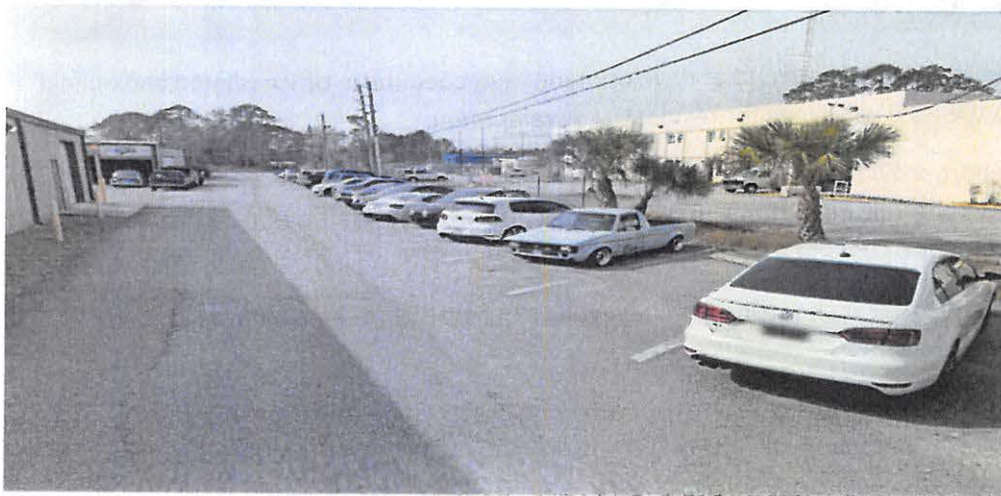
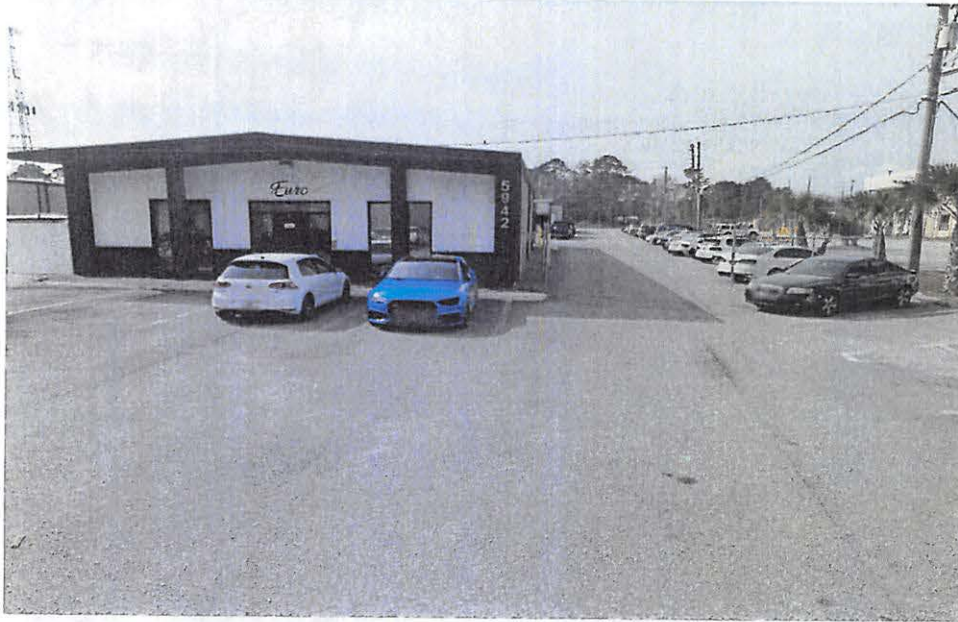


Rezoning 2022-393

The applicant currently operates a facility about 1,500 feet south on Richard Street, which as the application states would be relocated to the subject parcel.



The applicant's current location is designated LI/ IL (Industrial) and includes a mix of auto repair shops and similar operations.

Please note on the next page, Bowden Road acts as a line of demarcation, separating these more intensive uses with outdoor activities and similar externalities, to the south of that roadway.





North of Bowden, the existing uses and trend of development have been more office related and almost mixed use in relation to the PUD rezonings for residential development.

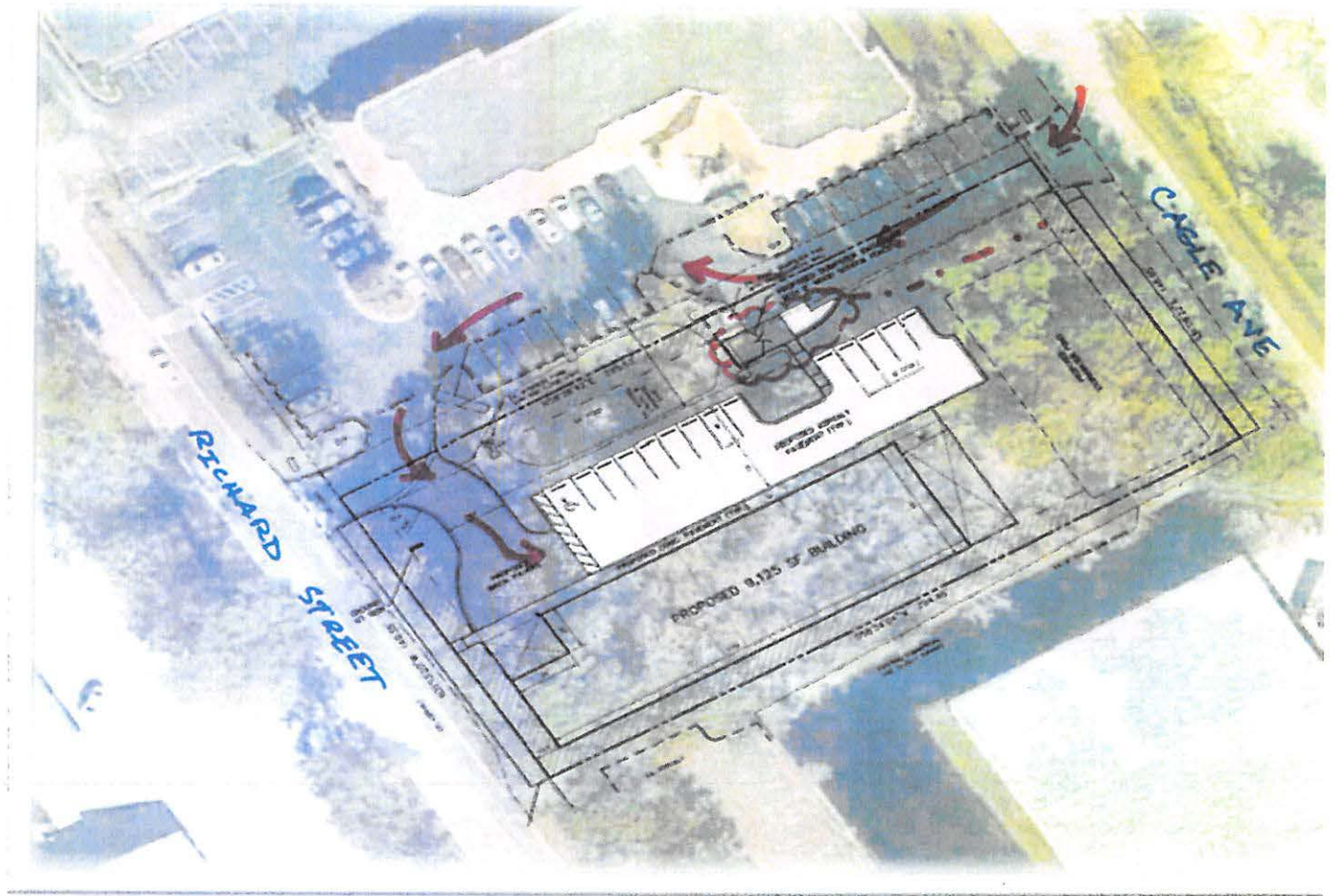
Staff notes this in the report provided to you, indicating that while the proposed use as a heavy automotive repair facility is permitted in the land use category, the activity itself is non compatible, or inconsistent with the intensity of uses in proximity.

Staff also appropriately notes that such inconsistent activities can deter from the welfare and sustainability of such areas.

As shown on the site plan on the next page, the layout offers no buffers or screening from the established uses to the north, and would likely direct traffic from Cagle Road, across the adjoining property to enter the proposed facility.

The City Staff report indicates that as many as 518 daily trips could be associated with such an operation. These trips combined with the intended dumpster service area would certainly negatively impact the existing office building to the north.





According to the Staff Report the applicant proposes to maintain all vehicles being serviced inside the 9,125 square foot building. The staff notes that the design is insufficient in relation to the required parking for such use, likely causing overflow parking to occur on the adjacent parcel to the adjacent landowner.

While the site plan does not depict the bay door access that the building will have, it is without question that the access to the building will be oriented toward the north, directing all noise associated with the vehicle repairs toward the office use located there.

In sum, the proposed use is not consistent with the development trends in the vicinity and would impair the viability of and continued use of the office and developing residential in the immediate area.





OFFICIAL HOME BUILDER OF THE JACKSONVILLE JAGUARS



August 14, 2023

Attention: Taylor, Stratton, Ferrell and Cooner Families:

Re: Proposed Acquisition Terms: Assemblage of Parcels between 103<sup>rd</sup> St and No Road

Dear Taylor, Stratton, Ferrell and Cooner Families:

Dream Finders Homes, LLC, is prepared to negotiate a written Purchase and Sale Agreement (the "Purchase Agreement") with respect to the Property referenced above, on the following business terms and conditions:

**Seller:** See Exhibit A. attached

**Buyer:** Dream Finders Homes, LLC  
Attention: Brian Ferlin  
14701 Philips Hwy, Suite 300  
Jacksonville, FL 32256

**Property:** Parcel ID's: See Exhibit A & B. attached, 73.79 acres total

**Purchase Price:** [REDACTED]

**Initial Deposit & Additional Deposit:** [REDACTED]

**Terms:** [REDACTED]

**Feasibility Period:** [REDACTED]

**Closing:** [REDACTED]

**Closing Costs:** [REDACTED]

**Brokerage:** [REDACTED]

**Documents:** Buyer will prepare a first draft of the Purchase Agreement.

**Confidentiality:** Buyer and Seller agree to hold the information contained in this letter in strict confidence and not to disclose any term or condition contained in this letter to any person or entity other than its respective attorneys, accountants and consultants and the Brokers (all of which must also agree to such confidentiality). Buyer and Seller further agree that this provision shall not be deemed breached if disclosure is required by applicable law or otherwise consented to by the non-disclosing party.

Except with respect to "Confidentiality" above, the above general terms and conditions are not complete and are for negotiation purposes only. Specific additional issues will need to be addressed in a written Purchase Agreement. Except as otherwise set forth herein, the undersigned understands that neither party has any duty or obligation to the other as a result of the signing of this letter, and neither party shall be bound or obligated to negotiate an agreement or to perform under the above terms unless a written Purchase Agreement is executed by both parties.

Provided that the above general terms and conditions meet with Seller's approval, please execute this letter in the space provided below and return one copy.

Very truly yours,

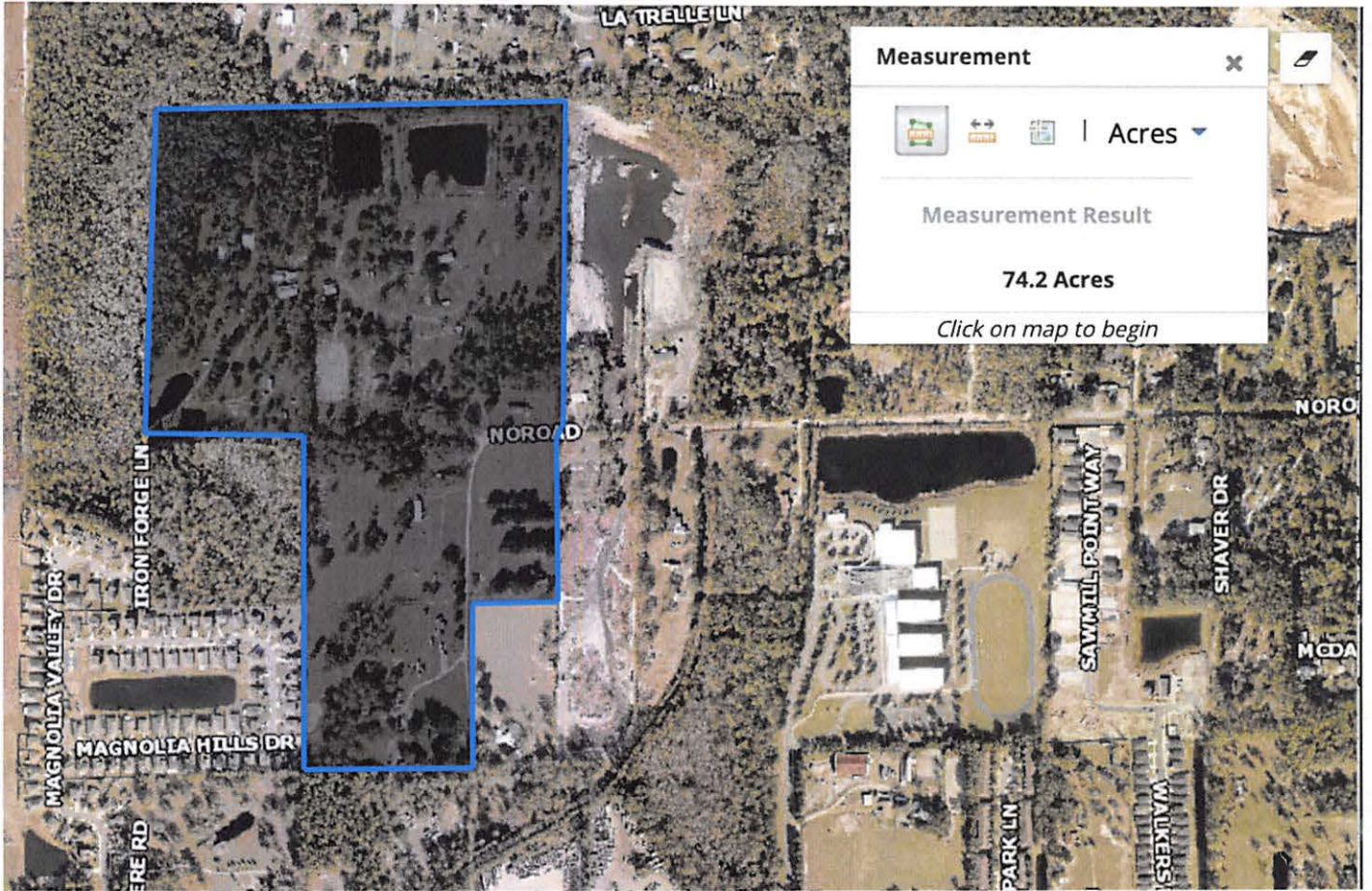
*Brian Ferlin*

Brian Ferlin  
Director of Land Acquisition

**AGREED AND ACCEPTED:  
SELLER**

**By:** \_\_\_\_\_  
**Name:** \_\_\_\_\_  
**Title:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

# Exhibit B





## Exhibit A

<b>Owners</b>	<b>Acres</b>	<b>Parcel ID</b>
Gwendolyn M Taylor	9.85	012952 0000
William E Taylor	7.52	012953 0010
William E Taylor	2	012953 0000
✓ Edmond L Stratton	9.93	012954 0000
✓ Edmond L Stratton	9.91	012954 0010
✓ Edmond L Stratton	4.92	012954 0020
✓ Helen A Ferrell	4.97	012954 0030
✓ Troy B Cooner	10.33	012963 0000
✓ Wealthy A Stratton	4.76	012962 0000
✓ Troy Cooner	4.88	012961 0000
✓ Cathy A Cooner	3.26	012962 0020
✓ Troy B Cooner	1.46	012962 0010
<b>TOTAL</b>	<b>73.79</b>	

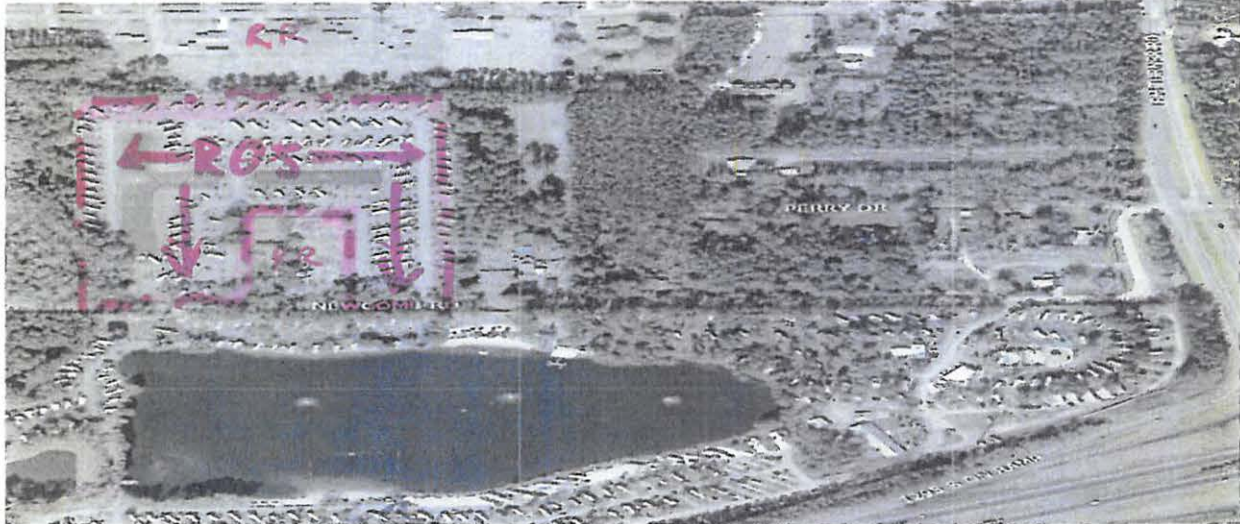




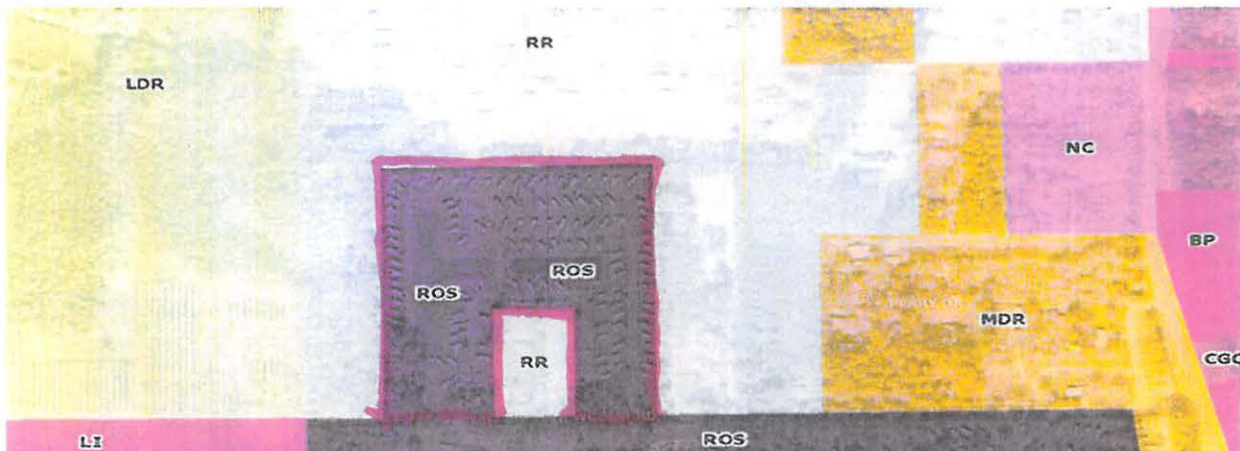


It is the intent of the applicant to permit a new, state of the art Recreational Vehicle Park on this property.

Only one similarly amenitized facility exists in the Jacksonville market. Flamingo Lake RV Resort, a 420-unit RV Park at I-295 and Lem Turner Road demonstrates the popularity and demand for these facilities.



In fact, the Flamingo Lake RV Resort was expanded in 2016, (2016-551), changing the land use from RR to ROS, and was recommended for approval by the Planning Department.



During the pandemic RV sales rose 62% from 2003, creating a surging demand for new facilities in emerging markets. The most recent similar development occurred in Baker County with the development of a 385-unit development known as Island Oaks RV Resort (25 miles away).

Jacksonville is an emerging market, not only for new homes, but also for tourists who come to enjoy our waterways, our trail systems, the Equestrian Center, and even our developing Cecil Spaceport.



The location of this property lends itself to such uses, being proximate to SR 23 (Cecil Commerce Parkway) as well as 103<sup>rd</sup> Street. As SR-23 is being developed as the "Outer Beltway" connecting I-10 to I-95 through Clay and St. Johns Counties,

The design and layout proposed for the new facility would eliminate the use of Noroad and any portion thereof. Instead, all patrons would access the property from Connie Jean Road, and proceed northward within the property, crossing the Noroad right-of-way to access the northern portions of the property.

The crossing of the Noroad right-of-way would be designed to preclude Recreational Vehicle access onto Noroad, directing patrons either northward into the park, or southward toward the access described at Connie Jean Road.

In this manner the residents who currently utilize the unimproved portions of Noroad for access to their homes are protected from any traffic into those sections.

The development will utilize an 8 foot PVC fence along all boundaries of adjoining properties, providing security to both the homeowners and patrons of the park as well. Additionally, the facility will provide up to 6 acres of open space for patrons within the park.

#### Staff Report Responses:

The staff report recommends denial of the requested land use and zoning, stating that such Travel Trailer Parks are required to provide on-site recreational facilities OR must be near a recreational attraction.

The proposed RV Motorhome is intended to be a premiere facility, featuring open areas for recreation, a pond for fishing, a pool, a community clubhouse and pickleball courts.

Staff recognizes the existence of the 103<sup>rd</sup> Street sports complex, a 14-acre facility with a lighted one-half mile carting track, regularly hosting regional and national G-Kart races.



RV enthusiasts often bring their recreational toys with them, including motorcycles and even automobiles. While they do enjoy the amenities of a premier resort, they are not limited to the park or adjacent uses only.

In fact many RV enthusiasts are also eco-tourists, seeking more outdoor activities and events. The St. Johns River and its tributaries are perfect opportunities for fishing, kayaking or just exploring.

### Comprehensive Plan Analysis

The 2045 Comprehensive Plan supports and promotes such uses, especially within the proposed Recreation and Open Space Land Use Category being proposed.

With the input of the District Councilman the PUD and the land use as proposed support and serve to implement the following Goals, Objectives, and Policies.

- Goal 1 To provide a variety of recreational facilities, both active and passive, in order to achieve and maintain adopted levels of service.
- Objective 1.2 The City Shall ensure that recreation facilities are added to keep up with new growth and development.
- Objective 2.2 The City's Land Development Regulations, through the Subdivision Ordinance or other ordinances, shall ensure the provision of open space by private enterprise.
- Goal 3 To use open space and recreational facilities as a key element in the City's planning strategy to enhance the natural environment and conserve important natural resources.
- Objective 3.2 The City Shall utilize the significant natural assets with the county for advancing eco-tourism.
- Goal 6 To promote economic prosperity within the city through increased recreational facility development.



## Ordinances 2023-591 and 592

### The American Legion

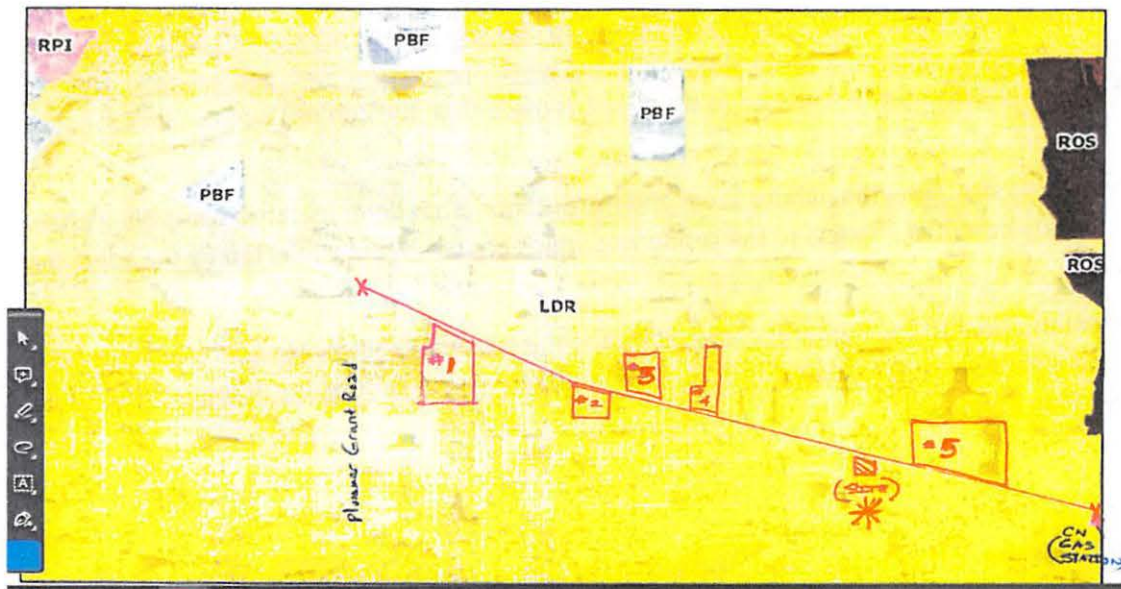
Upon reading the staff report, I was concerned that they did not really know what the American Legion is.

- The American Legion is a non-profit organization of U.S. War Veterans, originally founded by the US Congress in 1919.
- This organization is a patriotic veteran's organization, devoted to mutual helpfulness, not just of the veterans themselves, but also the youth and families within the community.
- The Legion supports good citizenship and outreach through local baseball, the Boy Scouts, and other programs including Sons of the American Legion.

In this manner they are a **COMMUNITY SERVICE**, and a far cry from "commercial uses" as stated in the report.

Staff also notes that it is common for PBF Land Use to be surrounded by LDR Land Use. And staff does point out the PBF land use designations on parcels to the north and west of the subject site being adjacent to and even surrounded by the LDR category. In fact, there are 5 parcels, which would also be appropriate for the PBF designation, all within a 1.8 mile stretch of this roadway and proximate to the subject parcel.

Duval Map



While these parcels are primarily for houses of worship (outlined in red), many fraternal or civic oriented activities regularly occur within their operations.

Each of these properties could be designated PBF, as they represent institutional operators and owners.

Further, each of these properties may host events, parties, socials, or any other similar gathering for their members and guests, none of which are deemed commercial uses.

Yet they are all immediately adjacent to residential homes and or subdivisions, most being developed without any buffers.

Old St. Augustine is a Collector Roadway as designated by the comprehensive plan, it is appropriate for such uses to be located along this roadway. Being 5 lanes and with a posted speed limit of 45 mph, this is not a residential street, but a major thoroughfare in the community.

Thus, the location of the use as fraternal or civic operation is appropriate and would serve to provide convenience to veterans and their families who live in the area.

By locating such uses along major corridors, we reduce the VMT of the community, permitting veterans and their family's access to vital services closer to their homes.

Staff asserts that the relaxation of the buffering requirements for this development pose a threat to the residential areas from commercial activities, and act as a nuisance to the neighborhood.

The development includes the use of a 6-foot vinyl fence along all property boundaries, providing the required buffer and maintaining a residential character.

Additionally, there exists a substantial area of vegetation (60 - 90 feet) on the adjacent parcels to the west and south of the property. The undeveloped parcel to the west, and the undeveloped, wooded areas of the other adjoining properties, when fenced as proposed, is more than the Zoning Code requires for such buffers.

The orientation of the structure, the parking areas and the outdoor areas demonstrate a compelling effort toward reducing any potential impacts to the residences which are not directly affected by the adjoining major roadway.

The proposed amendment to the Comprehensive Plan, and the subsequent rezoning are compatible with the existing and established uses along this corridor and serve to promote the intent of the 2045 Comprehensive Plan as follows:

## **GOAL 1**

**To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources.**

**Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient**



urban service delivery system and discourages proliferation of urban sprawl

#### 1.1.9

Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities

#### 1.1.24

The city will encourage the use of such smart growth practices as:

1. A mix of uses including office, commercial, and residential which encourage internal capture of trips;

**Objective 1.3** Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design and facilitate access to employment and daily goods and services.

#### 1.3.3

The City shall require through the development review process, the interconnection of land uses in order to reduce the need for trip generation and encourage alternative methods of movement. The development review criteria shall include provisions for convenient on-site traffic flow, considering need for vehicular parking.

**Objective 1.6** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**Objective 2.10** Promote the development of complementary uses that include cultural, recreational, and vertically integrated commercial and residential components,

### 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 Preserve at Loretto**  
**Written Description**  
~~July 13~~October 16, 2023

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Land Use Designation: LDR
- B. Current Zoning District: PUD (Ordinance 2022-250)
- C. Requested Zoning District: PUD
- D. RE#: 158109-0000, 156327-0000, 156326-0000, 156120-0000
- E. Total acreage: 23.6 acres
- F. Total number of residential units: 60 units
- G. Total amount of nonresidential area: 40,000 square feet

**II. SUMMARY DESCRIPTION OF THE PLAN**

The Applicant proposes to rezone approximately 23.6± acres of property from Planned Unit Development (PUD) to PUD. The Property is located in Mandarin, north of Loretto Road and south of Ricky Road, as more particularly described in the legal description filed herewith (the "Property"). The Property was previously rezoned to PUD pursuant to Ordinance 2022-250 (the "2022 PUD") to permit development of a residential community consisting of up to 60 single family detached homes. The Property is currently undeveloped.

Due to changing market conditions and potential interest in the Property, this PUD is filed to restore church uses as a potential development option consistent with the previous RR-Acre zoning designation. There is no change to the proposed site plan at this time. Accordingly, the conceptual site plan attached as Exhibit "E" to this application (the "Site Plan") is identical to the Site Plan approved in the 2022 PUD. Applicant understands that a minor modification to update the site plan would be required in the event development for a church use is pursued.

All conditions in the 2022 PUD are adopted herein, namely:

- A. A traffic study shall be provided at Civil Site Plan Review. Prior to 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, the Chief of the Transportation Division and the traffic reviewer from Development



Services.

- B. The proposed street typical cross section shall match that found in City of Jacksonville Standard, Residential Local Subdivision Street Classification, Plate P-127 Roadway Drawing.
- C. Sidewalks internal to the subdivision shall be built in accordance with Subsections 656.133(e) and (f), Ordinance Code.

### III. PUD DEVELOPMENT CRITERIA

#### A. Description of Uses.

- 1. Single family dwelling units with integrated parking facilities.
- 2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
- 3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
- 4. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

B. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

#### C. Minimum Lot and Building Requirements.

- 1. *Minimum building setbacks and yard requirements.* The building setbacks for all uses and structures are as follows:
  - a. Front - Fifteen (15) feet to face of building; Twenty (20) feet to face of garage.
  - b. Side - Five (5) feet (combined 10 feet).
  - c. Rear - Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.

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

be permitted within the minimum building setbacks.

2. *Minimum residential lot requirements.* For a minimum of nineteen (19) lots, ninety (90) feet wide; for a maximum of fourteen (14) lots, fifty (50) feet wide; for a maximum of twenty-five (25) lots, sixty (60) feet wide. For all lots, a minimum of one hundred twenty (120) feet deep. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb. So long as a cul-de-sac lot is the required minimum width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.

3. *Minimum nonresidential lot requirements. Minimum lot size shall be no less than four (4) acres.*

3.4. *Maximum height of structures.* Thirty-five (35) feet measured from three (3) feet above finished floor elevation to the bottom of the roof eaves. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4.5. *Impervious surface ratio.* Sixty-five (65) percent.

5.6. *Maximum lot coverage.* Sixty-five (65) percent.

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

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

Notwithstanding anything to the contrary herein, driveways, drive aisles, and other vehicle use areas in conjunction with a church may be owned and maintained by the church and shall comply with the applicable zoning



regulations regarding same subject to the review and approval of the Planning and Development Department.

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

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

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

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

- I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking for residential and nonresidential use within the PUD will be provided in accordance with the City's off-street parking and loading

requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages and sufficient driveway space to park at least one car without protruding into the internal sidewalk. Garages may be side loading.

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

- J. Landscaping/Fencing/Screening.** The development will comply with Part 12 of the Zoning Code unless otherwise approved by the Planning and Development Department; provided, however, that the required perimeter landscaping and subdivision buffer may overlap, and may be placed within the required building setbacks and yard requirements. The required landscaping along Loretto Road may be placed outside any subdivision fence which may be installed.
- K. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible.
- L. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- N. Utilities.** Electric power is available to the site provided for by JEA. Water and sewer services will be provided by JEA.
- O. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- P. Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

As referenced in Section II of this PUD, a minor modification would be required to update the site plan for a church use. Any church use would be subject to the minimum lot and building requirements detailed in Section III.C. If such an application is filed, the perimeter of the site shall be defined



as the area within the required minimum setbacks and yards specified in Section III.C.1. herein or the perimeter landscape buffers along Loretto Road and Kennedy Lane as conceptually depicted in the site plan filed herewith, whichever is greater. For clarity, alteration of a perimeter by encroaching into defined setbacks or reducing the perimeter landscape buffer would require a rezoning.

- Q. Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
- R. Relocation of Existing Structure.** The 2022 PUD required that the Fleming Bowden Farmhouse (the two-story structure closest to Loretto Road) be available for a third party to move to a mutually agreeable location within two miles of the Property for a period of 180 days from the effective date of the 2022 PUD. That deadline passed and no one exercised the option to relocate the structure.
- S. Phasing.** Upon approval of the construction plans for the infrastructure improvements within the Property, the Applicant may seek and obtain building permits for the construction of residential model homes within the Property prior to the recordation of the plat(s) for the Property.

#### IV. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan.** The Property is within the LDR land use category and Suburban Development Area, which permits residential development at a density of up to 7 units per acre. At 23.6± acres, the proposed density of sixty (60) units is consistent with the LDR land use category. The proposed development is consistent with the following goals, objectives, and policies of the Future Land Use Element of the 2045 Comprehensive Plan: 1.1.1, 1.1.6, 1.1.7, 1.1.9, 3, 3.1, 3.1.5, and 3.1.7.
- B. Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. Allocation of Residential Land Use.** This proposed development will comply with the applicable LDR-Suburban provisions of the Future Land Use Element of the 2045 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the Property

will be from Loretto Road. The location and final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads in conjunction with single-family development will be dedicated to the City. The internal roads will be built to City standards for a public road and will have a minimum of twenty-four (24) feet of paving. If permitted and approved by applicable authorities, the Applicant will i) close the existing internal vehicular and pedestrian access to Kennedy Lane; and ii) remove the existing median at the proposed subdivision entrance so as permit full access turning movements at Loretto Road, and the creation of acceleration/deceleration lanes.

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



conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

**V. ADDITIONAL§ 656.341 DATA**

- A. Professional Consultants:** Planner and engineer: Dominion Engineering Group, Inc. Developer: RCBF Properties, LLC. Applicant's Agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- B. Differences from the Usual Application of the Zoning Code:** This PUD differs from the 2022 PUD only in that it restores church use as a permitted use.
- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty-five percent (55%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal roads will be dedicated to the City. Driveways, drive aisles or other vehicle use areas in conjunction with a church may be privately owned by the church.
- E. Operation and Maintenance of Common Areas:** The common areas in conjunction with single-family development will be owned and maintained by an HOA funded by mandatory dues.