



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

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

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

Sincerely,



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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2022-0666 TO****PLANNED UNIT DEVELOPMENT****OCTOBER 6, 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 2022-0666 to Planned Unit Development.

***Location:*** 0 Owens

***Real Estate Numbers:*** 019339-0020, 013993-0040

***Current Zoning Districts:*** Industrial Light (IL)

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

***Current Land Use Category:*** Light Industrial (LI)

***Proposed Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** North, District 6

***Applicant/Agent:*** Blair Knighting  
Kimley Horn and Associates, Inc.  
12740 Gran Bay Parkway West, Suite 2350  
Jacksonville, FL 32258

***Owner:*** Shari Graham  
G & H Land and Timber Investments  
P.O. Box 1694  
Callahan, FL 32011

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-0666 seeks to rezone approximately 39.54± acres of land from Industrial Light (IL) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of 150 townhome units. The proposed PUD provides for flexibility in site design that could otherwise not be accomplished through the conventional zoning. There are a few specific PUD Written Description and Site Plan development standards

which deviate from the zoning code standard including signage requirements for additional entrance signage for the multiple neighborhood entrances.

There is a companion Land Use Amendment, **2022-0665 (L-5726-22C)**. The proposed LUA is for Light Industrial (LI) to Residential Professional Institutional (RPI).

### **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.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

#### ***(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 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 Small-Scale Land Use Amendment to the Future Land Use Map Series **2022-0665 (L-5726-22C)** that seeks to amend the portion of the site that is within the Light Industrial (LI) land use category to Residential Professional Institutional (RPI). The uses in the proposed PUD are consistent with the proposed RPI land use category.

The RPI land use category within the Urban Development Area permits mostly low to medium density residential, with a maximum gross density of 30 units/acre, and professional office use. Generally, multi-family dwellings, office, institutional, commercial retail sales and service establishments are permitted in appropriate locations. Plan amendment requests for RPI are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. In the RPI land use category, single use developments are limited to residential or office uses.

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

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

**Policy 1.2.9**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

*The proposed site is located within the Suburban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

**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.

*The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.*

**Airport Environment Zone**

The site is located within the 150 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**Objective 2.5**

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

The site is also located in a Civilian Notice Zone requiring execution of an Airport Notice Zone Acknowledgement, as required in Section 656.1010, Ordinance Code. The Airport Notice zones are areas for which the limits are represented by the 60 DNL to 64.99 DNL noise contour range.

**Policy 2.5.6**

To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.

A portion of the amendment site section of the site is within the 60-64.99 Day-Night Sound Level (DNL) noise contour range. As such this area is within the Civilian Influence Zone for Jacksonville

International Airport. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

**The Jacksonville Airport Authority reviewed the companion land use application and offered the following comments:**

This site is located east of the Jacksonville International Airport and adjacent to airport property. Both of the parcels fall within the 60 DNL noise contour of the future south runway. Although the FAA does not consider this area to be significantly impacted, aircraft noise is present and may be an annoyance to noise sensitive land uses.

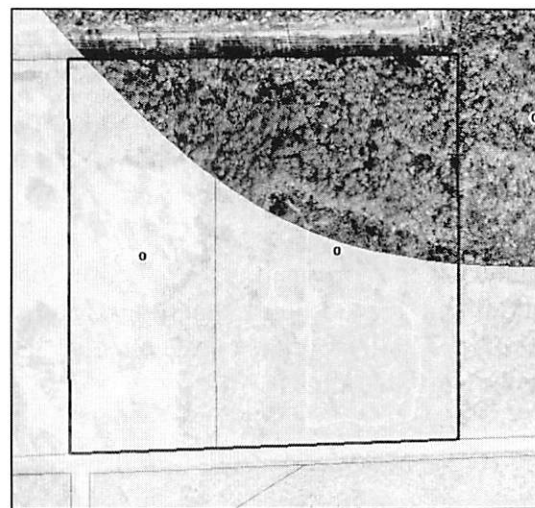
The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C Hazardous Wildlife Attractants on or near Airports. Storm water and/or aesthetic ponds are known to attract birds. It is recommended in the Advisory Circular that storm water detention be designed with a maximum 48-hour detention period. Other best practices to reduce wildlife attractants are listed below:

- Keep all trash contained in a proper place
- Eliminate the use of any fruit or berry producing vegetation in landscaping
- Eliminate the use of water features (fountains, ponds, etc.) for aesthetic value
- Do not feed the wildlife (e.g. bird seed, cat food, etc.)
- Report significant wildlife observations to JAA

The parcels also fall within the Airport's FAR Part 77 Surfaces. Development heights should remain below these Surfaces to prevent creating an airspace obstruction for the existing airfield configuration and the future south runway. Airport staff are available to discuss Part 77 limitations in further detail. A 7460-1 Notice of Proposed Construction should be submitted through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> prior to construction. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction.



JIA Notice Zone

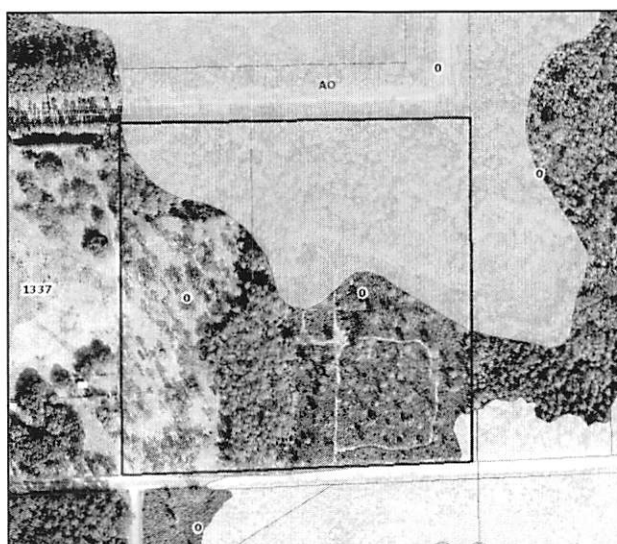


Noise Contours 60 DNL

### Flood Zones

Approximately 15.7 acres of the subject site is located within the AO flood zone and approximately 0.23 of an acre is located in the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

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



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

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

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

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

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5726-22C (**Ordinance 2022-0665**) that seeks to amend the portion of land that is within the Light Industrial (LI) land use category to Residential Professional Institutional (RPI). 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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application and a CCAS / CRC application to the Concurrency & Mobility Management System Office for review, assessment, approval.

**This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.**

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

This proposed Planned Unit Development request to permit the development of 150 townhome units. Moreover, 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 proposal Planned Unit Development shall be based on the following factors:

**The treatment of pedestrian ways:** The project will be developed with an internal sidewalk system, as required. Pedestrian access shall be provided by sidewalks as applicable under the City of Jacksonville's 2030 Comprehensive Plan, Land Development Procedures Manual and Ordinance Code.

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** The project will meet the active recreation requirements of the City of Jacksonville's 2030 Comprehensive Plan. In addition, more than 20 acres of wetlands will be preserved on this site and will remain open space.

**The use of existing and proposed landscaping:** The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Owens Road. Comments from Traffic & Engineering include:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew [CLeDew@coj.net](mailto:CLeDew@coj.net)), the Chief of the Transportation Division (currently Laurie Santana [LSantana@coj.net](mailto:LSantana@coj.net)) and the traffic reviewer from Development Services (currently John Kolczynski [JohnFK@coj.net](mailto:JohnFK@coj.net)).
- The western driveway shall align with Ranch Road or be separated from Ranch road such that there will be no possible left turn conflicts.
- If the roads are to be maintained by the City of Jacksonville, there shall be no parking spaces created in the city right of way.
- If the roads are to be maintained by the City of Jacksonville, the minimum centerline radius for curves shall be 80'.
- If the roads are to be maintained by the City of Jacksonville, the proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

The subject site is approximately 39.54 of an acre and is accessible from Owens Road, an unclassified facility. Owens Road is north of the subject site that is currently operating at 9.6% of capacity. This segment of Owens Road has a maximum daily capacity of 14,040 vehicles per day (vpd) and average daily traffic of 1,344 vpd.

This PUD is a companion to pending small-scale land use application L-5726-22C (2022-0665). The applicant requests 150 dwelling units of single-family (ITE Code 215), which could produce 1,080 daily trips.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The subject site is located approximately ½ mile to the northwest of the interchange of Airport Road and I-95. Lands surrounding the subject property to the north and west have a land use of Light Industrial (LI) and are zoned Industrial Light (IL). Property to the south across Owens Road was recently rezoned from IL to PUD Ord. #2022-0016 which was approved for a maximum of 425 multi-family dwelling units and limited commercial uses.

**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	LI	IL	Vacant/Timberland
South	RPI	PUD: 2022-0016	Vacant/Timberland
East	MDR	PUD: 2021-0734	Vacant/Timberland
West	LI	IL	Vacant/Timberland

**Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:** The southern half of the subject site falls within the sixty (60) decibel noise contour for JIA. This noise contour requires a disclosure statement to be provided to any inhabitants of the property

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

The proposed development would be consistent with the proposed RPI functional land use category pending the reduction of units to a maximum of 150 units. The PUD is appropriate at this location because it is consistent with the surrounding uses.

**The availability and location of utility services and public facilities and services:**

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated September 21, 2022, JEA has no objection to proposed PUD. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject property located on the north side of Owens Road, between I-95 and Ranch Road. The rezoning is being sought to develop new residential townhome development with up to 150 units. The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to I-95.

**Table 2**

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	I-95	592	SR-102 to Airport Rd	D	10,220	7,632	C

**School Capacity:**

Based on the Development Standards for impact assessment, the 39.54± acre proposed PUD rezoning has a development potential of 150 townhome units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis  
 PUD 2022-0666**

**Development Potential: 150 Residential Units**

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 2&7
Elementary	1	10,520	53%	18	58%	7,854	2,832
Middle	1	7,527	88%	7	86%	702	447

High	1	8,087	80%	11	72%	1,151	1,800
<b>Total New Students</b>				<b>36</b>			

*Total Student Generation Yield: 0.333*

*Elementary: 0.167*

*Middle: 0.073*

*High: 0.093*

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S.

**Objective 3.2**

**Adopted Level of Service (LOS) Standards**

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools

was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES #269	1	18	667	703	105%	100%
Highland MS #244	1	7	1,071	697	65%	75%
First Coast HS #265	7	11	2,212	2,194	99%	101%

- Attendance school may not be in proposed development's Concurrency Service Area (CSA)
- Does not include ESE & room exclusions
- Analysis based on a **maximum** 150 dwelling units – 2022-0666
- The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

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

The project will meet the active recreation requirements of the City of Jacksonville’s 2030 Comprehensive Plan. In addition, more than 20 acres of wetlands will be preserved on this site and will remain open space.

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

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

**Wetlands Characteristics:**

Approximate Size: 17.2 Acres

General Location(s): The wetlands are located along the northern and central portion of the application site.

Quality/Functional

**Value:** 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:** Surrency loamy fine sand, depressional (66) – The Surrency series consists of nearly level, very poorly drained soils that occur in depressions. These soils formed in thick sandy and loamy marine sediments. The soils are moderately permeable moderately slowly permeable. Generally, the high water table is at or above the surface.

Stockade fine sandy loam, depressional (81) – This soil series consists of very poorly drained soils and has a parent material of loamy marine deposits. The water table is usually at the surface. Slopes range from 0 to 2 percent.

**Wetland Category:** Category III

**Environmental Resource  
Permit (ERP):** ERP #168415.1 issued for the western portion of application site.

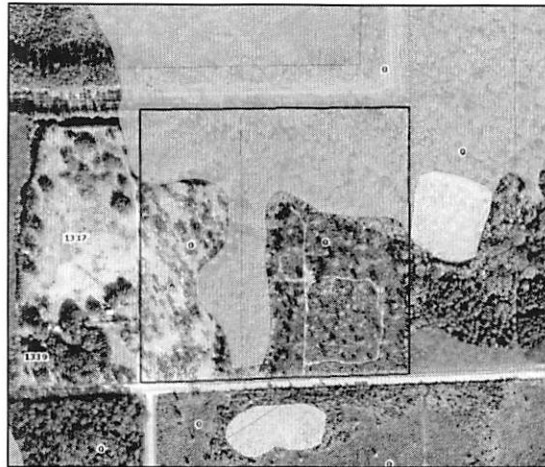
**Wetlands Impact:** The wetlands of this site have been severely impacted by the construction of a drainage ditch on the northern boundary of the application several years ago.

According to the companion PUD written description, more than 20 acres of wetlands will be preserved on the site and will remain open space. The companion PUD site plan appears to avoid impact to the wetlands. Any impacts to wetlands will be permitted through the St. Johns Water Management District.

**Associated Impacts:** The northern portion of the wetlands are associated with the AO flood zone.

**Relevant Policies:** CCME Policies 4.1.3 and 4.1.6

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



***(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.***

Parking will meet Section 656.604(a) (2) of the zoning code for townhomes.

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

The project will be developed with an internal sidewalk system, as required. Pedestrian access shall be provided by sidewalks as applicable under the City of Jacksonville's 2030 Comprehensive Plan, Land Development Procedures Manual and Ordinance Code.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **September 21, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0666** be **APPROVED with the following exhibits:**

1. **The original legal description dated May 18, 2022**
2. **The original written description dated June 22, 2022**
3. **The original site plan dated June 8, 2022**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0666** be **APPROVED W/ CONDITION.**

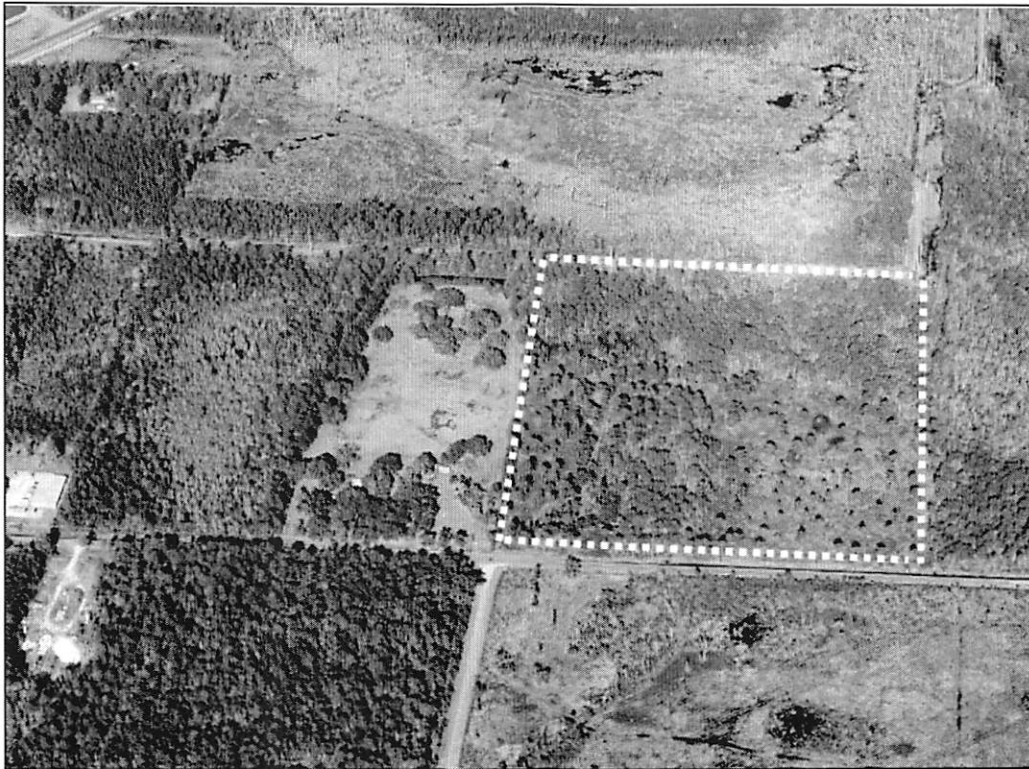
1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated September 22, 2022, or as otherwise approved by the Planning and Development Department.**



**Aerial View**

*Source: JaxGIS*

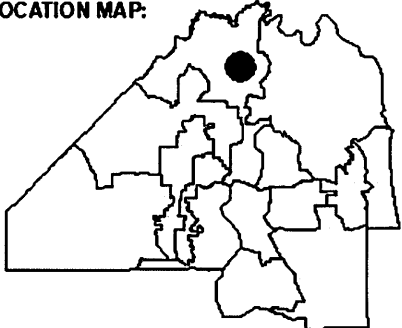
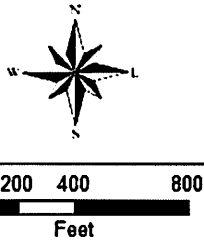




**View of Subject Property**

*Source: JAXGIS Maps*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> IL</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p>  <p>A map of the council district with a black dot indicating the location of the site. The map shows the irregular outline of the district and several internal lot boundaries.</p>	 <p>A north arrow pointing upwards, with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. Below it is a scale bar with markings at 0, 200, 400, and 800 feet.</p>
<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4312</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>7</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>	



ONE CITY. ONE  
JACKSONVILLE.

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

## **TRANSPORTATION REVIEW**

**DATE:** September 22, 2022

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

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Owens Road PUD 2022-0666 (L-5726-22C)

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### **Background Information:**

The subject site is approximately 39.54 of an acre and is accessible from Owens Road, an unclassified facility. Owens Road is North of the subject site that is currently operating at 9.6% of capacity. This segment of Owens Road has a maximum daily capacity of 14,040 vehicles per day (vpd) and average daily traffic of 1,344 vpd.

This PUD is a companion to pending small-scale land use application L-5726-22C (2022-0665). The applicant requests 150 dwelling units of single-family (ITE Code 215), which could produce 1,080 daily trips.

### **Transportation Planning Division comments to be included in staff report:**

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

### **Transportation Planning Division CONDITIONS the following:**

Per conditions set forth in Transportation Memorandum the Owens Road PUD 2022-0666 dated 09/22/2022.



ONE CITY. ONE  
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# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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

## **MEMORANDUM**

**DATE:** September 22, 2022

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

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Owens Road PUD 2022-0666 (L-5726-22C)

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

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew [CLeDew@coj.net](mailto:CLeDew@coj.net)), the Chief of the Transportation Division (currently Laurie Santana [LSantana@coj.net](mailto:LSantana@coj.net)) and the traffic reviewer from Development Services (currently John Kolczynski [JohnFK@coj.net](mailto:JohnFK@coj.net)).
- The western driveway shall align with Ranch Road or be separated from Ranch road such that there will be no possible left turn conflicts.
- If the roads are to be maintained by the City of Jacksonville, there shall be no parking spaces created in the city right of way.
- If the roads are to be maintained by the City of Jacksonville, the minimum centerline radius for curves shall be 80'.
- If the roads are to be maintained by the City of Jacksonville, the proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

### Application For Rezoning To PUD

#### Planning and Development Department Info

Ordinance # 2022-0666 Staff Sign-Off/Date ELA / 08/24/2022  
 Filing Date 09/13/2022 Number of Signs to Post 6  
**Hearing Dates:**  
 1st City Council 10/11/2022 Planning Commission 10/06/2022  
 Land Use & Zoning 10/18/2022 2nd City Council 10/25/2022  
 Neighborhood Association THE EDEN GROUP INC.  
 Neighborhood Action Plan/Corridor Study JIA-CRA

#### Application Info

Tracking # 4312 Application Status FILED COMPLETE  
 Date Started 06/02/2022 Date Submitted 06/02/2022

#### General Information On Applicant

**Last Name** KNIGHTING **First Name** BLAIR **Middle Name**  
**Company Name**  
 KIMLEY HORN AND ASSOCIATES, INC.  
**Mailing Address**  
 12740 GRAN BAY PARKWAY WEST, SUITE 2350  
**City** JACKSONVILLE **State** FL **Zip Code** 32258  
**Phone** 9048283917 **Fax** 904 **Email** BLAIR.KNIGHTING@KIMLEY-HORN.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** GRAHAM **First Name** SHARI **Middle Name**  
**Company/Trust Name**  
 G & H LAND AND TIMBER INVESTMENTS  
**Mailing Address**  
 P.O. BOX 1694  
**City** CALLAHAN **State** FL **Zip Code** 32011  
**Phone** 9048283900 **Fax** **Email** BLAIR.KNIGHTING@KIMLEY-HORN.CO

#### 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 019339 0020	7	6	IL	PUD
Map 019339 0040	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 #

5726

Total Land Area (Nearest 1/100th of an Acre) 39.54

Development Number

Proposed PUD Name MARIGOLD RIDGE TOWNHOME PUD

**Justification For Rezoning Application**

PLEASE JUSTIFICATION IN THE WRITTEN DESCRIPTION PROVIDED.

**Location Of Property**

**General Location**

NORTHEAST CORNER OF RANCH RD AND OWENS RD.

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

**Between Streets**

URN RD and I-295

**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**

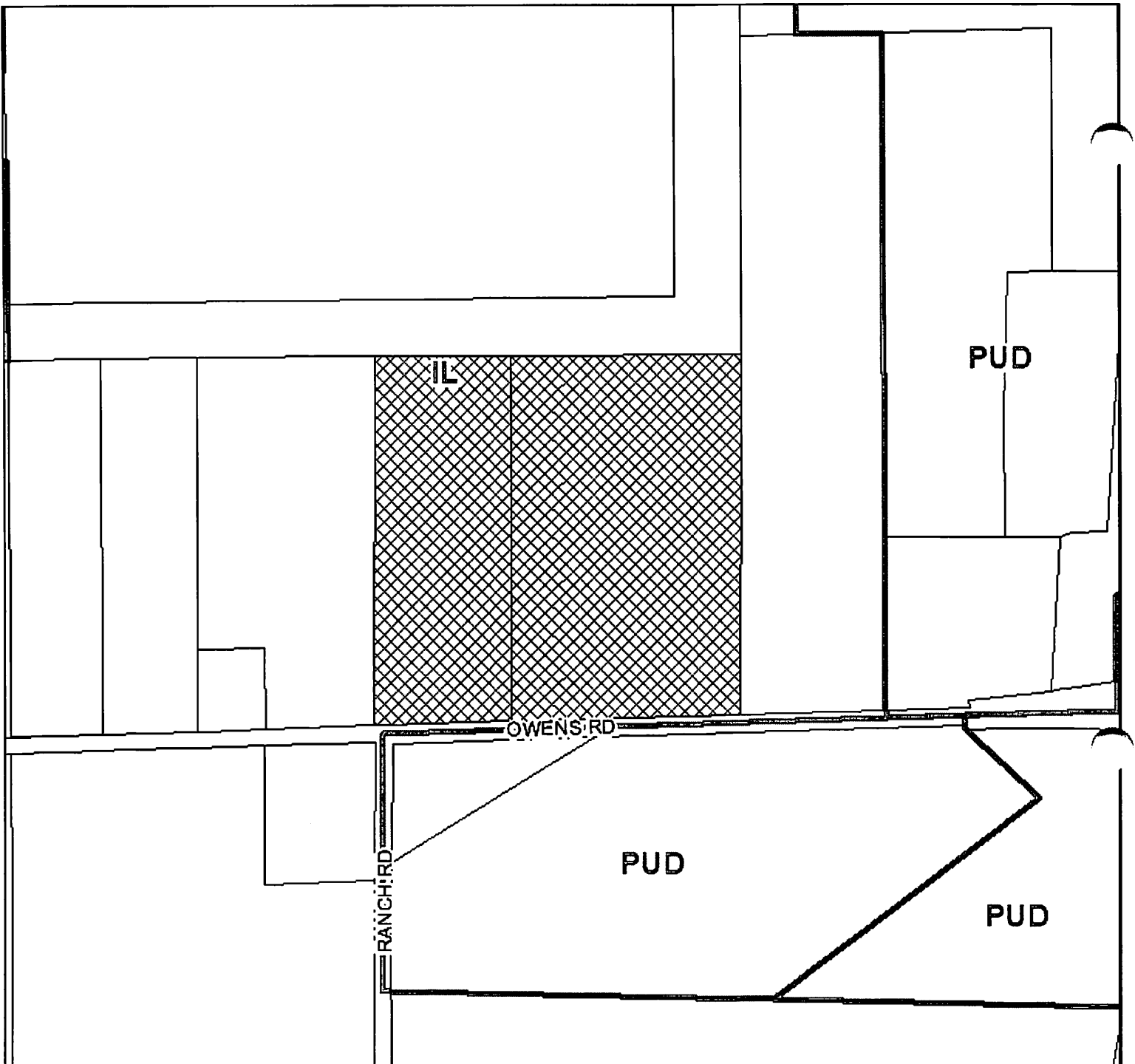
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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  
39.54 Acres @ \$10.00 /acre: \$400.00
- 3) Plus Notification Costs Per Addressee  
8 Notifications @ \$7.00 /each: \$56.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,725.00

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

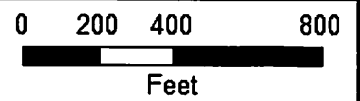
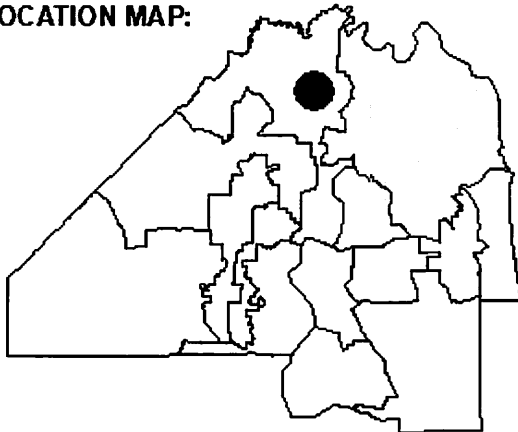


**REQUEST SOUGHT:**

**FROM: IL**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**T-2022-4312**

**EXHIBIT 2  
PAGE 1 OF 1**



## LEGAL DESCRIPTION

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### **OWENS ROAD EAST PARCEL:**

ALL OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 26 EAST, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 24 WITH THE NORTHERLY RIGHT OF WAY LINE OF OWENS ROAD (A 66.00 FOOT RIGHT OF WAY); THENCE SOUTH 87°59'05"WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF OWENS ROAD, 811.41 FEET; THENCE NORTH 00°10'20"EAST, 1319.91 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°11'43"EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ALSO BEING THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10337 PAGE 709 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 805.51 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 24; THENCE SOUTH 00°04'00"EAST, ALONG THE EAST LINE OF SAID SECTION 24, 1302.68 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 24.33 ACRES MORE OR LESS.

### **OWENS ROAD WEST PARCEL:**

A PORTION OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 26 EAST, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 24 WITH THE NORTHERLY RIGHT OF WAY LINE OF OWENS ROAD (A 66.00 FOOT RIGHT OF WAY); THENCE SOUTH 87°59'05"WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF OWENS ROAD, 811.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°59'05"WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE 500.36 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24 BEING THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13947, PAGE 1487, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°10'20"EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST LINE OF SAID OFFICIAL RECORDS VOLUME 13947, PAGE 1487, 1330.48 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 89°11'43"EAST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 ALSO BEING THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10337 PAGE 709 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 500.07 FEET; THENCE SOUTH 00°10'20"WEST, 1319.91 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 15.21 ACRES MORE OR LESS.

**EXHIBIT D**

**WRITTEN DESCRIPTION  
For  
Marigold Ridge Townhomes PUD  
June 22, 2022**

**I. PROJECT DESCRIPTION**

A. This application seeks the approval of a Planned Unit Development (PUD) for a project which includes a new residential townhome development with up to 150 units. The proposed project is located along Owens Road between I-295 and International Airport Blvd. Due to the amount of wetlands on site, the project will include two entrances off of Owens Road to avoid unnecessary wetland impacts.

The project also includes a companion land use amendment from Light Industrial (LI) to Residential Professional Institutional (RPI). The conversion to RPI is compatible with the adjacent properties and recent land use amendments. This area is rapidly becoming a mixed-use area with the nearby Jacksonville International Airport and River City Marketplace commercial development. Residents want to live close to where they work, shop, and go for entertainment. Therefore, allowing residential uses in close proximity to these services and jobs will ensure that this area is truly mixed-use.

<b>Developer</b>	<b>Engineer</b>	<b>Planning Team</b>
Ryan Homes 8657 Baypine Rd, Ste 202 Jacksonville, FL 32256	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258

- B. Current Land Use Category..... Light Industrial (LI)
- C. Current Zoning District ..... Industrial Light (IL)
- D. Requested Land Use Category..... Residential Professional Institutional (RPI)
- E. Requested Zoning District..... Planned Unit Development (PUD)
- F. Real Estate Number(s) .....019339-0040 and 019339-0020

**II. QUANTITATIVE DATA**

- A. Total Acreage ..... Approximately 39.54 acres
- B. Total number of dwelling units ..... Up to 150 units
- C. Total amount of non-residential floor area ..... N/A

- D. Total amount of recreation/open space ..... Minimum 0.52 acres
- E. Maximum amount of land coverage of all buildings.... 70 percent
- F. Total amount of impervious surface ..... Maximum 75%
- G. Phase schedule of construction (include initiation dates and completion dates): Construction of this residential portion of the project will commence within five (5) years and will be completed within ten (10) years of the final approval date of this PUD.

**III. STATEMENTS**

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The ultimate goal of this project is to provide a viable residential development of this site while meeting the intent of the existing Land Development Code (zoning code) and 2030 Comprehensive Plan. This PUD meets the spirit and intent of the regulations and also provides the flexibility required to accomplish a successful project. The proposed PUD differs from the usual application of the zoning code in that it binds the applicant and successors to the PUD Written Description and Site Plan. There are a few specific PUD Written Description and Site Plan development standards which deviate from the zoning code standards. The deviations from the zoning code standards are listed below:

- The project signage will meet Sec. 656.1303 (a) with the one exception. This PUD is requesting two (2) nonilluminated signs not exceeding a maximum of 24 square feet in area for each. Typical sign regulations allow for only one (1) sign. However, since there are two (2) entrances for this development, for wayfinding reasons, the PUD is requesting the allowance of a single monument sign at each entrance off Owens Road.

**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 facilities on this site will be privately owned, operated and managed through private ownership or a Homeowners Association.

**IV. USES AND RESTRICTIONS**

**A. Permitted Uses:**

- Townhomes pursuant to Sec. 656.414 of the current City of Jacksonville Zoning Code.

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

- Permitted accessory uses and structures shall be those permitted pursuant to Sec. 656.403 of the current City of Jacksonville Zoning Code.

## C. Limitations on permitted uses.

All of the permitted uses in this PUD are subject to the following limitations unless otherwise provided for:

- Dumpsters, propane tanks and similar appurtenances must be screened from any public roadways by landscaping or opaque fencing that is aesthetically compatible with other structures located, or to be located, on the Property.

## D. PUD Modifications

All changes or deviations from the uses, restrictions and development guidelines in this PUD will be in accordance with Section 656.340 of the Zoning Code.

## V. DESIGN GUIDELINES

### A. Lot Requirements:

1. Minimum lot width: 15 feet; 25 feet for end units
2. Minimum lot area: 1,500 square feet
3. Maximum lot coverage by all buildings: 70 percent
4. Minimum yard requirements for all new buildings and structures
  - a) Front - 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.
  - b) Side - 0 feet; 10 feet for end units.
  - c) Rear - 10 feet.
5. Maximum height of structures: 35 feet

### B. Ingress, Egress and Circulation:

1. Vehicular Access.  
Vehicular access to the Property will provided in two (2) locations off Owens Road as generally shown in the Site Plan. The final location of all access points is subject to the review and approval of the City of Jacksonville Planning and Development Department and Traffic Engineer.
2. Pedestrian Access.  
The project will be developed with an internal sidewalk system, as required. Pedestrian access shall be provided by sidewalks as applicable under the City of Jacksonville's 2030 Comprehensive Plan, Land Development Procedures Manual and Ordinance Code.

### C. Parking:

Parking will meet Section 656.604(a)(2) of the zoning code for townhomes.

**D. Signage:**

The project signage will meet Sec. 656.1303 (a) with the one exception. This PUD is requesting two (2) nonilluminated signs not exceeding a maximum of 24 square feet in area for each. Typical sign regulations allow for only one (1) sign. However, since there are two (2) entrances for this development, for wayfinding reasons, the PUD is requesting the allowance of a single monument sign at each entrance off Owens Road.

**E. Landscaping:**


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

**F. Recreation and Open Space:**

The project will meet the active recreation requirements of the City of Jacksonville's 2030 Comprehensive Plan. In addition, more than 20 acres of wetlands will be preserved on this site and will remain open space.

**G. Utilities:**

Water, Sanitary Sewer and Electric will all be provided by Jacksonville Electric Authority (JEA).

**H. Wetlands:**

The goal of the developer was to impact as little of the wetlands as possible. The PUD will be developed as shown on the site plan and all impacted wetlands will be permitted through the St. Johns River Water Management District (SJRMWD).

**I. Stormwater:**

The development of this site will include retention and stormwater systems that will require St Johns River Water Management District permitting.

**VI. DEVELOPMENT PLAN APPROVAL**

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

**VII. 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 (Chapter 656 Ordinance Code). The proposed project will be beneficial to the surrounding community.

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

*The project is located within a developing mixed-use area which includes a multitude of jobs at the airport and commercial services at the River City Marketplace. Adding residential uses in this location will allow the residents to live and work in the same area without adding unnecessary trips to the surrounding arterial roads. This project will provide much needed residential options to this growing transition area located between the airport and River City Marketplace.*

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

*The proposed companion land use amendment to Residential, Professional, Institutional (RPI) will ensure that this project is more compatible than the existing Light Industrial (LI) land use. The surrounding parcels are RPI and Medium Density Residential (MDR). The parcel directly to the east designated LI, however due to the shape and amount of wetlands on site and being directly adjacent to MDR, it is highly unlikely it will be utilized for industrial.*

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

*The proposed PUD rezoning will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:*

**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.**

There is Low Density Residential (LDR) to the west, Medium Density Residential (MDR) to the east, and Residential, Professional, Institutional (RPI) to the south. Therefore, the proposed townhome use on this parcel acts as a transition between the adjacent land uses.

**Future Land Use Element Policy 1.1.8**

**Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.**


The proposed project will be preserving more than twenty (20) acres of wetlands. This preservation meets the intent of this policy.

**Recreation and Open Space Element Objective 2.1**

**The City of Jacksonville shall improve, expand natural areas such as waterfronts, park lands, and open spaces identity of these areas and encourage sectional recognition.**

**And**

**Recreation and Open Space Element Objective 5.1 The City, in cooperation with State, Federal, and private non-profit agencies, shall acquire and preserve major stream valley corridors plus adjacent vital resources such as wetlands, wooded areas, and conservation areas when deemed necessary for watershed protection.**




The companion PUD site plan includes the preservation of twenty (20) acres of wetlands which is approximately 56% of the entire site. Preserving this amount of wetlands meets the intent of these two objectives.

#### **Housing Element Objective 1.1**

**The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. According to the Shimberg Center for Affordable Housing, the estimated total units by 2030 is 486,500 and the current number of units as of 2000 is 309,000. The estimated supply for additional dwelling units needed in 2030 is 177,500. This estimate will allow the City of Jacksonville to keep pace with population growth and/or fluctuations in market forces and migration patterns.**

The proposed project is providing a townhome product that will be surrounded by multi-family residential products. This provides a variety of affordable housing options for Jacksonville residents who want to work in the area. Townhomes are traditionally less expensive than single-family homes, which will help bring a more affordable product to the increasing housing demand in the area.

#### **D. The project will have internal and external compatibility.**



*The townhomes within the subject PUD will be compatible internally as well as externally. Further, the project will include internal sidewalks between uses that will also connect to the existing external sidewalk system. As such, the project design will be pedestrian friendly throughout the site thereby enhancing compatibility.*

*The residential nature of the proposed project helps create a mixed-use area in the immediate area. There are limited residential options for the people who work and live in this area. This project will help fill that need.*

**EXHIBIT E**  
**SITE PLAN**

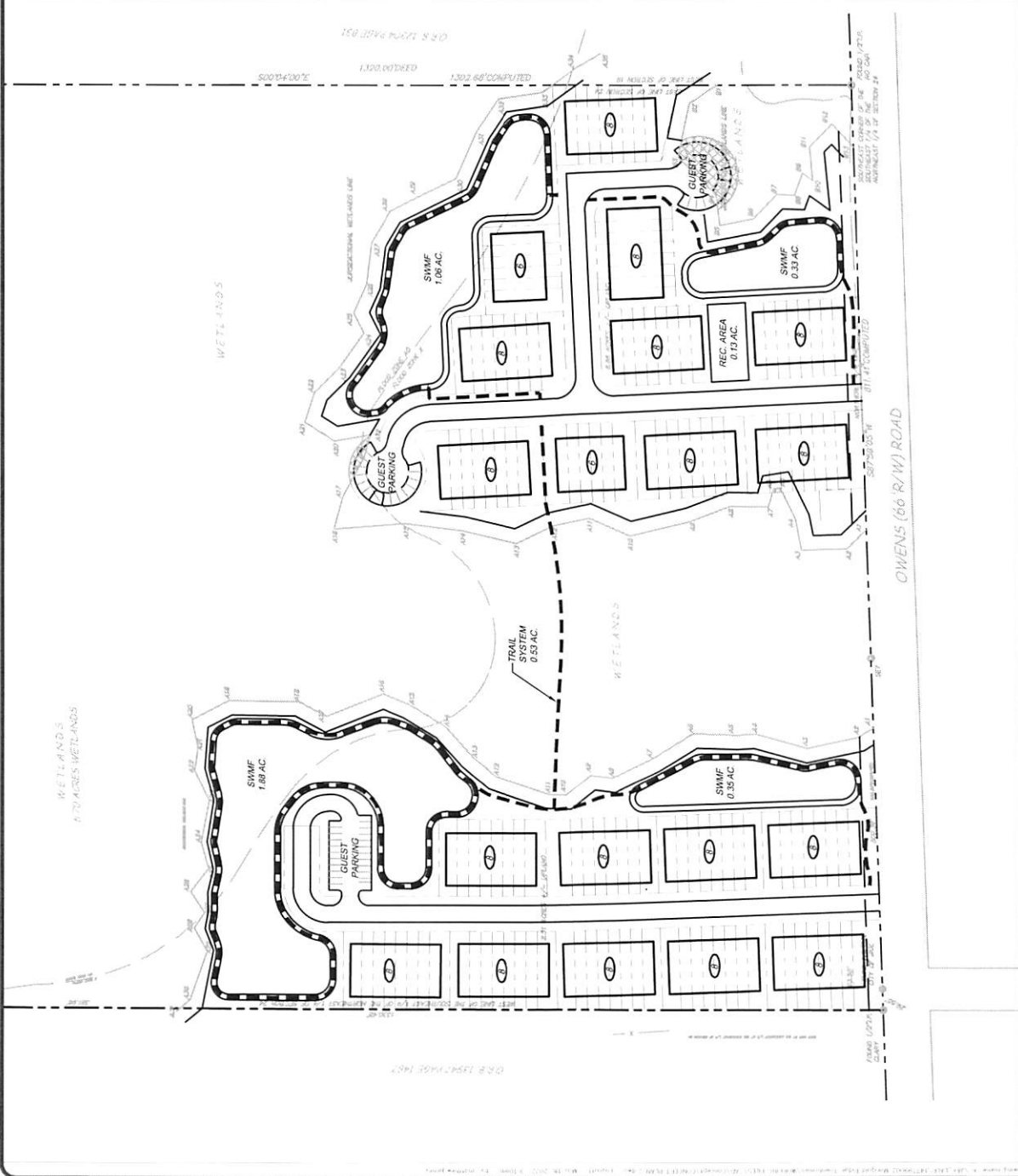


**SITE DATA:**

TOTAL DEVELOPMENT AREA 39.54 ACRES  
 NET DEVELOPED AREA 17.52 ACRES  
 TOTAL WETLANDS 22.15 ACRES  
 TOTAL UPLANDS 17.39 ACRES  
 TOTAL WETLAND IMPACT 0.13 ACRES  
 TOTAL STORM WATER PONDS 3.62 ACRES / 20%

**TOWN-HOME SITE:**

148 UNITS  
 PARKING REQUIRED:  
 2 SPACES/UNIT  
 PARKING GUEST REQUIRED:  
 1 SPACE/3 UNITS  
 PARKING PROPOSED:  
 UNIT SPACES 296 SPACES  
 GUEST SPACES 50 SPACES  
 ACTIVE RECREATION REQUIRED:  
 150 SF/UNIT  
 ACTIVE RECREATION PROVIDED:  
 TRAIL AREA 1  
 TOTAL ACTIVE RECREATION 0.66 ACRES



**JACKSONVILLE**  
**FLORIDA**

**MARIGOLD RIDGE MULTI-FAMILY - MASTER SITE PLAN**



# EXHIBIT F

PUD Name

**Marigold Ridge PUD**

## Land Use Table

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Total gross acreage	<b>39.54</b> Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	%
Total number of dwelling units	<b>150</b> D.U.	
Multiple family	Acres	%
Total number of dwelling units	D.U.	
Commercial	Acres	%
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	<b>0.66</b> Acres	<b>1</b> %
Passive open space	<b>22</b> Acres	<b>56</b> %
Public and private right-of-way	Acres	%
Maximum coverage of buildings and structures	Sq. Ft.	<b>85</b> %