maximum lot coverage:* 70 percent
- (3) *Minimum front yard:* 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet; if access to garage is from an alley
- (4) *Minimum side yard:* 0 feet; 10 feet for end units
- (5) *Minimum rear yard:* 10 feet
- (6) *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.*

- c. Vehicular access to the Property shall be by way of Owens Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- d. 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.*

- b. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced signs not to exceed sixty (60) square feet in area for each face or sign and twenty (20) feet in height, which shall be a monument sign.
- (2) Directional signs shall not exceed four (4) square feet.
- (3) Wall signs painted on the wall not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

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

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

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

G. Wetlands

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

H. FAA/Jacksonville International Airport

A portion of the development is within the 60 DNL noise contour. The federal aviation

administration does not consider noise sensitive land uses within the 60 DNL to be significantly impacted. Additionally, the height of the development may or may not fall within protective air space surfaces. As such, the developer shall submit a 7460-1 notice of proposed construction at the appropriate time.

VII. TRANSPORTATION OPERATIONAL ANALYSIS

A traffic study will be conducted and submitted with the 10-set review application. a copy of the September 3, 2021 Methodology Memorandum is attached hereto.

VIII. 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.

IX. STATEMENTS

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

The proposed PUD allows for a mix of uses in a single PUD application. There are additional limitations on the maximums and minimums to fit the product line, but consistent with the spirit of the Zoning Code.

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 areas will be maintained by the owner.

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 beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

D. Allows for alternate use to meet market demands.

City of Jacksonville
Laurie Santana
Chief of Transportation Planning Division
LSantana@coj.net

Florida Department of Transportation
Brian Austin
Transportation Planner/FDOT D2
Jacksonville Urban Office
brian.austin@dot.state.fl.us

Christopher W. LeDew, P.E.
Chief of Traffic Engineering
CLedew@coj.net

John Kolczynski E.I.
Traffic Technician Senior
JohnFK@coj.net

A residential development that is anticipated to include a maximum of 695 Residential Dwelling Units (200 Single-family, 45 Multi-family Townhomes and 450 Multi-family Apartments) is proposed for construction on the northside of Owens Road just west of I-95. A site location and conceptual master plan (Provided by ETM, Inc.) is attached. The City of Jacksonville (COJ) Planning Department is requiring a memorandum summarizing the traffic impact study methodology to approve a Large-Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 130.99 acres from Light Industrial (LI) to Medium Density Residential (MDR).

This memo provides a summary of the methodology that will be adopted in performing the traffic impact assessment. The traffic study confirming to the following methodology will be submitted either prior to or with the PUD 10-set Engineering Plan Submittals.

Trip Generation:

Trip generation and internal capture for the proposed development will be estimated using the rates, equations and procedures included in the Trip Generation Manual, 10th Edition published by the Institute of Transportation Engineers (ITE).

Study Area Intersections:

The study will include the following intersections:

- International Airport Boulevard at Owens Road
- Max Leggett Parkway at Owens Road
- Owens Road at Ranch Road
- Owens Road at Project Access Intersection

Planned and Programmed Improvements:

The Northeast Florida Transportation Planning Organization (NFTPO) Long Range Transportation Plan (LRTP), Priority Projects List (PPL), Transportation Improvement Program (TIP) and the Florida Department of Transportation (FDOT) Work Program will be reviewed to identify any roadway

projects within the vicinity of the study area of the proposed development and incorporated in the analysis.

Analysis Time Period:

Analysis for the proposed development will be performed under AM peak and PM peak hour conditions.

Data Collection:

Existing traffic AADTs will be obtained from the Florida Traffic Online (FTO) website and COJ Planning Department. AM peak and PM peak period turning movement counts at the following intersections will be obtained.

- International Airport Boulevard at Owens Road
- Max Leggett Parkway at Owens Road
- Owens Road at Ranch Road

Project Traffic Distribution and Assignment:

Project traffic distribution for the proposed development will be provided using the Northeast Regional Planning Model Activity-Based (NERPMAB) travel demand model. This distribution will be used to determine the project traffic assignment on the study segments.

Background and Build-Out Traffic Volumes:

Background traffic volumes will be estimated by applying a growth factor obtained by performing trends analysis of the historical AADT on the roadway segments in the vicinity of the proposed development. Buildout traffic volumes will include background traffic volumes and project traffic assignment for the proposed development.

Access Intersection Analysis

The need for eastbound left turn lane on Owens Road at the project Access Driveway will be performed using the turn lane criteria included in the COJ Land Development Code. The need for a westbound right turn lane on Owens Road will be performed using the FDOT Access Management Criteria.

Study Intersection Analysis:

AM peak and PM peak intersection capacity analysis will be performed at the remaining study intersections to determine any required improvements under the build-out conditions of the proposed development.

Traffic Study Report:

A traffic study report summarizing the above tasks and the study findings will be submitted to FDOT and COJ for review and approval at the time of PUD 10-set Engineering Plan Submittals.

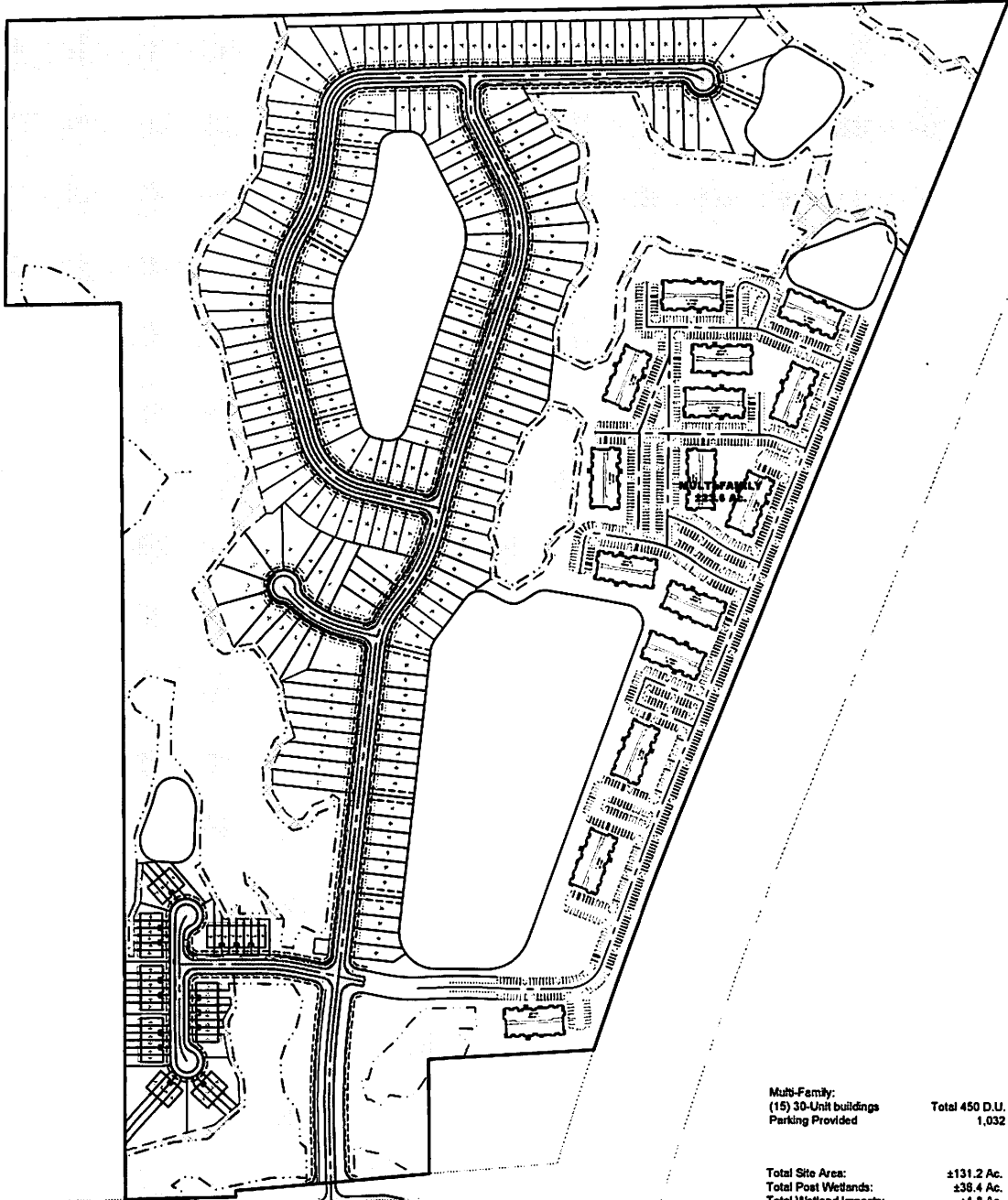
Thank you and please let me know if you have any questions.

Sincerely,
Chindalur Traffic Solutions, Inc.



Rajesh Chindalur, P.E., PTOE
Chindalur Traffic Solutions, Inc.
8833 Perimeter Park Boulevard, Suite 103, Jacksonville, FL 32216
chindalur@ctrfficsolutions.com

**OWENS ROAD
CONCEPTUAL SITE PLAN
August 18, 2021**



Multi-Family: (15) 30-Unit buildings Total 450 D.U.
 Parking Provided 1,032

Total Site Area: ±131.2 Ac.
 Total Post Wetlands: ±38.4 Ac.
 Total Wetland Impacts: ±1.8 Ac.
 Net Developable Uplands: ±84.4 Ac.
 Total Pond Area: ±16.3 Ac. (19%)

Total Dwelling Units: 246 D.U.
 Single family 40' lots: 200 D.U.
 Townhomes: 46 D.U.



The land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental technical and other standards. The plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.



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Table 01
Trip Generation
Owens Road - CPA, Duval County, FL

ITE Land Use Code	Description	Quantity	Units	Time Period	Rate or Equation	Percent Traffic		Project Trips		
						Entering	Exiting	Total	Entering	Exiting
Existing LI Land Use (Allowed)										
		2,282,370	SF	Daily	$T = 3.79(X) + 57.96$	50%	50%	8,708	4,354	4,354
				AM Peak	$\ln(T) = 0.74 \ln(X) + 0.39$	88%	12%	451	397	54
				PM Peak	$\ln(T) = 0.69 \ln(X) + 0.43$	13%	87%	319	41	278
Proposed Uses										
210	Single Family Home Detached	200	Dwelling Units	Daily	$\ln(T) = 0.92 \ln(X) + 2.71$	50%	50%	1,967	984	983
				AM Peak	$T = 0.71(X) + 4.80$	25%	75%	147	37	110
				PM Peak	$\ln(T) = 0.96 \ln(X) + 0.20$	63%	37%	198	125	73
220	Multi-Family Residential (Townhomes)	45	Units	Daily	$T = 7.56(X) - 40.86$	50%	50%	299	150	149
				AM Peak	$\ln(T) = 0.95 \ln(X) - 0.51$	23%	77%	22	5	17
				PM Peak	$\ln(T) = 0.89 \ln(X) - 0.02$	63%	37%	29	18	11
221	Multi-Family Residential (Mid-Rise Apartments)	450	Units	Daily	$T = 5.45(X) - 1.75$	50%	50%	2,451	1,226	1,225
				AM Peak	$\ln(T) = 0.98 \ln(X) - 0.98$	26%	74%	149	39	110
				PM Peak	$\ln(T) = 0.96 \ln(X) - 0.63$	61%	39%	188	115	73
						Total Proposed	Daily	4,717	2,360	2,357
							AM Peak	318	81	237
							PM Peak	415	258	157
						Net Increase	Daily	(3,991)	(1,994)	(1,997)
							AM Peak	(133)	(316)	183
							PM Peak	96	217	(121)

Source: Trip Generation Manual, 10th Edition, ITE