

**PUD REVISED WRITTEN DESCRIPTION**  
**Percy Oaks PUD**  
**October 15, 2019**  
**RE# 019455-0000, 019455-0050, 019456-0000 & 019494-0050, (portion)**

**I. PROJECT DESCRIPTION**

Applicant proposes to rezone from PUD to PUD 22.69 acres of land. The property is located on the north side of Percy Road, east of Lem Turner Road. The PUD is currently subject to the provisions of Ordinance 2005-833-E, which allows for 75 units on less acreage. The applicant proposes to rezone the 22.69 acres to allow for a maximum of 75 residential units consisting of single-family homes.

The existing site is wooded, undeveloped raw land.

- A. **Project Name:** Percy Oaks Partners PUD
- B. **Project Architect/Planner:** Dominion Engineering Group, Inc.
- C. **Project Engineer:** Dominion Engineering Group, Inc.
- D. **Quantitative Data Summary:**
  - 1. **Total Acreage:** 22.69 acres
  - 2. **Total amount of non-residential floor area:** 0
  - 3. **Total amount of open space:** 10.10 acres
  - 4. **Total amount of public/private rights of way:** 2.35 acres
  - 5. **Total amount of land coverage of all buildings and structures:** 11.90 acres
  - 6. **Two phase.**

**II. USES AND RESTRICTIONS**

**A. Permitted Uses and Structures.**

**Single Family**

- 1. Single-family dwellings.
- 2. 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.

3. Home occupations meeting the performance standards and development criteria set forth in Part 4.

Minimum lot area:	50 ft. lots 5,000 s.f.
Minimum lot width:	50 ft.
Maximum lot coverage:	55 percent
Minimum front yard:	20 ft.
Minimum side yard:	5 ft.
Minimum rear yard:	10 ft.
Maximum height of structures:	35 ft.

**B. Permissible Uses by Exception:**

None.

**C. Limitations on Permitted or Permissible Uses by Exception**

None.

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

See §656.403.

**E. Overall Development:**

1. **Consistency with Comprehensive Plan:** The Property is located within the LDR category according to the Future Land Use Map of the Comprehensive Plan. The proposed rezoning is consistent with the applicable land use category. (See number 17.)
2. **Allocation of Residential Land Use:** The development proposes a number of residential units consistent with the LDR category and thus is within the allocations set forth in the Comprehensive Plan.
3. **Internal Compatibility:** The site plan attached as Exhibit “E” addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
4. **External Compatibility/Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted development in the area. The surrounding land use categories and zoning districts include NC/PUD to the east; LDR/PUD to the north restricted by JIA noise contours; LDR/RR-Acre to the west; and MDR/PUD to the south across Percy Road. The proposed use of the Property is compatible in both intensity and density with these surrounding developments and zoning districts.
5. **Useable Open Spaces, Plazas, Recreation Areas:**

- A. **Single Family** – The Single Family units shall pay a recreation and open space fee as found in [www.coj.net/fees](http://www.coj.net/fees), per lot, or provide at least 435 square feet of usable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.
6. **Impact on Wetlands:** The property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.
  7. **Off-street Parking and Loading Requirements:** Development of the Property will comply with the City's off-street parking and loading space requirements set forth in the Jacksonville Ordinance Code.
  8. **Pedestrian Circulation System:** The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City traffic engineer and the Planning and Development Department.
  9. **Signage:** (One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height is permitted at each entrance to the site. Signs may be internally or externally illuminated. Directional signs not exceeding a maximum of four (4) square feet in area. Other signs shall be meet the requirements of Part 13 of the Zoning Code.  
  
Real estate signs (in compliance with §656.1306) and construction signs (in compliance with §656.1307) also will be permitted. Temporary sign(s) of a maximum of 12 feet in area and 12 feet in height for model homes also shall be permitted. Wall signs and directional signs are also permitted within the PUD.  
  
Final signage plans will be submitted to the Planning Department for review and approval prior to or in conjunction with verification of compliance with the PUD.
  10. **Vehicular Access:** Access to the site is available from Percy Road. The proposed access is shown on the site plan (Exhibit "E"). The final location and design of all access points is subject to the review and approval of the City traffic engineer and the City Planning and Development Department.
  11. **Landscaping and Lighting:** The Property will be developed in accordance with Part 12 of the Zoning Code. The site shall contain at a minimum the landscaping requirements of the Ordinance Code, 656. Part 12 of the same. All lights used will be arranged and controlled so as to deflect light away from any residential district. Any light or combination of lights that cast light on a residential district may not exceed 0.4 foot candles, as measured one foot inside the lot line of any residential district lot.
  12. **Phasing:** Development of the PUD may occur in two phases.
  13. **Temporary Uses:** Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
  14. **Stormwater Retention:** Stormwater retention/detention system shall be constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

15. **Utilities:** Water and sewer will be made available from JEA. The Developers will design and construct each residence so as to furnished adequate fire protection.
16. **Site Development Plan:** The Site Development Plan shall substantially conform to the PUD Site Plan attached. Changes to the site plan that do not affect the intent or character of the development shall be considered a minor change, and subject to the approval of the Planning and Zoning Department. Minor changes will consist of reallocation of Single-Family units as long as they do not exceed the maximum number of units approved.
17. **Commercial Development:** A small portion of the site is designated NC on the Future Land Use Maps. That portion is subject to the restrictions of a PUD approved in 2004-114-E. So long as the land use remains NC, the land will be subject to the provisions of the 2004 PUD. Upon change of the land use to LDR consistent with the proposal in the 2019 PUD, the parcel will become subject to the provisions of 2019-373.
18. **Covenants and Restrictions:** As part of verification of substantial compliance for the first residential use, and prior to the issuance of a building permit for the vertical construction of single-family residential uses within the PUD, covenants and restrictions shall be submitted to the Planning and Development Department for review and approval, and upon approval, recorded for the property which (i) provide for architectural review of plans/elevations of home exteriors by an architectural review board; and (ii) provide standards for such review, including requirements that (a) the façade (front) of each single-family detached home must have at least two different finishes, one being primary finish and the secondary finish being an accent feature, (b) no vinyl siding can be used on a single-family detached home, and (c) no panel siding can be used as the primary building product on the façade of any single-family detached home. A minimum of 7 feet separation between eave overhangs.
19. **Fence:** The developer shall install a 6 foot high, 85% opaque fence along the eastern boundary of the PUD, except where prohibited by wetlands, as shown on the site plan.

### III. STATEMENTS

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

The PUD limits the number of units which are possible under a conventional zoning and allows for a mix of uses.

#### **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 lands will be operated and maintained by a fee title owner or subsequent homeowners association.

### IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be consistent

with the surrounding developments and:

- a. Is more efficient than would be possible through strict application of the Zoning Code;
- b. Is less dense/intense than surrounding uses;
- c. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan; and
- d. Allow for development of an infill parcel surrounded by Medium Density Residential, Commercial and airport noise contour restrictions.