

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

February 9, 2023

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.: 2022-538 Application for: Jones 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 Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

The original legal description dated May 24, 2022
The original written description dated July 7, 2022
The original site plan dated July 7, 2022

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

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

Planning Department conditions:

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

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

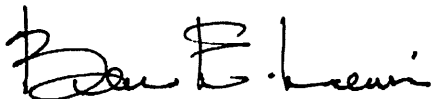
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 8-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
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 2022-0538 TO****PLANNED UNIT DEVELOPMENT****SEPTEMBER 8, 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 **2022-0538** to Planned Unit Development.

Location: 6410, 6478 Jones Road

Real Estate Numbers: 002896-0100, 002896-0200, 002896-0300

Current Zoning Districts: Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture-III (AGR-III)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

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

Owner: Esquire Trustee Services LLC
1919-8 Blanding Blvd
Jacksonville, FL 32210

Ralph Davis
6410 Jones Road
Jacksonville, FL 32219

Emily Davis
6101 Jones Road
Jacksonville, FL 32219

Staff Recommendation: **APPROVE W/ CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0538** seeks to rezone approximately 46.94± acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for a maximum of 180 single family dwellings ranging in lot sizes from 40 feet to 60 feet in width. The proposed PUD differs from the conventional zoning code by providing site-specific access requirements, lot requirements and contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements.

There is a companion Land Use Amendment, **2022-0537 (L-5721-22C)**. The proposed amendment is for Agriculture-III (AGR-III) to Low Density Residential (LDR).

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 Agriculture-III (AGR-III) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large-Scale Semi-Annual Land Use Amendment to the Future Land Use Map Series **L-5721-22C (Ordinance 2022-0537)** that seeks to amend the portion of the site that is within the Agriculture-III (AGR-III) land use category to Low Density Residential (LDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5721-22C** be approved.

According to the Future Land Use Element (FLUE), the Agriculture (AGR) land use category is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses. AGR-III allows a density of 1 dwelling unit for every 10 acres.

According to the Category Descriptions of the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development. Residential development is permitted at up to seven (7) dwelling units per acre where centralized water and sewer is available and there shall be no minimum density; except as provided herein. The maximum gross density shall be 2 units per acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units per acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

The proposed zoning is consistent with the proposed land use change to LDR.

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

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

Yes. 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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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

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.

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 300-foot Height and Hazard Zone for the OLF Whitehouse Airport. Zoning will limit development to a maximum height of 300 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.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

(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): Agriculture-III (AGR-III). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5721-22C (Ordinance 2022-0537) that seeks to amend the portion of land that is within the Agriculture-III (AGR-III) land use category to 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.

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 intends to utilize the subject parcel for a residential development. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Active recreation on the Property will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 1.8 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, approximately 1.8 acres of park/active recreation space will be provided throughout the Property.

The use of existing and proposed landscaping: Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations), as applicable to residential subdivisions.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, entrance to the development will be along Jones Road. Comments from Traffic & Engineering dated July 25, 2022 includes:

- 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).
- All dead end roads shall terminate in a city standard cul-de-sac.
- A revocable permit and indemnification agreement shall be required for all non-City Standard traffic signs or identification/wayfinding signs in the city right of way.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

Jones Rd is currently operating at 10.1% of capacity. This segment of Jones Rd has a maximum daily capacity of 15,134 vehicles per day (vpd) and an average daily traffic of 1,530 vpd.

This PUD is a companion to a pending small-scale land use application L-5721-22C (2022-0537). The applicant requests a maximum of 180 single family detached dwelling units (ITE Code 210), which could produce 1,697 daily trips.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 180 single-family dwelling units—which will follow the development standards of Residential Low Density-40, 50 & 60 standards.

(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 proposed development is surrounded by acres of undeveloped land to the west and single family subdivisions to the north and east. Trout River Bluff to the west of the subject property is developed with single family dwellings with 90 foot wide lot widths. To the northwest is Lennar Homes Subdivision with single family homes with 50 foot wide lots.

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	PUD: 2018-0523	Single Family Subdivision
South	AGR-III	AGR	Pasture Land
East	LDR	PUD: 2021-0685	Single Family Subdivision
West	AGR-III	AGR	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 180 units. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 50 feet to 100+ feet.

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

The subject site will be serviced by JEA for city water by existing 16 inch water main along Garden Street and for city sewer Proposed 10 inch force main along Cisco Dr approx. 1800 feet north of Kevin Allen Lane. 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 is located on the west side of Jones Road, between Garden Street and Cisco Drive. The roadway segment identified in Table 2 will not have adequate capacity at the target Level of Service (LOS) standard for the proposed project. The City should consider implementing additional strategies to mitigate transportation impacts on this affected State facility.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	Pritchard Rd	3002	Rail Connector to I-295	D	3,580	3,909	F

School Capacity:

Based on the Development Standards for impact assessment, the 46.94± acre proposed PUD rezoning has a development potential of 180 single-family 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 2022-0538

Development Potential: 180 Single-Family Units

School Type	CSA	2021-2022 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats	Available Seats - Adjacent CSA 2&7
Elementary	1	10,520	53%	22	58%	8,314	3,373
Middle	1	7,527	88%	9	86%	807	791
High	1	8,087	80%	13	72%	1,116	1,778
Total New Students				44			

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 (2020/2021)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	22	683	553	81%	96%
Highland MS #244	1	9	1,071	697	65%	75%
Jean Ribault HS #96	1	13	1,683	1,378	82%	84%

- Does not include ESE & room exclusions
- Analysis based on a **maximum** 180 dwelling units – 2022-0538

(7) Usable open spaces plazas, recreation areas.

Active recreation on the Property will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 1.8 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, approximately 1.8 acres of park/active recreation space will be provided throughout the Property, which is in addition to approximately 3.94 acres of wetlands that will remain on the Property.

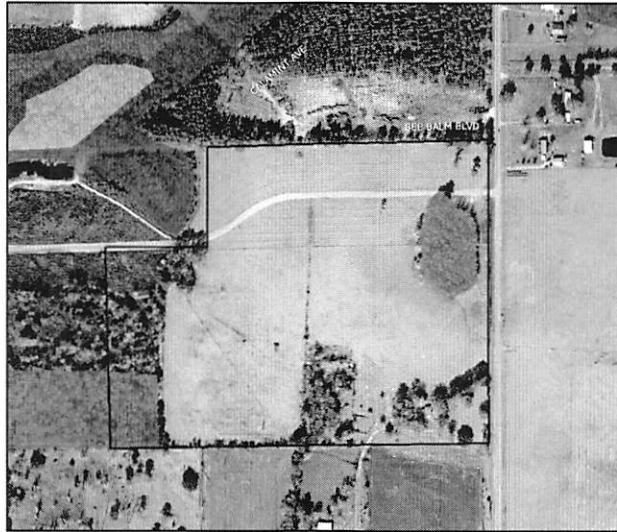
(8) Impact on wetlands

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:	3.7 Acres
General Location(s):	The southwest corner and on the east side of the property.
Quality/Functional Value:	The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition, the wetland has no clear or significant impact on the City's waterways.
Soil Types/ Characteristics:	Characteristics: (22) Evergreen-Wesconnett Complex – Very poorly drained, (32) Leon Fine Sand – Poorly drained, located on lower coastal plains.
Wetland Category:	Category III
Consistency of Permitted Uses:	Uses permitted within Category III wetlands are subject to CCME Policies 4.1.3, 4.1.6, and 4.1.7.
Environmental Resource Permit (ERP):	Not provided by applicant or on record with the St. Johns River Water Management District.
Wetlands Impact:	Insufficient information to determine impacts.
Associated Impacts:	No impact to city waterways
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.

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 1, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



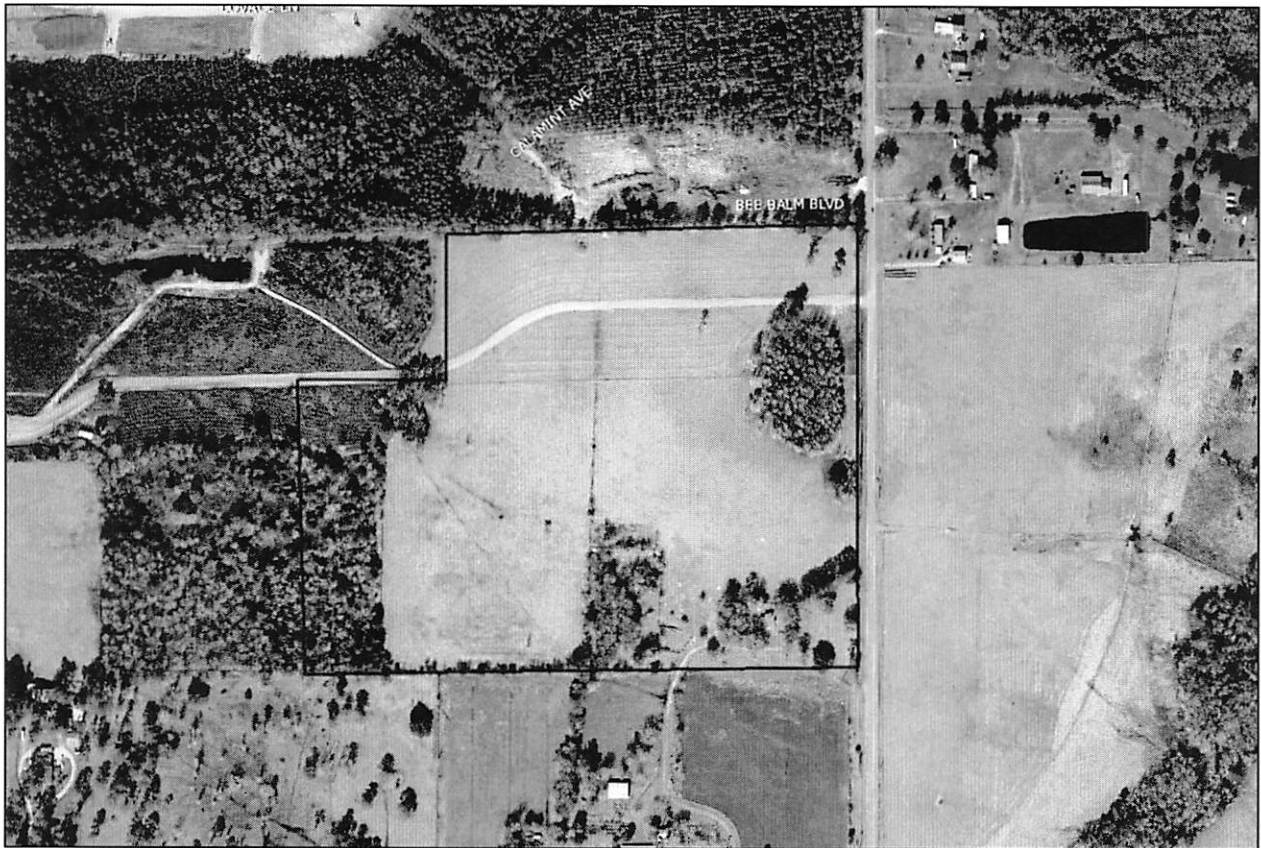
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0538** be **APPROVED with the following exhibits:**

- The original legal description dated May 24, 2022**
- The original written description dated July 7, 2022**
- The original site plan dated July 7, 2022**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0538** be **APPROVED WITH THE FOLLOWING CONDITION.**

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



Aerial View

Source: JaxGIS



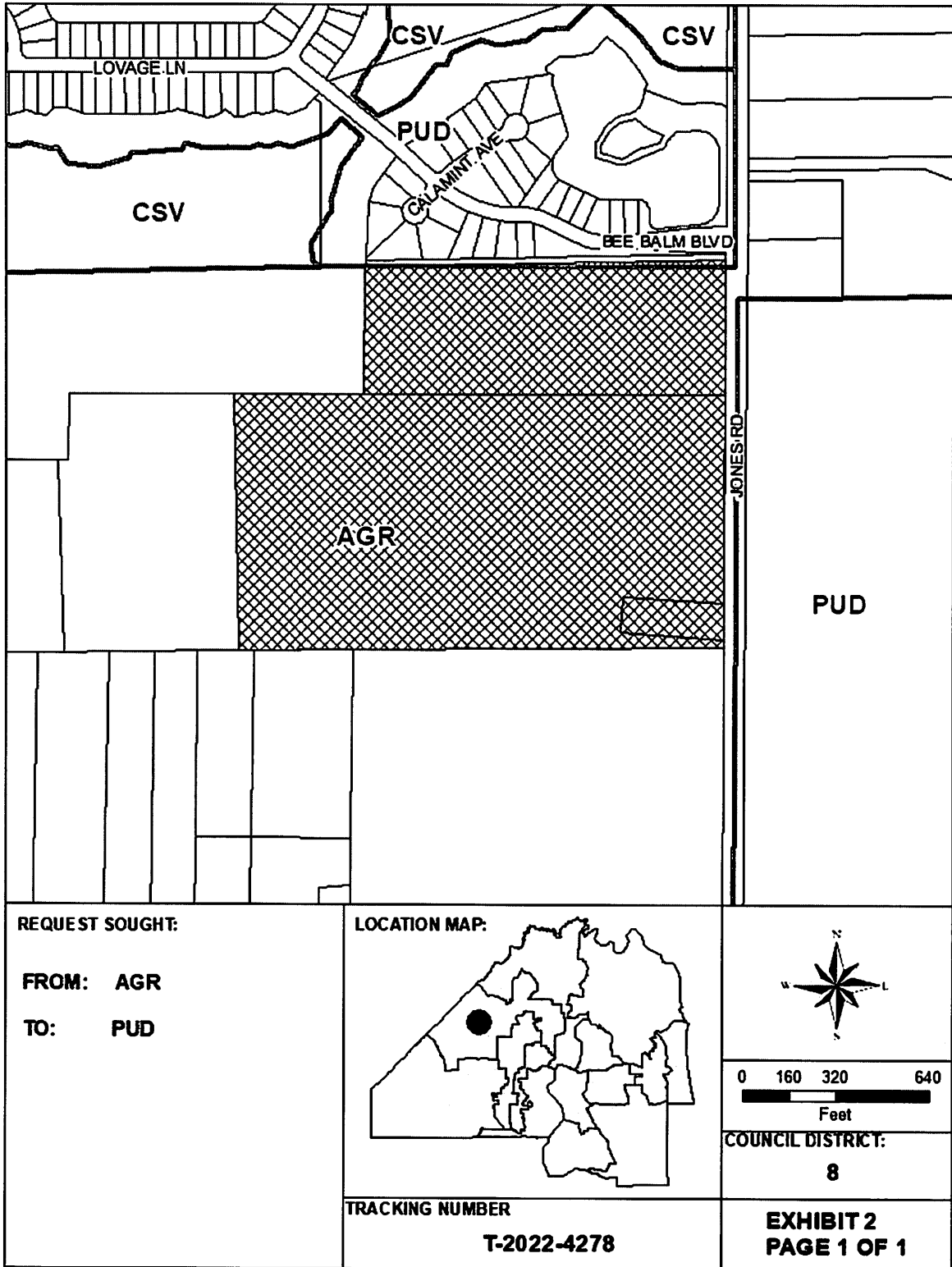
View of Subject Property

*Source: Planning & Development Department, COJ
Date: August 1, 2022*



View of Property to the East (Feagle Farms PUD)

*Source: Planning & Development Department, COJ
Date: August 1, 2022*



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0538 **Staff Sign-Off/Date** ELA / 07/08/2022
Filing Date 07/26/2022 **Number of Signs to Post** 7
Hearing Dates:
1st City Council 08/24/2022 **Planning Commission** 08/18/2022
Land Use & Zoning 09/07/2022 **2nd City Council** 09/13/2022
Neighborhood Association CISCO GARDEN CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4278 **Application Status** FILED COMPLETE
Date Started 05/17/2022 **Date Submitted** 05/18/2022

General Information On Applicant

Last Name MICHAELIS **First Name** WILLIAM **Middle Name** JEFFREY
Company Name
 ROGERS TOWERS, P.A.
Mailing Address
 1301 RIVERPLACE BLVD., SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465914 **Fax** 9043460663 **Email** WMICHAELIS@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
 ESQUIRE TRUSTEE SERVICES LLC AS TRUSTEE OF 0 JONES ROAD LAND TRUST
Mailing Address
 1919-8 BLANDING BOULEVARD
City JACKSONVILLE **State** FL **Zip Code** 32210
Phone **Fax** **Email**

Last Name DAVIES **First Name** RALPH **Middle Name** WAYNE
Company/Trust Name
Mailing Address
 6410 JONES ROAD
City JACKSONVILLE **State** FL **Zip Code** 32219
Phone **Fax** **Email**

Last Name DAVIES **First Name** EMILY **Middle Name** GAIL
Company/Trust Name
Mailing Address

6410 JONES ROAD

City	State	Zip Code
JACKSONVILLE	FL	32219
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 002896 0100	8	5	AGR	PUD
Map 002896 0200	8	5	AGR	PUD
Map 002896 0300	8	5	AGR	PUD

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

Existing Land Use Category
AGR-III

Land Use Category Proposed?

If Yes, State Land Use Application #
5721

Total Land Area (Nearest 1/100th of an Acre) 46.94

Development Number

Proposed PUD Name JONES ROAD PUD

Justification For Rezoning Application

SEE EXHIBIT "D"

Location Of Property

General Location
NORTHWEST QUADRANT OF INTERSECTION OF JONES ROAD AND CISCO DRIVE

House #	Street Name, Type and Direction	Zip Code
6410	JONES RD	32219

Between Streets
CISCO DRIVE and BEE BALM BOULEVARD

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

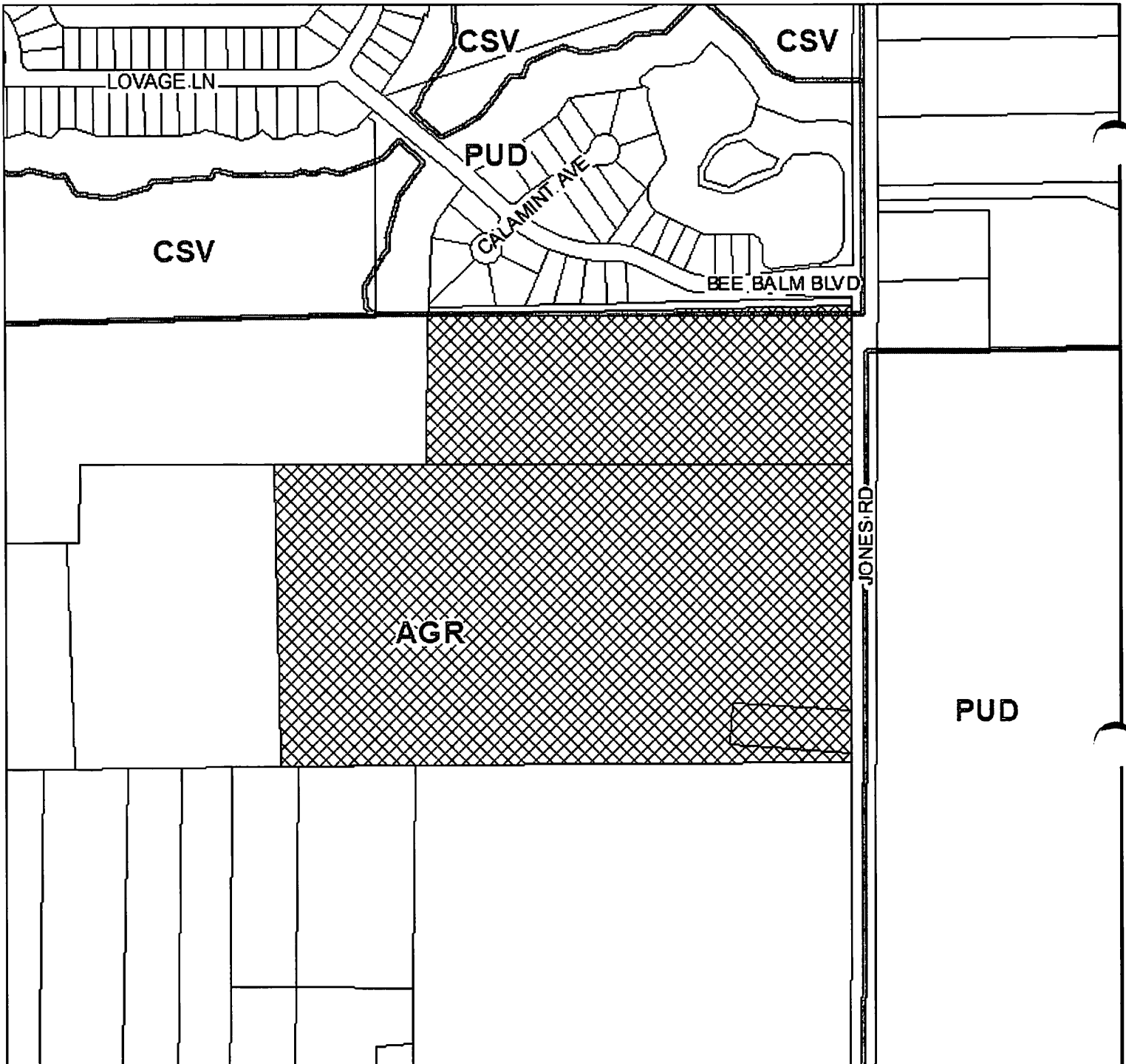
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
46.94 Acres @ \$10.00 /acre: \$470.00
- 3) Plus Notification Costs Per Addressee
11 Notifications @ \$7.00 /each: \$77.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,816.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

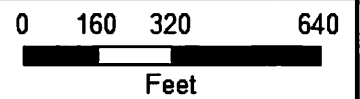
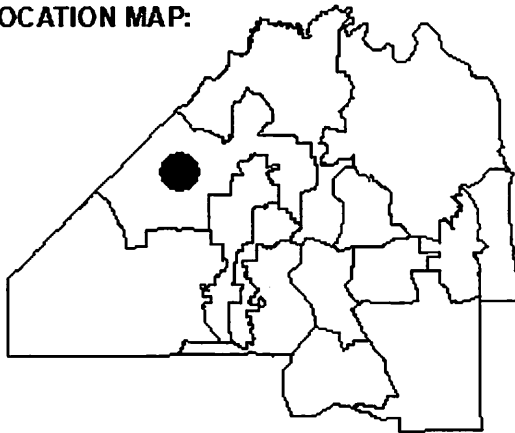


REQUEST SOUGHT:

FROM: AGR

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2022-4278

**EXHIBIT 2
PAGE 1 OF 1**



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: August 1, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0538

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).
- All dead end roads shall terminate in a city standard cul-de-sac.
- A revocable permit and indemnification agreement shall be required for all non-City Standard traffic signs or identification/wayfinding signs in the city right of way.
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

LEGAL DESCRIPTION

A tract of land being a portion of those certain properties as recorded in Official Records Book 18322, page 784 and Official Records Book 19033, page 1543, all of the Public Records of Duval County, Florida and lying within Section 20, Township 1 South, Range 25 East, Duval County, Florida and being more particularly described as follows:

Commence at the Southwest corner of said Section 20, said point being on the North right-of-way line of Cisco Drive (a 60-foot right-of-way, as it is now established); thence N89°20'38"E, along said North right-of-way line, for 3921.71 feet to the point of intersection with the West right-of-way line of Jones Road (an 80-foot right-of-way, as it is now established); thence N00°25'39"E, along said West right-of-way line, for 1335.68 feet to the point of intersection with the South line of Government Lot 9, said point also being the POINT OF BEGINNING of the parcel described herein;

Thence S89°06'05"W, along said South line and along the South line of Government Lot 10, for 1673.26 feet; thence N01°08'11"W, leaving said South lines, for 874.10 feet to the point of intersection with a line 453.66 feet South of and parallel to the North line of said Government Lot 10; thence N88°51'49"E, along said parallel line, for 450.43 feet; thence N00°25'39"E, leaving said parallel line, for 453.83 feet to the point of intersection with the North line of aforesaid Government Lot 9; thence N88°51'49"E, along said North line, for 1246.87 feet to the point of intersection with aforesaid West right-of-way line of Jones Road; thence S00°25'39"W, along said West right-of-way line, for 1335.19 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 46.94 acres, more or less.

Jones Road PUD

Written Description July 7, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: A portion of 002896-0100; A portion of 002896-0200; 002896-0300
- B. Current Land Use Designation: AGR-III
- C. Proposed Land Use Designation: LDR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Coastland Group, LLC (the “Applicant”) proposes to rezone approximately 46.94 acres of property located in the northwest quadrant of the intersection of Jones Road and Cisco Drive, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with single family residential uses with a common scheme of development. The PUD shall be developed in accordance with this PUD Written Description and the site plan, which is attached to this ordinance as **Exhibit “4”** (the “Site Plan”).

The proposed development of the Property with single family residential uses is consistent and compatible with the surrounding area. The property directly to the east across Jones Road was approved for single family development pursuant to Ordinance 2021-685-E, with a similar lot mix to that proposed here. The property directly to the north is currently under development with single family uses and a similar lot mix to that proposed here. Given its location, residential development of the Property would be well positioned to use nearby recreation areas (Cary State Forest) and would provide single family housing opportunities to employees at the growing industrial and commercial uses in the area.

The Property lies within the Agriculture (III) (AGR-III) land use categories on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Low Density Residential (LDR), together with extending the Suburban Development Area to include the Property. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	AGR-III, MU	AGR, PUD	Agricultural, Industrial
East	LDR	PUD	Single family residential
North	LDR, CSV	PUD, CSV	Single family residential
West	AGR-III, AGR-IV	AGR	Single family residential, Agricultural

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the Property shall be 4 units per acre, or a maximum of 180 units.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the 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. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The residential use will feature a desirable and compatible mix of lot sizes, a maximum of 60 out of the 180 lots will have a lot width of less than fifty (50) feet (but not less than forty (40) feet), a minimum of at least 110 out of the 180 lots will have a lot width of not less than fifty (50) feet, and a minimum of at least 10 out of the 180 lots will have a lot width of not less than sixty (60) feet.

Single family residential uses, as described in Section III.C below, shall be permitted on the Property.

C. Permitted Uses

1. Single Family

- a. *Permitted uses and structures.*
 - i. Single family detached dwellings.
 - ii. Amenity/recreation center(s), which may include a pool,

cabana/clubhouse, health/exercise facility, and similar uses.

- iii. Mail center.
 - iv. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - v. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
- b. *Permissible uses by exception:* Those uses permitted by exception in the RLD-60 zoning district.
- c. *Maximum gross density:* The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre. However, the maximum gross density of the PUD shall not exceed 4 dwelling units per acre (180 d.u./45.66 acres of LDR).
- d. *Lot requirements:* The lot sizes will vary, as generally depicted on the Site Plan, and the lot requirements are set forth below; provided, however, a maximum of 60 out of the 180 lots will have a lot width of less than fifty (50) feet (but not less than forty (40) feet), a minimum of at least 110 out of the 180 lots will have a lot width of not less than fifty (50) feet, and a minimum of at least 10 out of the 180 lots will have a lot width of not less than sixty (60) feet.
- i. **Single Family Residential—Min. 60 ft. width lots.**
- (1) *Minimum lot requirement (width and area):*
 - (a) Width—Sixty (60) feet.
 - (b) Area—6,000 square feet.
 - (2) *Maximum lot coverage—Fifty (50) percent.*
 - (3) *Minimum yard requirements.* Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

- (a) Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.
 - (b) Side— Five (5) feet.
 - (c) Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - (d) Side Street—Ten (10) feet.
- (4) *Maximum height of structure*—Thirty-five (35) feet.
- (5) *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

ii. **Single Family Residential—Min. 50 ft. width lots.**

- (1) *Minimum lot requirement (width and area).*
- (a) Width—Fifty (50) feet.
 - (b) Area—5,000 square feet.
- (2) *Maximum lot coverage* —Fifty (50) percent.
- (3) *Minimum yard requirements.* Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
- (a) Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.
 - (b) Side— Five (5) feet.
 - (c) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - (d) Side Street—Ten (10) feet.
- (4) *Maximum height of structure.* Thirty-five (35) feet.

- (5) *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

iii. **Single Family Residential—Min. 40 ft. width lots.**

- (1) *Minimum lot requirement (width and area).*
 - (a) Width—Forty (40) feet.
 - (b) Area—4,000 square feet.
- (2) *Maximum lot coverage* —Fifty (50) percent.
- (3) *Minimum yard requirements.* Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
 - (a) Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.
 - (b) Side— Three (3) feet.
 - (c) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - (d) Side Street—Ten (10) feet.
- (4) *Maximum height of structure.* Thirty-five (35) feet.
- (5) *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

2. **Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

3. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

4. Height Limitations

Building height shall be measured as set forth in Part 16 of the Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Active recreation on the Property will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 1.8 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, approximately 1.8 acres of park/active recreation space will be provided throughout the Property, which is in addition to approximately 3.94 acres of wetlands that will remain on the Property.

2. Access

Access will be provided as shown on the Site Plan via Jones Road. The location and design of the access point(s) on Jones Road, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

3. Signage

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

a. Community Identification Monument Sign at Main Entrance of Property.

Community identification monument signs will be permitted at the entrance(s) to the Property. The entrance(s) may have either one (1) double-sided or two (2) single-sided, externally illuminated signs.

Each of these monument signs, if applicable, will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.

b. Other Signs.

Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.

All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.

Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

Signage Guidelines Table

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)
Community Identification Monument Sign(s)	Main Entrance	1 Double-sided or 2 Single-sided Per Entrance	32	8
Directional Signs	Project Wide		4	
Real Estate/Construction/Temporary Signs	Project Wide		32	12

4. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

5. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue until build-out.

6. Landscaping/Buffer

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations), as applicable to residential subdivisions.

7. Modifications

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

8. Parking

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022). Off-street parking on the Property shall be provided in garages and driveways.

9. Sidewalks, Trails and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

10. Impervious Surface

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RLD-40 (70%).

11. Utilities

Electric power, water and sewer will be provided by JEA.

12. PUD Conceptual Site Plan

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, 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.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on April 22, 2022.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of a single family community with a common scheme of development. Furthermore, as described in greater

detail above, this type of development is needed to provide adequate choices for residents and employees in this area and will complement other residential uses in the area.

VII. PUD/DIFFERENCE FROM 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 this Written Description and the Site Plan; it provides for site-specific access requirements; it provides specific lot requirements; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; and, it provides for site-specific signage requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Signage	<p>656.1303(a):</p> <p>(a) Residential zoning districts:</p> <p>(1) RR, RLD, RMD-A and RMD-B zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(2) RMD-C, RMD-D, RMD-E and RHD zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(3) In all residential zoning districts, ground signs or free-standing signs shall not exceed 20 feet in height and shall not be located in any required yard.</p> <p>(4) Roof signs, neon signs, changing message devices and strip lighting are prohibited.</p> <p>656.1308:</p> <p>Any subdivision in any zoning district may have two subdivision identification signs not exceeding 24square feet in area for each sign provided that each such signs shall be located at an entry of the subdivision and at the intersection of two street rights-of-way. Such signs shall be limited to the name of the subdivision, and no other words or forms of advertisement shall appear on the signs. Each sign shall be included as part of the site plan or sketch plan approval pursuant</p>	<p><u>Community Identification Monument Sign at Main Entrances:</u></p> <p>Community identification monument signs will be permitted at the entrance to the subdivision. The entrance may have either one (1) double-sided or two (2) single-sided, externally or internally illuminated, signs.</p> <p>Each of these monument signs will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.</p> <p><u>Other Signs:</u></p> <p>Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.</p> <p>All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.</p> <p>Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.</p> <p>Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Signs required by environmental permitting to be posted in common areas such as</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

	to Section 656.404 or Chapter 654. Provided, however, all subdivision signs in existence prior to November 4, 1993, are exempt from the requirements of this Section. In the event any portion of this Section is declared invalid, unenforceable, unconstitutional or void or are enjoined, then thereafter no signs shall be erected pursuant to this Section.	stormwater facilities shall be permitted.	
Permitted Uses:	<p><u>RLD-40/50/60 §656.305(A)(II)(a)</u></p> <p>(1) Single-family dwellings. (2) Townhomes (RLD-TNH only) (3) Foster care homes. (4) Family day care homes meeting the performance standards and development criteria set forth in Part 4. (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4. (6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4. (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. (8) Golf courses meeting the performance standards and development criteria set forth in Part 4. (9) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4. (10)Country clubs meeting the performance standards and development criteria set forth in Part 4. (11) Home occupations meeting the performance standards and development criteria set forth in Part 4. (12) Detached Accessory Dwelling Unit (RLD-TND only).</p>	<ol style="list-style-type: none"> 1. Single family detached dwellings. 2. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses. 3. Mail center. 4. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 5. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses. 	To allow for development of single family residential on the Property.
Lot Requirements	<p>For RLD 40/50/60:</p> <p>Width – 40/50/60 feet, as applicable Area – 4,000/5,000/6,000 square feet, as applicable Max. Lot Coverage – 50%</p> <p>Minimum Yard Requirements:</p> <p>RLD 50/60 Front—20 feet. Side—5 feet. Rear—10 feet.</p> <p>RLD 40 Front—20 feet. Side—3 feet. Rear—10 feet.</p>	<p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.</p> <p>Side— Five (5) feet.</p> <p>Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p>	To account for unique site characteristics.

	<p>656.407:</p> <p>No dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than 35 feet or 80 percent of the minimum lot width, whichever is less.</p>	<p>Side Street—Ten (10) feet.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p> <p><i>50 ft. Lots:</i></p> <p><i>Minimum lot requirement (width and area).</i> Width—Fifty (50) feet.</p> <p>Area—5,000 square feet.</p> <p><i>Maximum lot coverage</i> —Fifty (50) percent.</p> <p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.</p> <p>Side— Five (5) feet.</p> <p>Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p> <p><i>40 ft. Lots:</i></p> <p><i>Minimum lot requirement (width and area).</i> Width—Fifty (40) feet.</p> <p>Area—4,000 square feet.</p> <p><i>Maximum lot coverage</i> —Fifty (50) percent.</p>	
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		<p><i>Minimum yard requirements.</i> Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:</p> <p>Front—Twenty (20) feet from face of garage and fifteen (15) feet from building face.</p> <p>Side— Three (3) feet.</p> <p>Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.</p> <p>Side Street—Ten (10) feet.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p>	
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

VIII. Names of Development Team

Developer: Coastland Group, LLC

Planner/Engineer: TOCOI Engineering, LLC

Architects: N/A

IX. Land Use Table

A Land Use Table is attached hereto as Exhibit "F."

X. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. Usable Open spaces, Plazas, Recreation Areas:

The PUD provides ample open spaces and recreational opportunities.

8. Impact on Wetlands:

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. Listed Species Regulations:

A listed species survey is attached hereto as Exhibit I.

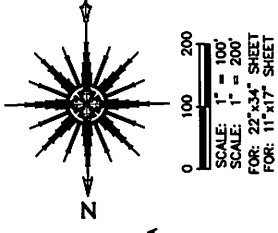
10. Off-Street Parking Including Loading and Unloading Areas:

The PUD provides adequate off street parking.

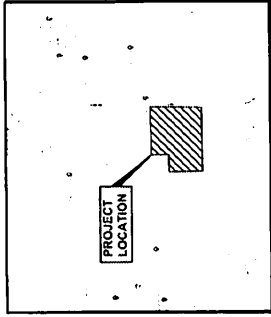
11. Sidewalks, Trails, and Bikeways:

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.

JONES RD.



- LEGEND**
- RECREATIONAL AREA
 - WETLAND CONSERVATION AREA
 - WETLAND IMPACT
 - AREAS WHERE NEW ASPHALT CONSTRUCTION IS TO OCCUR
 - ACCESS DRIVEWAY
 - POND
 - PROPERTY BOUNDARY
 - PUBLIC RIGHT OF WAY
 - PRIVATE RIGHT OF WAY
 - SIDEWALK



VICINITY MAP
 N.T.S.

SITE DATA TABLE

SITE AREA	48.11 AC
WETLANDS PRESERVED	33.11 AC
WETLANDS IMPACTED	15.00 AC
ACCESS ROAD	0.11 AC
WETLANDS CONSERVATION AREA	33.11 AC
WETLAND IMPACT AREA	15.00 AC
RECREATION REQUIREMENTS	1.81 AC
RECREATION REQUIREMENTS	1.81 AC

RECREATION REQUIREMENTS

REQUIRED:
 ONE ACRE OF USABLE PLAINS FOR EVERY 100
 LOTS AND ANY FUNCTION THEREOF - 1.81 AC
 PROVIDED

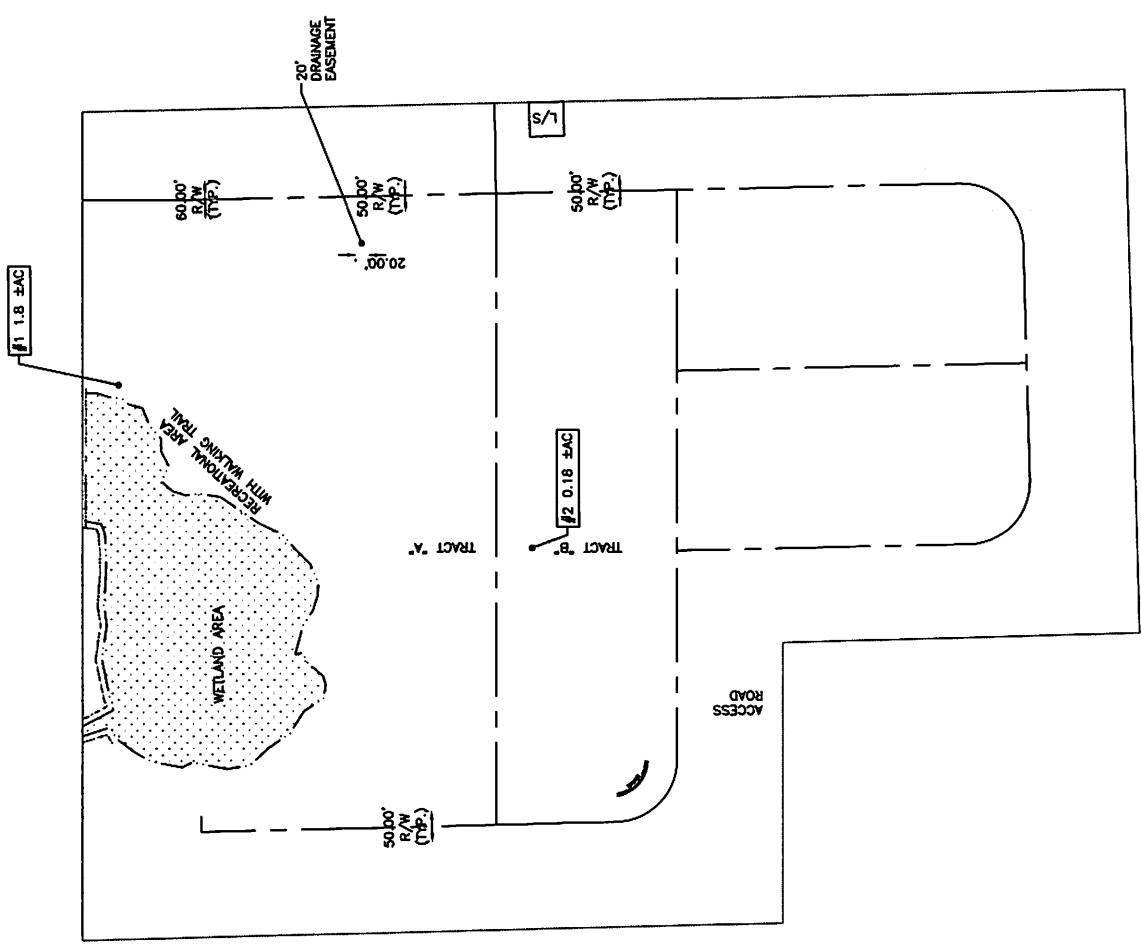


EXHIBIT F

PUD Name

Jones Road PUD

Date

7/7/2022

Land Use Table

Total gross acreage	46.94	Acres	100 %
Amount of each different land use by acreage			
Single family	46.94	Acres	100 %
Total number of dwelling units	180	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	1.8	Acres	3.8 %
Passive open space, wetlands, pond	3.51	Acres	7.5 %
Public and private right-of-way		Acres	%
Maximum coverage of non-residential buildings and structures		Sq. Ft.	%