

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

July 21, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2022-250

Application for: Loretto Road PUD

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 5, 2022.
2. The revised written description dated July 21, 2022.
3. The original site plan dated January 7, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The development shall be subject to the Transportation Planning Division Memorandum dated April 26, 2022 or as otherwise approved by the Planning and Development Department.

Planning Department conditions:

1. The development shall be subject to the Transportation Planning Division Memorandum dated April 26, 2022 or as otherwise approved by the Planning and Development Department.

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

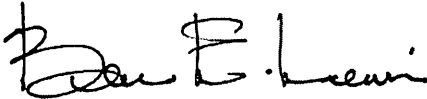
Planning Commission Commentary: There were four speakers in opposition. Their concerns were an increase in traffic, drainage, as the area already floods, new residents using Kennedy Road and other approved

developments in the area will increase the impact. The Commissioners felt that with the larger lots along the perimeter, the subdivision is appropriate.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Absent
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

Exhibit "D"

**The Preserve at Loretto
Written Description
July 21~~29~~, 2022**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Land Use Designation: LDR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 158109-0000, 156327-0000, 156326-0000, 156120-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 23.6± acres of property from RR-Acre to Planned Unit Development (PUD). The Property is located in Mandarin, north of Loretto Road and south of Ricky Road, as shown on Exhibit "K" (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to 60 single family detached homes. The Property is currently undeveloped.

III. PUD DEVELOPMENT CRITERIA

- A. Description of Uses.
 - 1. Single family dwelling units with integrated parking facilities.
 - 2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
 - 3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
- B. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.
- C. **Minimum Lot and Building Requirements.**
 - 1. *Minimum building setbacks and yard requirements.* The building setbacks for all uses and structures are as follows:

- a. Front – Fifteen (15) feet to face of building; Twenty (20) feet to face of garage.
- b. Side – Five (5) feet (combined 10 feet).
- c. Rear – Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

Note: Encroachments by subdivision buffers, landscaping, sidewalks, parking, temporary signage, utility structures, fences up to six (6) feet in height, street/park furniture, HVAC units, pools and pool enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum lot requirements.* For a minimum of nineteen (19) lots, ninety (90) feet wide; for a maximum of fourteen (14) lots, fifty (50) feet wide; for a maximum of twenty-five (25) lots, sixty (60) feet wide. For all lots, a minimum of one hundred twenty (120) feet deep. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. So long as a cul-de-sac lot is the required minimum width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.
3. *Maximum height of structures.* Thirty-five (35) feet measured from three (3) feet above finished floor elevation to the bottom of the roof eaves. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
4. *Impervious surface ratio.* Sixty-five (65) percent.
5. *Maximum lot coverage.* ~~Fifty~~Sixty-five (65) percent.

D. Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

E. Access. Access to the Property will be from Loretto Road. The design of the access point and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving. If permitted and approved by applicable authorities, the Applicant will i) close the existing internal vehicular and pedestrian access to Kennedy Lane; and ii) remove the existing median at the

proposed subdivision entrance so as permit full access turning movements at Loretto Road, and the creation of acceleration/deceleration lanes.

- F. **Pedestrian Circulation.** The Property will be developed with an internal sidewalk system on at least one side of the internal roads facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.
- G. **Recreational/Open Space.** Permitting approval shall be subject to either the payment of the applicable recreation and open space fee per lot, or the provision of at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.
- H. **Signage.** One double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and eight (8) feet in height, is permitted at the entrance.

Directional Signs that indicate ways to and from the property entrances and common areas of the development, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as "informational sidewalk kiosks," 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

- I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway

space to park at least one car without protruding into the internal sidewalk. Garages may be side loading.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- J. Landscaping/Fencing/Screening.** The development will comply with Part 12 of the Zoning Code unless otherwise approved by the Planning and Development Department; provided, however, that the required perimeter landscaping and subdivision buffer may overlap, and may be placed within the required building setbacks and yard requirements. The required landscaping along Loretto Road may be placed outside any subdivision fence which may be installed.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- N. Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- R. Relocation of Existing Structure.** The Applicant commits to invite those who are interested in preserving the Fleming Bowden Farmhouse (the two-story structure closest to Loretto Road) to secure a mutually agreeable new location for it outside of the Property, but within two miles of the Property. Upon

identification of such willing and suitable party, the Applicant further commits to donating and moving the historic structure to the chosen site. The Applicant further binds itself to assume all reasonable costs (not to exceed \$100,000) associated with the physical relocation of the Fleming Bowden Farmhouse from its current location, including, but not limited to, all costs associated with the installation of JEA potable water and sanitary sewer "stub outs" (if potable water and sanitary sewer are available), and also for these City services to be extended from the "stub outs" to the relocated farmhouse. The relocation must be completed within 180 days after the effective date of Ordinance 2022-0250-E. In the event no willing party and suitable site are identified within four months after the effective date of Ordinance 2022-0250-E, the Applicant shall be released from any obligation to relocate/preserve the Fleming Bowden Farmhouse.

- S. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is within the LDR land use category and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 23.6± acres, the proposed density of sixty (60) units is consistent with the LDR land use category. The proposed development is consistent with the following policies of the Future Land Use Element of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the Property will be from Loretto Road. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving. If permitted and approved by applicable authorities, the Applicant will i) close the existing internal vehicular and pedestrian access to Kennedy Lane; and ii) remove the existing median at the proposed subdivision entrance so as permit full access turning movements at Loretto Road, and the creation of acceleration/deceleration lanes.

- E. External Compatibility / Intensity of Development.** The proposed development is consistent with the surrounding properties, most of which are programmed for single family residential development. As depicted on the Site Plan, the lots on the western side of the Property will be a minimum of sixty (60) feet in width and compatible with the adjacent Lake Mandarin Unit 6 subdivision, which is zoned RLD-60. The lots in the northeast corner of the property will be a minimum of fifty (50) feet in width and compatible with the adjacent existing Mandarin Glen multifamily residential development, which is zoned RMD-C. The lots on the eastern side of the Property will be a minimum of ninety (90) feet in width and compatible with the existing RLD-90 zoning located 520 feet to the east on Loretto Road. The required landscaping along Loretto Road may be placed outside any subdivision fence which may be installed.
- F. Recreation/Open Space.** Permitting approval shall be subject to either the payment of the applicable recreation and open space fee per lot, or the provision of at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.
- G. Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed Species Regulations.** Not applicable
- I. Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above. The homes will have integrated garages and sufficient driveway space to park at least one car without protruding into the internal sidewalk. Garages may be side loading.
- J. Sidewalks, Trails, and Bikeways.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: Dominion Engineering Group, Inc. Developer: RCBF Properties, LLC.
- B. Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City.
- E. Operation and Maintenance of Common Areas:** The common areas will be owned and maintained by an HOA funded by mandatory dues.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-250 TO
PLANNED UNIT DEVELOPMENT

MAY 5, 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 2022-250 to Planned Unit Development.

Location: 3323 Loretto Road between Kennedy Lane and Lazy Willow Lane

Real Estate Number(s): 158109-0000, 156327-0000, 156326-0000, 156120-0000

Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Wyman R. Duggan, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Southbelt Park, Ltd.
13897 Bella Riva Lane
Jacksonville Florida 32225

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2020-20 seeks to rezone approximately 23.59 acres of land from RR-Acre to PUD. The rezoning to PUD is being sought for a maximum of 60 single family lots. The lot widths range from 50, 60 and 90 feet.

The subject property is within the Mandarin Height Overlay. Below is the Section from the Zoning Code. The PUD is not requesting a building height increase above 35 feet. Therefore the PUD is consistent with the Overlay.

Sec. 656.399.11. - Mandarin Height Overlay. *The Council finds that restricting the height of structures in the Mandarin Height Overlay as provided herein will promote the orderly development of Mandarin and protect the character, aesthetic appeal, and quality of life for Mandarin residents. Therefore, the following criteria shall apply to all development applications and these criteria specifically supersede any other provisions in Chapter 656:*

(b) The maximum height of any structure by right within the Overlay area shall be limited to 35 feet, unless the property is in a commercial land use category that does not directly abut a residential use, and is located within 1,000 feet of a limited access right-of-way interchange.

The PUD differs from the usual application of the Zoning Code in that it allows a house a 15 front yard setback, but the garage must be setback 20 feet to allow for the parking of automobiles and the site plan shows specific location for the lot sizes.

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 Low Density Residential (LDR) 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 proposed PUD is for a maximum of 60 single family lots with a density of 2.54 units per acre, below the maximum density of 7 units per acre. 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.

(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:

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.

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.

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.

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.

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.

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.

(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): Low Density Residential (LDR). 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 a single family subdivision not to exceed 56 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 proposed development standards in the PUD ensure the streetscape will be substantially similar to other subdivisions in the area.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan shows open space in the form of retention ponds along the east side of the property.
- The use of topography, physical environment and other natural features: The aerial shows extensive portions of the property that are treed. However there are no outstanding topography or natural features.
- Traffic and pedestrian circulation patterns: The site plans shows a linear spine road with a future connection to Fairbanks Road to the east. The circulation patter is typical of existing subdivisions in the area.

- The use and variety of building setback lines, separations, and buffering: The PUD is proposing setbacks which are the same as the RLD-70 Zoning District.
- The variety and design of dwelling types: The applicant has not provided any information on the architectural style of the proposed dwellings.

(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: Single family dwellings are the predominate use in the area. The location of the retention pond, in conjunction with specific lots sizes along the perimeter, provide compatibility with the surrounding neighborhood.
- 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	LDR	RLD-60	Single family dwellings
	MDR	RMD-C	Mandarin Glen Condominiums
South	LDR	RR-Acre	Single family dwellings
East	LDR	RR-Acre	Single family dwellings
West	LDR	RLD-60	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category as a single family subdivision. The PUD is appropriate at this location because it is a similar density to existing subdivisions in the immediate area.

- The availability and location of utility services and public facilities and services: An analysis from the Duval County School District indicate the proposed subdivision will generate 7 new elementary school students; 3 middle school students and 4 high school students.

(7) Usable open spaces plazas, recreation areas.

The site plan does not show an active recreation area. Pursuant to Section 656.420 (b), the developer may make a monetary contribution in lieu of providing the recreation area. Chuck Rogers Park and Flynn Park, which have active recreation facilities, are within 1-1/2 mile of the subject property.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(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

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 22, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-250** be **APPROVED with the following exhibits:**

1. The original legal description dated February 5, 2022.
2. The original written description dated January 7, 2022.
3. The original site plan dated January 7, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-250** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

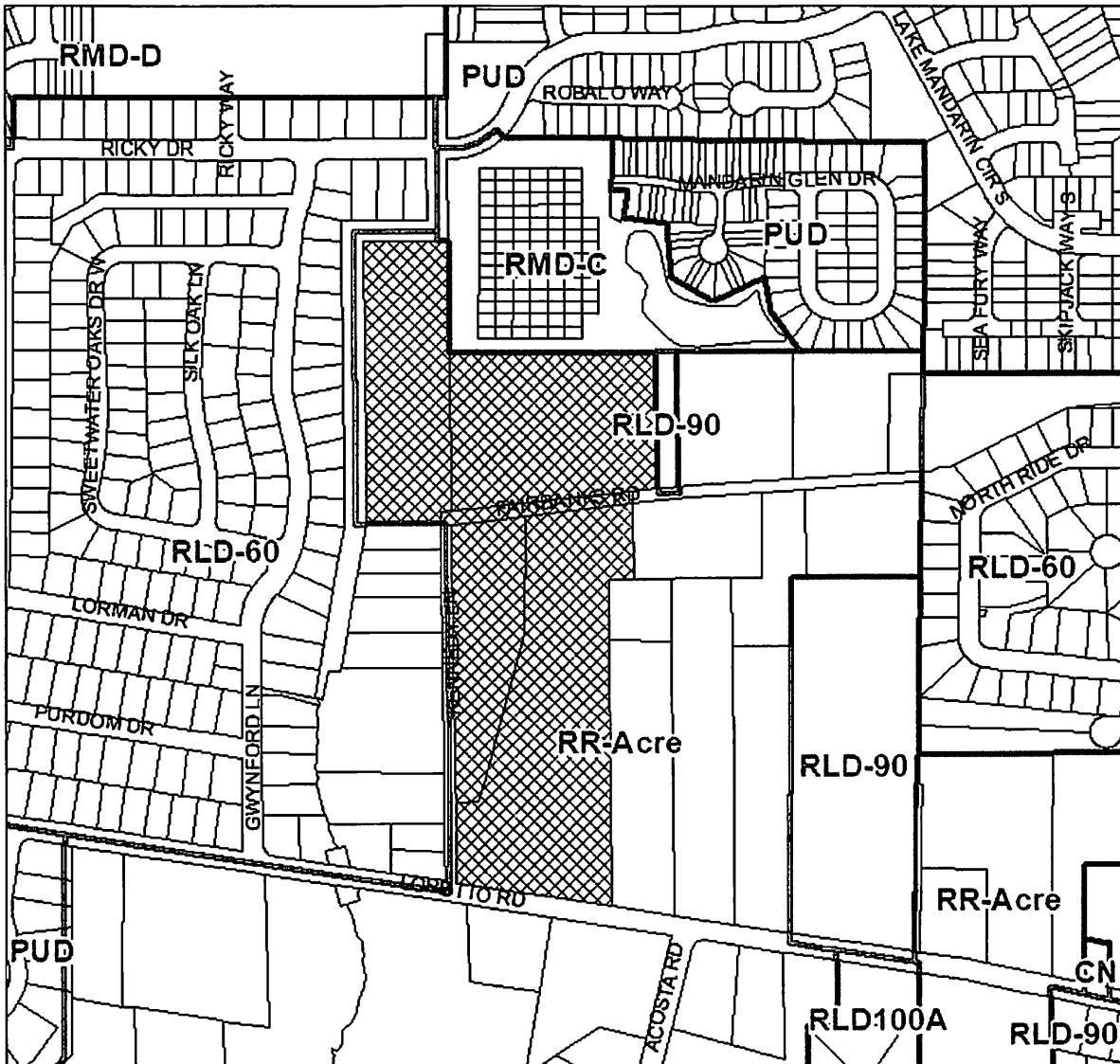
1. The development shall be subject to the Transportation Planning Division Memorandum dated April 26, 2022 or as otherwise approved by the Planning and Development Department.



View of subject property.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 160 320 640 Feet</p> <p>COUNCIL DISTRICT: 6</p>
<p>ORDINANCE NUMBER ORD-2022-0250</p>	<p>TRACKING NUMBER T-2022-4044</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0250 **Staff Sign-Off/Date** BEL / 02/28/2022
Filing Date 04/06/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 05/10/2022 **Planning Commission** 05/05/2022
Land Use & Zoning 05/17/2022 **2nd City Council** N/A
Neighborhood Association HAMMOCK OAKS BEAUTIFICATION COMMITTEE, DEER MEADOWS HOA, LAKE MANDARIN GARDENS HOA, HEAVEN TREE OWNERS ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4044 **Application Status** APPROVED
Date Started 01/29/2022 **Date Submitted** 02/05/2022

General Information On Applicant

Last Name DUGGAN **First Name** WYMAN **Middle Name** R
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043983911 **Fax** 9043960663 **Email** WDUGGAN@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name SOUTHBELT PARK LTD.
Mailing Address 13897 BELLA RIVA LANE
City JACKSONVILLE **State** FL **Zip Code** 32225
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2020-0020

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	156120 0000	6	3	RR-ACRE	PUD
Map	156326 0000	6	3	RR-ACRE	PUD
Map	156327 0000	6	3	RR-ACRE	PUD

Map 158109 0000 6 3 RR-ACRE PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 23.59

Development Number

Proposed PUD Name TBD

Justification For Rezoning Application

TO PERMIT SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A MIX OF MINIMUM LOT WIDTHS.

Location Of Property

General Location

MANDARIN

House #	Street Name, Type and Direction	Zip Code
3323	LORETTO RD	32223

Between Streets

KENNEDY LANE and LAZY WILLOW LANE

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 | |
| 23.59 Acres @ \$10.00 /acre: | \$240.00 |
| 3) Plus Notification Costs Per Addressee | |
| 163 Notifications @ \$7.00 /each: | \$1,141.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$3,650.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

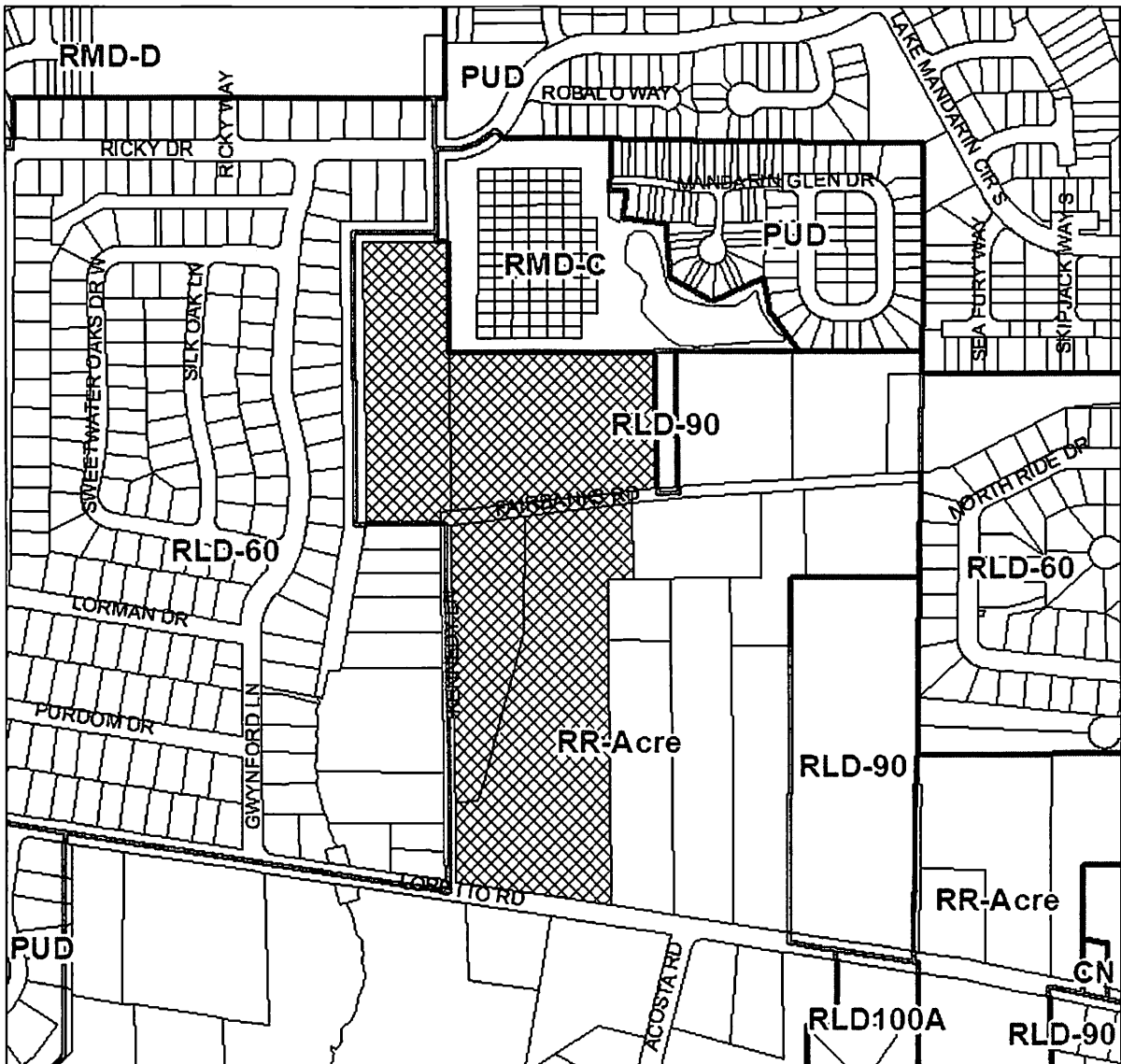
Legal Description

A portion of Section 7, 8 and 17, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

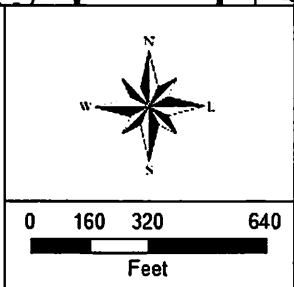
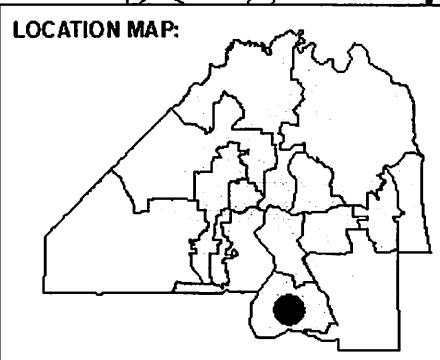
For a Point of Beginning, commence at the intersection of the Northerly right of way line of Loretto Road, a public 60 foot right of way as presently established, and the Easterly right of way line of Kennedy Lane, a public 30 foot right of way as presently established; then North 00°37'06" West, along said Easterly right of way line, 231.50 feet; thence North 00°42'11" West, continuing along said Easterly right of way line, 822.94 feet to its intersection with the Easterly prolongation of the Northerly line of those lands described and recorded in Official Records Book 9404, page 172, of the current Public Records of said Duval County; thence South 89°18'05" West, departing said Easterly right of way line, along said Easterly prolongation and along said Northerly line, 263.91 feet to the Northwesterly corner thereof, said corner lying on the Easterly line of Lake Mandarin Unit Six, as recorded in Plat Book 36, pages 100, 100A and 100B, of said current Public Records; thence North 00°43'07" West, along said Easterly line, 824.51 feet; thence North 89°16'37" East, continuing along said Easterly line, 264.13 feet to a point lying on the Westerly line of Phase I, Mandarin Glen, as described and recorded in Official Records Volume 5980, page 105, of said current Public Records; thence South 00°42'11" East, departing said Easterly line of Lake Mandarin Unit Six and along said Westerly line of Phase I, a distance of 326.00 feet to the Southwesterly corner thereof; thence North 89°41'07" East, along the Southerly line of said Phase I and along the Southerly line of Phase II, Mandarin Glen (Buildings 15 & 16), said Official Records Volume 5980, page 105, a distance of 602.04 feet; thence South 00°57'38" East, continuing along said Southerly line of said Phase I, a distance of 416.94 feet to a point lying on the Northerly right of way line of Fairbanks Road, a private 33 foot right of way as presently established; thence South 83°42'00" West, departing said Southerly line of Phase I and along said Northerly right of way line, 70.37 feet to its intersection with the Northerly prolongation of the Westerly line of those lands described and recorded in Official Records Volume 5552, page 1950, of said current Public Records; thence South 00°42'11" East, departing said Northerly right of way line, along said Northerly prolongation and along said Westerly line, 248.49 feet to the Southwesterly corner thereof, said corner lying on the Northerly line of those lands described and recorded in Official Records Volume 5457, page 539, of said current Public Records; thence South 89°35'58" West, along said Northerly line, 72.48 feet to the Northwesterly corner thereof; thence South 00°31'02" East, along the Westerly line of said Official Records Volume 5457, page 539, and along the Westerly line of those lands described and recorded in Official Records Volume 408, page 238, of said current Public Records, 953.00 feet to the Southwesterly corner of last said lands, said corner lying on said Northerly right of way line of Loretto Road; thence North 81°18'22" West, along said Northerly right of way line, 464.88 feet to the Point of Beginning.

Less and except any portion of the above lands lying in Fairbanks Road.

February 5, 2022



REQUEST SOUGHT:
FROM: RR-ACRE
TO: PUD



COUNCIL DISTRICT:
6

TRACKING NUMBER
T-2022-4044

EXHIBIT 2
PAGE 1 OF 1

Exhibit "D"

**The Preserve at Loretto
Written Description
July 29, 2022**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Land Use Designation: LDR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 158109-0000, 156327-0000, 156326-0000, 156120-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 23.6± acres of property from RR-Acre to Planned Unit Development (PUD). The Property is located in Mandarin, north of Loretto Road and south of Ricky Road, as shown on Exhibit "K" (the "Property"). A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a residential community consisting of up to 60 single family detached homes. The Property is currently undeveloped.

III. PUD DEVELOPMENT CRITERIA

- A. Description of Uses.
 - 1. Single family dwelling units with integrated parking facilities.
 - 2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
 - 3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
- B. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.
- C. **Minimum Lot and Building Requirements.**
 - 1. *Minimum building setbacks and yard requirements.* The building setbacks for all uses and structures are as follows:

- a. Front – Fifteen (15) feet to face of building; Twenty (20) feet to face of garage.
- b. Side – Five (5) feet (combined 10 feet).
- c. Rear – Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

Note: Encroachments by subdivision buffers, landscaping, sidewalks, parking, temporary signage, utility structures, fences up to six (6) feet in height, street/park furniture, HVAC units, pools and pool enclosures and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum lot requirements.* For a minimum of nineteen (19) lots, ninety (90) feet wide; for a maximum of fourteen (14) lots, fifty (50) feet wide; for a maximum of twenty-five (25) lots, sixty (60) feet wide. For all lots, a minimum of one hundred twenty (120) feet deep. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. So long as a cul-de-sac lot is the required minimum width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.
3. *Maximum height of structures.* Thirty-five (35) feet measured from three (3) feet above finished floor elevation to the bottom of the roof eaves. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
4. *Impervious surface ratio.* Sixty-five (65) percent.
5. *Maximum lot coverage.* Sixty-five (65) percent.

D. Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

E. Access. Access to the Property will be from Loretto Road. The design of the access point and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving. If permitted and approved by applicable authorities, the Applicant will i) close the existing internal vehicular and pedestrian access to Kennedy Lane; and ii) remove the existing median at the

proposed subdivision entrance so as permit full access turning movements at Loretto Road, and the creation of acceleration/deceleration lanes.

- F. **Pedestrian Circulation.** The Property will be developed with an internal sidewalk system on at least one side of the internal roads facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.
- G. **Recreational/Open Space.** Permitting approval shall be subject to either the payment of the applicable recreation and open space fee per lot, or the provision of at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.
- H. **Signage.** One double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and eight (8) feet in height, is permitted at the entrance.

Directional Signs that indicate ways to and from the property entrances and common areas of the development, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as "informational sidewalk kiosks," 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

- I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway

space to park at least one car without protruding into the internal sidewalk. Garages may be side loading.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- J. Landscaping/Fencing/Screening.** The development will comply with Part 12 of the Zoning Code unless otherwise approved by the Planning and Development Department; provided, however, that the required perimeter landscaping and subdivision buffer may overlap, and may be placed within the required building setbacks and yard requirements. The required landscaping along Loretto Road may be placed outside any subdivision fence which may be installed.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- N. Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- Q. Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- R. Relocation of Existing Structure.** The Applicant commits to invite those who are interested in preserving the Fleming Bowden Farmhouse (the two-story structure closest to Loretto Road) to secure a mutually agreeable new location for it outside of the Property, but within two miles of the Property. Upon

identification of such willing and suitable party, the Applicant further commits to donating and moving the historic structure to the chosen site. The Applicant further binds itself to assume all reasonable costs (not to exceed \$100,000) associated with the physical relocation of the Fleming Bowden Farmhouse from its current location, including, but not limited to, all costs associated with the installation of JEA potable water and sanitary sewer "stub outs" (if potable water and sanitary sewer are available), and also for these City services to be extended from the "stub outs" to the relocated farmhouse. The relocation must be completed within 180 days after the effective date of Ordinance 2022-0250-E. In the event no willing party and suitable site are identified within four months after the effective date of Ordinance 2022-0250-E, the Applicant shall be released from any obligation to relocate/preserve the Fleming Bowden Farmhouse.

- S. Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.

IV. PUD REVIEW CRITERIA

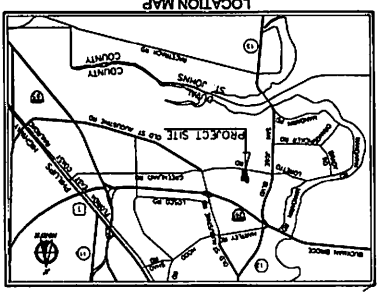
- A. Consistency with Comprehensive Plan.** The Property is within the LDR land use category and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 23.6± acres, the proposed density of sixty (60) units is consistent with the LDR land use category. The proposed development is consistent with the following policies of the Future Land Use Element of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.10, 1.1.12, 3.1.1, 3.1.6, and 3.1.11.
- B. Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the Property will be from Loretto Road. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving. If permitted and approved by applicable authorities, the Applicant will i) close the existing internal vehicular and pedestrian access to Kennedy Lane; and ii) remove the existing median at the proposed subdivision entrance so as permit full access turning movements at Loretto Road, and the creation of acceleration/deceleration lanes.

- E. External Compatibility / Intensity of Development.** The proposed development is consistent with the surrounding properties, most of which are programmed for single family residential development. As depicted on the Site Plan, the lots on the western side of the Property will be a minimum of sixty (60) feet in width and compatible with the adjacent Lake Mandarin Unit 6 subdivision, which is zoned RLD-60. The lots in the northeast corner of the property will be a minimum of fifty (50) feet in width and compatible with the adjacent existing Mandarin Glen multifamily residential development, which is zoned RMD-C. The lots on the eastern side of the Property will be a minimum of ninety (90) feet in width and compatible with the existing RLD-90 zoning located 520 feet to the east on Loretto Road. The required landscaping along Loretto Road may be placed outside any subdivision fence which may be installed.
- F. Recreation/Open Space.** Permitting approval shall be subject to either the payment of the applicable recreation and open space fee per lot, or the provision of at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.
- G. Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed Species Regulations.** Not applicable
- I. Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above. The homes will have integrated garages and sufficient driveway space to park at least one car without protruding into the internal sidewalk. Garages may be side loading.
- J. Sidewalks, Trails, and Bikeways.** The Property will be developed with an internal sidewalk system on one side of the internal road facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: Dominion Engineering Group, Inc. Developer: RCBF Properties, LLC.
- B. Differences from the Usual Application of the Zoning Code:** The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City.
- E. Operation and Maintenance of Common Areas:** The common areas will be owned and maintained by an HOA funded by mandatory dues.



1. DEVELOPER: ROE PROPERTIES, LLC
3400 KOE RD
JACKSONVILLE, FLORIDA 32257
PHONE: 904-899-8411
2. ENGINEER: DOMINION ENGINEERING GROUP
448 SOUTHPOINT BLVD, SUITE 201
JACKSONVILLE, FLORIDA 32216
PHONE: 904-834-4500
3. SUBCONTRACTOR: ETR SURVEYING & MAPPING, INC.
14775 OLD SAINT AUGUSTINE ROAD
JACKSONVILLE, FLORIDA 32258
PHONE: 904-642-8990
4. EXISTING VEGETATION: WOODED
5. ZONING/PUD: PUD

6. TOTAL SITE AREA SUMMARY:
TOTAL SITE AREA = 23.59 AC. ± (100%)
SINGLE FAMILY AREA = 19.27 AC. ± (82%)
PASSIVE REC/OPEN SPACE, WETLANDS, PONDS = 3.36 AC. ± (14%)
PUBLIC & PRIVATE R/W = 5.88 AC. ± (25%)
MAXIMUM COVERAGE OF BUILDINGS = 15.33 AC. ± (65%)
TOTAL NUMBER OF LOTS = 60
7. TOTAL DECONTAMINATED PHASES: 1
8. WATER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
9. SEWER SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
10. ELECTRICAL SUPPLY: JACKSONVILLE ELECTRIC AUTHORITY
11. FIRE PROTECTION: FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
12. FLOOD ZONE: ZONE X (PANEL NO. 12031-00361H)
13. CITY DEV. MAP XXXX
14. REAL ESTATE MAPS: 156120-0000, 156126-0000, 156127-0000, 156109-0000

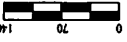
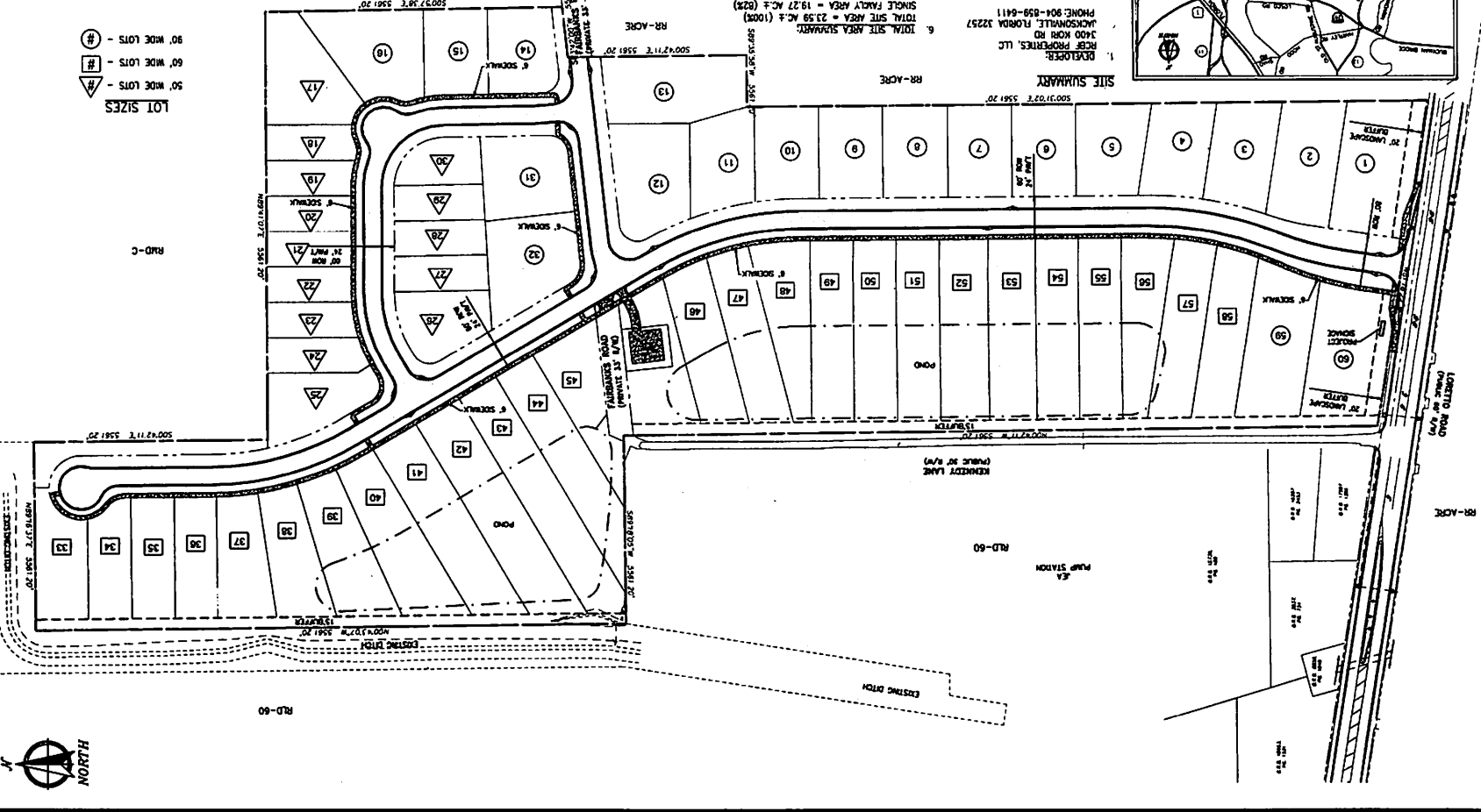


EXHIBIT E

NOTE: THIS IS A CONCEPTUAL SITE PLAN. LOT LINES, SIZES, ROADWAY LAYOUTS, RIGHT OF WAY, AND STORM WATER PONDS MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.

- LOT SIZES
- 50' WIDE LOTS - (A)
 - 60' WIDE LOTS - (B)
 - 90' WIDE LOTS - (C)



MDP1
 TO BE USED FOR REVIEW ONLY
 SHEET NO. 1
 DATE: 05/20/20
 DRAWN BY: JRM
 CHECKED BY: JRM
 APPROVED BY: JRM
 TITLE: LOTS

LORETTO LANDING
 FOR
 SOUTHBELT PARK, LTD
 MASTER DEVELOPMENT PLAN

DOMINION ENGINEERING GROUP, INC.
 PLANNERS AND ENGINEERS
 448 SOUTHPOINT BLVD, SUITE 201, JACKSONVILLE, FLORIDA 32216
 TEL: 904-834-4500 C.A. NUMBER: 28821
 WWW.DOMINIONEG.COM FAX: 904-834-4505





Availability Letter

Mike Bowles

8/30/2021

Dominion Engineering Group
4348 Southpoint Blvd Suite 201
Jacksonville, Florida 32216

Project Name: Loretto Road Parcel

Availability #: 2021-0366

Attn: Mike Bowles

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

... summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-0366

Request Received On: 8/30/2021

Availability Response: 8/30/2021

Prepared by: Susan West

Expiration Date: 08/30/2023

Project Information

Name: Loretto Road Parcel

Address: 3323 LORETTO RD, JACKSONVILLE, FL 32223

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 22400

Parcel Number: 158109 0000

Location:

Description: 64 single family homes

Potable Water Connection

Water Treatment Grid:

Connection Point #1: Existing 16 inch and 12 inch water mains along Loretto Rd along property frontage

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid:

Connection Point #1: Existing 12 inch force main along Loretto Rd (specific force main tie in connection to be confirmed during plan review by JEA Planning)

Connection Point #2: Existing 6 inch force main along Loretto Rd at the Loretto Rd and Gwenford La intersection

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid:

Connection Point #1: Existing 20 inch reclaimed water main at the east end of Fairbanks Rd

Connection Point #2:

Reclaim Special Conditions: JEA to cost participate 100% on the offsite reclaim main construction costs to the connection point.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

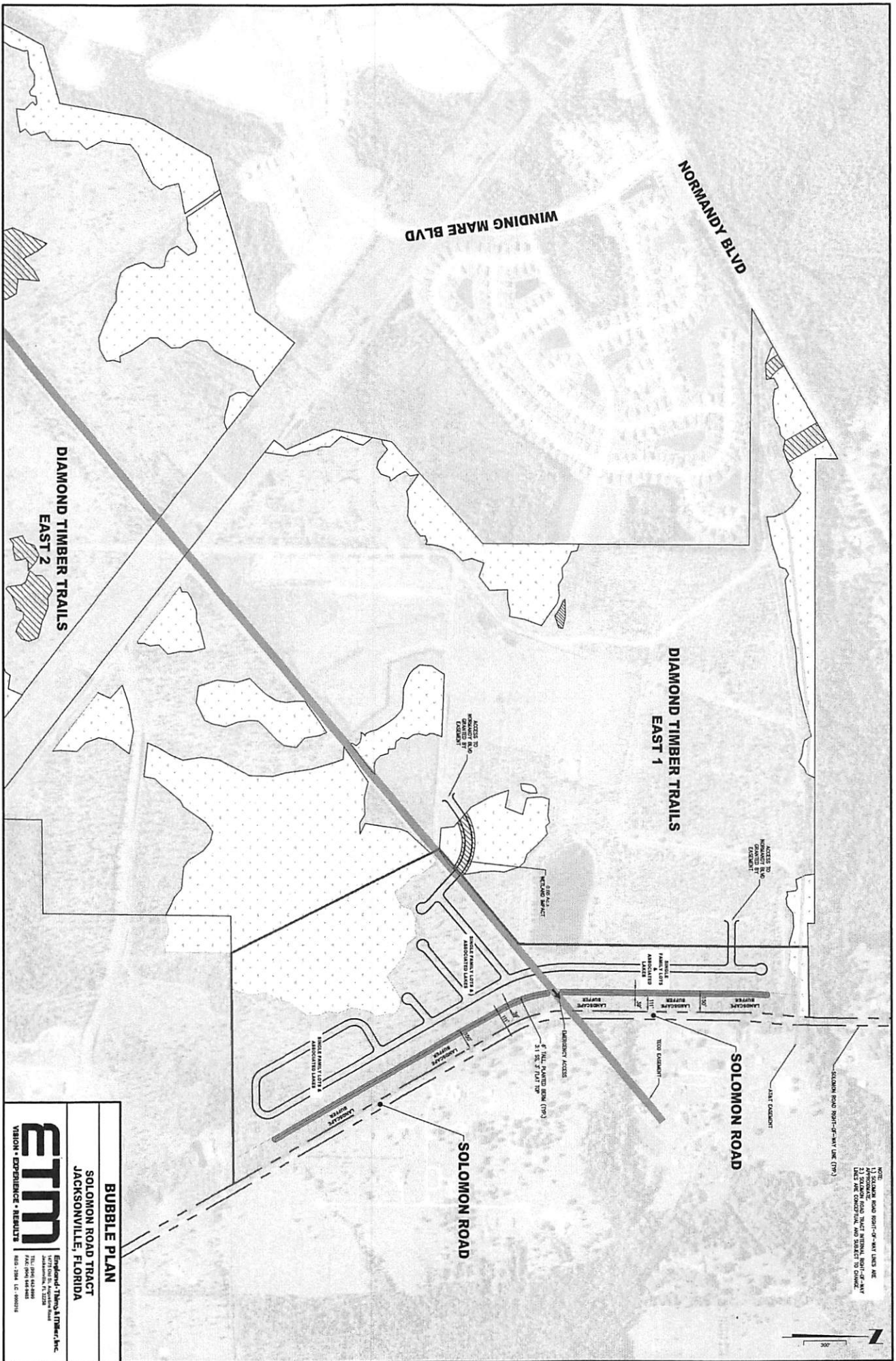
**Subsequent steps you need
to take to get service:**

EXHIBIT F

PUD Name **Loretto Road Parcel**

Land Use Table

Total gross acreage	23.59 Acres	100 %
Amount of each different land use by acreage		
Single family	19.27 Acres	82 %
Total number of dwelling units	60 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	3.36 Acres	14 %
Public and private right-of-way	5.86 Acres	25 %
Maximum coverage of buildings and structures	667,775 Sq. Ft.	65 %



BUBBLE PLAN
SOLOMON ROAD TRACT
JACKSONVILLE, FLORIDA

ETM
 VISION • EXPERIENCE • INTEGRITY

Edward T. Thomas & Thomas, Inc.
 11111 Highway 17
 Jacksonville, FL 32228
 TEL: 904.444.4444
 FAX: 904.444.4444
 INFO: 904.444.4444

NOTE: SOLOMON ROAD RIGHT-OF-WAY LINES ARE APPROXIMATE AND SHALL BE FINAL RIGHT-OF-WAY LINES AND CONCEPTUAL AND SUBJECT TO CHANGE.



ONE CITY. ONE
JACKSONVILLE.

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

MEMORANDUM

DATE: April 26, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0250

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- 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), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- Sidewalks internal to the subdivision shall be built in accordance with City of Jacksonville Code of Ordinances Chapter 654.133(e) and (f).