

**Hawkes Meadow PUD**  
**Written Description**  
**November 29, 2021**

I. **PROJECT DESCRIPTION.** The Hawkes Meadow PUD is an approximately 71.47-acre project located west of Imeson Road, and south of Garden Street. This application would allow for development of a single-family subdivision with a maximum of 220 single family lots. The designated Land Use under the Comprehensive Plan for the area proposed for development is Agricultural-III, which allows up to one (1) unit per ten (10) acres. The property is in the Suburban Development Area. The current zoning is AGR. It is located in Council District 8 (Ju’Coby Pittman). Access would be provided via Imeson Road. Subject to review by the Planning and Development Department, a second access may be provided at Garden Street. Approximately 23.45 acres of this site would be passive open space.

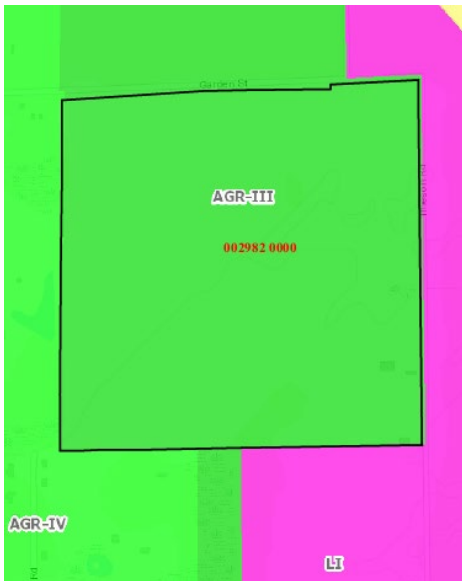
Surrounding land uses:

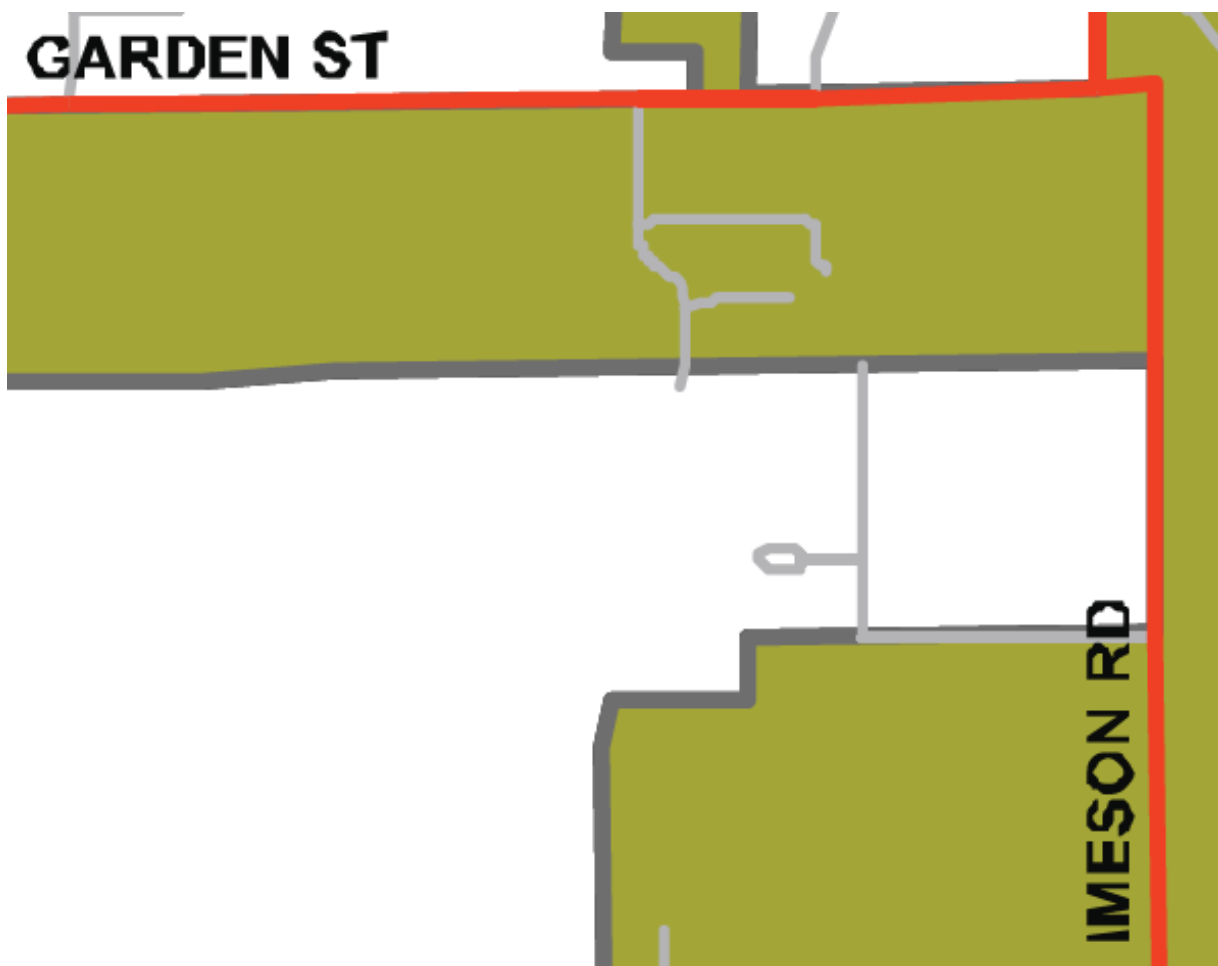
	<b>Land Use</b>	<b>Zoning</b>	<b>Use</b>
<b>North</b>	AGR-III, LI	AGR, PUD (2010-256-E) Garden Street Neighborhood Commercial PUD	Undeveloped
<b>East</b>	LI	IBP	Undeveloped/silviculture (>600 ft wide), west of CSX rail yard
<b>South</b>	LI	PUD (2009-137-E) for light industrial and office	Undeveloped; Buffer/Republic Services North Florida Recycling Center >1000 feet to south
<b>West</b>	AGR-III, AGR-IV	AGR	Agriculture/undeveloped and 250’ powerline corridor; single family homes further west

**Zoning Map Excerpt:**



**Land Use Map Excerpt:**





Note: the road to the south of Garden Street appears to be Cranbrooke Road. The north-south road that is shown in the area outside the development area boundary appears to be Utsey Road.



II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Single family detached dwelling units.
2. Foster care homes.
3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.

5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
  6. 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.
  7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
  8. Mail center.
  9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
  10. Excavations, lakes, and ponds, dug as part of the development's stormwater retention system.
  11. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.
  12. Agricultural and silvicultural uses prior to development of the property as a single-family subdivision.
- B. Density. The maximum gross density of the PUD shall not exceed 3.1 units per gross acre.
- C. Permitted accessory uses and structures. Accessory uses and "accessory uses and structures in a residential district" are allowed in accordance with section 656.403, Jacksonville Zoning Code (August 1, 2021).
- D. Permissible uses by exception. None.
- E. Limitations on permitted or permissible uses by exception. N/A
- F. Lot requirements.
1. Minimum lot requirement (width and area).
    - a) Width – As to thirty (30) lots within the subdivision, minimum Sixty (60) feet. The remaining lots shall be a minimum of Fifty (50) feet in width.
    - b) Area – 5,000 square feet.
  2. Maximum lot coverage by buildings and structures at ground level: 50%
  3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:

- a) Front – Twenty (20) feet from the face of a front-facing garage; fifteen (15) feet from any other building face (such as a porch).
- b) Side – Five (5) feet.
- c) Rear – Ten (10) feet to the lot line or the top of bank of a pond, where the lot line extends into the pond.
- d) Side street – Ten (10) feet.

4. Building height. The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (November 1, 2021).

5. Each residential lot shall have 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 twenty-five (25) feet or 80 percent of the minimum lot width, whichever is less.

G. Impervious surface ratios. The maximum impervious surface ratio for lots is 65%.

H. Recreation. Approximately 2.32 (minimum of 2.2) acres of parks/recreation space is proposed as part of this development, as generally shown on the Site Plan.

I. Differences from usual application of Zoning Code. (Comparing to RLD-50 zoning):

1. Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-50, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers, and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification. Agricultural uses are specifically allowed to continue.

2. The minimum lot frontage on a cul-de-sac is proposed to be 25 feet or 80 percent of the minimum lot width, whichever is less. Section 656.407, Jacksonville Zoning Code, normally requires the minimum lot frontage on a cul-de-sac to be 35 feet or 80 percent of the minimum lot width, whichever is less.

### III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. Parking Requirements. A minimum of two spaces of off-street parking will be provided per dwelling unit.

2. **Vehicular Access.** Vehicular access shall be provided via an access point on Imeson Road. Subject to review by the Planning and Development Department, a second access point may be located on Garden Street.
  3. **Pedestrian Access.** The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.
- B. **Signage.** Signage shall be consistent with Part 13 of the Zoning Code (August 1, 2021), which includes (but is not limited to) the allowance of neighborhood identification sign(s) up to twenty-four square feet in area per sign under section 656.1312.
  - C. **Landscaping.** Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (August 1, 2021). No uncomplimentary uses exist around the perimeter of the site. The recycling center to south of the site has significant buffering in place.
  - D. **Open space.** At least 10 percent (10%) of the total site will be passive open space, which may consist of, in part, stormwater pond area.
  - E. **Utilities.** Utilities will be provided by JEA.
  - F. **Wetlands.** All wetlands impacts will be mitigated in accordance with state and federal regulations.
  - G. **Architectural standards.** The Architectural and Aesthetic Regulations for Single-Family Dwellings in Part 4 apply to residential buildings in this development.
  - H. **Stormwater retention.** Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
  - I. **Schedule.** Horizontal construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.
  - J. **Continued operation and maintenance.** Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owner's association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.
  - K. **Conformance to Zoning Overlay.** Not applicable.

IV. DEVELOPMENT PLAN APPROVAL. With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. EXISTING SITE CHARACTERISTICS. The existing site is currently part of a larger existing agricultural operation consisting largely of open pastureland and some related structures and improvements. The site consists of approximately 62.74 acres of uplands with approximately 8.70 acres of wetlands.

#### VII. PUD REVIEW CRITERIA

##### A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives, and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: A companion comprehensive plan amendment (L-5546) has been filed proposing to amend the future land use designation from AGR-III to Low Density Residential. The rezoning of the property to PUD will allow for development consistent with the proposed Low Density Residential future land use of the property. It will allow for a single-family subdivision in a growing area of Northwest Jacksonville, where all necessary public infrastructure is available. This site is at the transition between light industrial uses to the south and single family residential areas to the west and northeast. The St. James Place residential subdivision with over 300 single family home lots is approximately 1,000 feet to the northeast of the site, and approximately 1,600 feet to north as traveled on Garden Street. The site is in the Suburban Development Area.

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.

Analysis: The proposed zoning allows for an appropriate residential development in a growing transition area within the Suburban Development Area.



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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses and is in a designated Suburban Development Area, and the site has adequate access to public roads and utilities so as to allow for efficient development and growth.

#### Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. A companion comprehensive plan amendment has been filed to propose as a future land use designation of Low Density Residential, and the site is in an existing Suburban Development Area.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Imeson Road, with a possible access on Garden Street.

E. External compatibility/intensity of development. The proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

F. Recreation/open space. An approximately 2.32 (minimum of 2.2) acre park is proposed as part of this development. This exceeds the requirement for active recreation under section 656.420. Additionally, approximately 23.45 acres are proposed for ponds, wetlands, buffers and other passive open space.

G. Impact on wetlands. Approximately 4.54 acres of wetlands impacts are anticipated and approximately 20.93 acres of wetlands will be preserved on-site. All wetlands impacts associated with the development of the property will be fully mitigated under state and federal regulations.

H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street parking & loading. See the parking requirements proposed above.

J. Sidewalks, trails & bikeways. The project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

#### VIII. DEVELOPMENT TEAM

- A. Developer  
KB Home  
Paul Michael, Vice President, Land Acquisition  
10475 Fortune Parkway, Suite 100  
Jacksonville, FL 32256  
(904) 596-6824  
[phmichael@kbhome.com](mailto:phmichael@kbhome.com)
- B. Engineer/Planner  
David M. Taylor, P.E.  
Dunn & Associates, Inc.  
8647 Baypine Road, Suite 200  
Jacksonville, FL 32256  
(904) 363-8916  
[dtaylor@dunneng.com](mailto:dtaylor@dunneng.com)
- C. Agent/Attorney:  
Thomas O. Ingram, Esq. and William E. Gibbs, Esq.  
Sodl & Ingram PLLC  
233 E Bay Street, Suite 1113  
Jacksonville, FL 32202  
(904) 612-9179  
[thomas.ingram@si-law.com](mailto:thomas.ingram@si-law.com)

#### IX. Landowner, Tax Parcel Identification and Addresses:

**Tax Parcel ID:** 002982 0000

**Owner:** Trust Created Under Paragraph Four Of The Last Will And Testament Of Joseph E Joyner Dated December 12, 1990

**Address:** 7300 Imeson Rd, Jacksonville, FL 32219